

## ***DRAFT TECHNICAL MEMORANDUM***

To: City of Davis  
From: David Zehnder and Sean Fisher  
Subject: Davis Innovation Centers: Annualized Fiscal Impact Analysis—Mace Ranch Innovation Center; EPS #152006  
Date: April 6, 2016

*The Economics of Land Use*



### **Purpose**

Following the recommendation of the City Council and Finance and Budget Commission (FBC), members of the City of Davis (City) staff asked Economic & Planning Systems, Inc. (EPS) to undertake supplemental analysis to annualize the prior fiscal impact analysis, completed in the previously released Economic and Fiscal Impact Analysis of Proposed Innovation Centers in Davis (September Report). As a part of this effort, EPS considered direction provided by the FBC in regard to the Nishi project, where it was deemed relevant to the analysis of the Mace Ranch Innovation Center (MRIC). Upon further discussion, City staff and the Applicant requested EPS include an additional scenario reflecting the impact of a possible Enhanced Infrastructure Financing District (EIFD). The annualized Fiscal Impact Analysis therefore includes 11 sensitivity scenarios:

- Eight sensitivity scenarios found in the September Report, excluding the Nishi Hotel Scenario and the Mixed Use Alternative
- Increased supplemental sales tax assumption
- Increased assessed value assumption
- Inclusion of an EIFD

While the analysis was conducted on an annual basis (see **Appendix B** and **Appendix C**), the results are summarized in 5-year increments. Unless stated otherwise, all figures presented in this analysis are in 2016 dollars.

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## Executive Summary

- 1. The MRIC project is anticipated to realize revenues across the entire 25 year buildout period with the largest increase in General Fund surplus occurring in the period in which the hotel is developed.***

As shown on **Table 1**,<sup>1</sup> the MRIC Project is anticipated to see a General Fund surplus across each stage of the 25-year buildout period. The largest increase in the estimated General Fund surplus occurs between years 5 and 10, with the development of the hotel. A major driver of General Fund revenue, Transient Occupancy Tax (TOT), is fully realized within this period, resulting in approximately 60 percent of the total surplus at buildout occurring by year 10.

**Table 1**  
**Estimated Fiscal Impact Summary (5-Year Increments)**

Fund	Total Fiscal Impact Years 1 - 25	Annual Fiscal Impact					
		Buildout (Annually)	Year 5	Year 10	Year 15	Year 20	Year 25
<b>City General Fund</b>							
Annual Revenues	\$58,316,000	\$4,085,000	\$403,000	\$2,103,000	\$2,822,000	\$3,478,000	\$4,085,000
Annual Expenditures	\$20,493,000	\$1,585,000	\$198,000	\$601,000	\$951,000	\$1,311,000	\$1,585,000
<b>Annual General Fund Surplus/(Deficit)</b>	<b>\$37,823,000</b>	<b>\$2,500,000</b>	<b>\$205,000</b>	<b>\$1,502,000</b>	<b>\$1,871,000</b>	<b>\$2,167,000</b>	<b>\$2,500,000</b>

*buildout*

Source: EPS.

- 2. With the exception of the No Hotel Scenario, all sensitivity scenarios show an increase or decrease in the fiscal surplus amount consistent with buildout results for each of the 5-year increments of the project.***

Of the 11 sensitivity scenarios analyzed, 10 remain consistent in the direction of their impact across the entire buildout period. Both the Supplemental Sales Tax and Increased Assessed Value scenarios show an improved fiscal outcome across all periods with an estimated increase in the annual fiscal surplus at buildout of \$515,000 and \$386,000, respectively.

- 3. The inclusion of an Enhanced Infrastructure Financing District could be supported without a substantial loss of fiscal benefits.***

If the City and County contribute one half of project generated property tax revenues currently allocated to the General Fund, Accumulated Capital Outlay (ACO) Fund, and the East Davis Fire District to an EIFD, the estimated fiscal surplus would decrease by \$340,000. In this scenario, a healthy fiscal surplus of \$2.2 million is generated at buildout, while the EIFD property tax increment may provide for both ongoing operations as well as capital funding.<sup>2</sup>

<sup>1</sup> Reader may note net fiscal balances reflected in this analysis are slightly higher than those previously reported. This difference is attributable to the inclusion of the East Davis Fire District property tax allocation. Based on additional consideration and discussions with City staff, this source is included as part of the available property tax revenue flowing to the City's General Fund to be negotiated under a tax sharing agreement. The allocation of this revenue, as pertains to potential EIFD formation or other potential uses other than General Fund support for fire protection and other services, has not yet been determined.

<sup>2</sup> Refer to the Mace Ranch Innovation Center Land Economics Analysis, dated April 6, 2016.

**4. Overall, the MRIC project shows potential for substantial fiscal contributions to the City General Fund.**

Over the 25-year analysis presented herein, the cumulative General Fund surplus associated with the Base Development Scenario would contribute approximately \$38 million in 2016 dollars, as presented in **Table 1**.

## **MRIC Annualized Project Description**

To establish an annualized Fiscal Impact Analysis, EPS produced a detailed annualized project description, working with City staff and the Applicant to derive appropriate assumptions pertaining to absorption rates as follows:

- Demand for each land use was estimated to occur equally across the first 24 years of the assumed 25-year buildout period.
- According to the floor area ratio (FAR) assumed for each land use, the building square footage was converted into land that amounts to the number of acres needed to support the given square footage at the provided FAR.
- As demand increased, land was assumed to be sold in increments of 4 acres for the Office, Flex, Manufacturing, and Public and Nonprofit land uses and 1 acre for retail land uses.
- Any remaining unsold acreage and acreage associated with the Mace Triangle portion of the project was divided among land sales occurring within years 1 through 10.
- For the Hotel land use, all 5.25 acres of hotel land was assumed to be sold in year 5, as only a single hotel is planned in the project.
- It was assumed that land will be developed in the year following the sale of land for each land use.

**Table 2** shows the estimated development schedule in 5-year increments.

## **Annualized Fiscal Impact Analysis**

The Annualized Fiscal Impact Analysis used the development schedule as described above to reach a cumulative General Fund surplus or deficit for each 5-year increment. Unless stated otherwise, all figures presented in this analysis are in 2016 dollars. As shown on **Table 1**, the MRIC Project is anticipated to see a General Fund surplus across each stage of the 25-year buildout period. As only a small portion of total development occurs in the first 5 years and that does not include the Hotel land use, the first 5 years of development are anticipated to realize approximately 8 percent of the total General Fund surplus realized at buildout. The largest increase in the estimated General Fund surplus occurs between years 5 and 10, with the development of the hotel. A major driver of General Fund revenue, Transient Occupancy Tax (TOT) is fully realized within this period, resulting in approximately 60 percent of the total surplus at buildout occurring by year 10. **Table 3** shows the estimated General Fund revenues and expenditures by category for each 5-year increment.

**Table 2**  
**Developed Commercial Square Footage (5-Year Increments)**

Land Use	Buildout		Commercial Building Square Feet per Year (Cumulative)				
	Dwelling Units/ Hotel Rooms	Commercial Bldg. Sq. Ft./ Acreage	Year 5	Year 10	Year 15	Year 20	Year 25
	<b>Commercial (Sq. Ft.)</b>						
<b>Office/Flex/R&amp;D</b>							
Office	-	846,468	102,717	308,151	497,988	672,228	846,468
Flex: R&D/Office	-	513,011	117,114	234,227	303,923	443,315	513,011
<b>Total Office/Flex/R&amp;D</b>	-	<b>1,359,479</b>	<b>219,831</b>	<b>542,378</b>	<b>801,911</b>	<b>1,115,543</b>	<b>1,359,479</b>
Manufacturing	-	952,169	107,362	429,449	603,689	777,929	952,169
<b>Retail</b>							
Industrial Commercial	-	62,578	-	16,840	32,086	47,332	62,578
Ancillary Retail	-	62,578	-	-	47,332	47,332	62,578
<b>Total Retail</b>	-	<b>125,155</b>	-	<b>16,840</b>	<b>79,418</b>	<b>94,664</b>	<b>125,156</b>
Hotel/Conference	<u>Hotel Rooms</u> 186	160,000	-	160,000	160,000	160,000	160,000
<b>Public/Nonprofit</b>							
UC Davis-Owned	-	115,428	-	-	45,732	115,428	115,428
Other Nonprofits	-	12,825	-	-	12,825	12,825	12,825
<b>Total Public/Nonprofit</b>	-	<b>128,253</b>	-	-	<b>58,557</b>	<b>128,253</b>	<b>128,253</b>
<b>Total Commercial Sq. Ft.</b>	-	<b>2,725,056</b>	<b>327,193</b>	<b>1,148,667</b>	<b>1,703,575</b>	<b>2,276,389</b>	<b>2,725,057</b>
<b>Other Land Uses</b>							
		<u>acres</u>					
Parks and Open Space [1]	-	65	8	27	40	54	65
Public Parks	-	-	-	-	-	-	-
Greenbelt	-	-	-	-	-	-	-
Private Parks	-	-	-	-	-	-	-
<b>Total Other Land Uses</b>	-	<b>65</b>	<b>8</b>	<b>27</b>	<b>40</b>	<b>54</b>	<b>65</b>
<b>Total Acres</b>	-	<b>229</b>					

*base\_lu*

Source: City of Davis; Yolo 101 JV and R&B Delta, LLC; Nishi Gateway LLC; EPS.

[1] Excludes Parks and Open Space Located within Mace Triangle.

**Table 3**  
**Davis Innovation Centers**  
**Fiscal Impact Analysis**  
**Estimated Annual General Fund Revenue and Expenditure Summary at Buildout (2015\$)**

Item	Annual Fiscal Impacts at Buildout (Cumulative)					
	Buildout	Year 5	Year 10	Year 15	Year 20	Year 25
<b>Annual General Fund Revenues</b>						
Property Taxes	\$680,000	\$86,000	\$301,000	\$430,000	\$563,000	\$680,000
Property Tax In-Lieu of Vehicle License Fees	\$502,000	\$64,000	\$222,000	\$317,000	\$415,000	\$502,000
Property Transfer Tax	\$34,000	\$4,000	\$15,000	\$22,000	\$28,000	\$34,000
Sales and Use Taxes	\$744,000	\$75,000	\$268,000	\$461,000	\$600,000	\$744,000
Property Tax in-Lieu of Sales Tax	\$248,000	\$25,000	\$89,000	\$154,000	\$200,000	\$248,000
Transient Occupancy Tax	\$714,000	\$0	\$714,000	\$714,000	\$714,000	\$714,000
Business License Tax	\$398,000	\$54,000	\$166,000	\$244,000	\$326,000	\$398,000
Municipal Service Tax	\$281,000	\$35,000	\$124,000	\$178,000	\$233,000	\$281,000
Franchise Fees	\$43,000	\$5,000	\$16,000	\$26,000	\$36,000	\$43,000
Charges for Services	\$0	\$0	\$0	\$0	\$0	\$0
Community Services Revenue	\$0	\$0	\$0	\$0	\$0	\$0
Fines and Forfeitures	\$25,000	\$3,000	\$9,000	\$15,000	\$20,000	\$25,000
<b>Total General Fund Revenues</b>	<b>\$3,669,000</b>	<b>\$351,000</b>	<b>\$1,924,000</b>	<b>\$2,561,000</b>	<b>\$3,135,000</b>	<b>\$3,669,000</b>
<b>Other Annual Non-General Fund Revenues [1]</b>						
Gas Tax Revenues	\$0	\$0	\$0	\$0	\$0	\$0
Parks Maintenance Tax	\$49,000	\$6,000	\$18,000	\$29,000	\$40,000	\$49,000
Prop. 172 Public Safety Sales Tax	\$26,000	\$3,000	\$10,000	\$16,000	\$21,000	\$26,000
Public Safety Tax	\$341,000	\$43,000	\$151,000	\$216,000	\$282,000	\$341,000
<b>Total Other Non-General Fund Revenues</b>	<b>\$416,000</b>	<b>\$52,000</b>	<b>\$179,000</b>	<b>\$261,000</b>	<b>\$343,000</b>	<b>\$416,000</b>
<b>Total Annual General Fund and Non-General Fund Revenues</b>	<b>\$4,085,000</b>	<b>\$403,000</b>	<b>\$2,103,000</b>	<b>\$2,822,000</b>	<b>\$3,478,000</b>	<b>\$4,085,000</b>
<b>Annual General Fund Expenditures</b>						
City Attorney	\$10,000	\$1,000	\$4,000	\$6,000	\$8,000	\$10,000
City Council	\$5,000	\$1,000	\$2,000	\$3,000	\$4,000	\$5,000
City Manager's Office	\$69,000	\$9,000	\$26,000	\$41,000	\$57,000	\$69,000
Administrative Services	\$71,000	\$9,000	\$27,000	\$42,000	\$59,000	\$71,000
Community Dev. & Sustainability	\$71,000	\$9,000	\$26,000	\$42,000	\$58,000	\$71,000
Community Services	\$170,000	\$21,000	\$64,000	\$102,000	\$141,000	\$170,000
Parks & Open Space Management	\$0	\$0	\$0	\$0	\$0	\$0
Fire	\$376,000	\$47,000	\$140,000	\$224,000	\$311,000	\$376,000
Police	\$639,000	\$80,000	\$239,000	\$382,000	\$528,000	\$639,000
Public Works	\$174,000	\$21,000	\$73,000	\$109,000	\$145,000	\$174,000
<b>Total General Fund Expenditures</b>	<b>\$1,585,000</b>	<b>\$198,000</b>	<b>\$601,000</b>	<b>\$951,000</b>	<b>\$1,311,000</b>	<b>\$1,585,000</b>
<b>Annual General Fund Surplus/(Deficit)</b>	<b>\$2,500,000</b>	<b>\$205,000</b>	<b>\$1,502,000</b>	<b>\$1,871,000</b>	<b>\$2,167,000</b>	<b>\$2,500,000</b>

summary

Source: EPS.

Note: All values are rounded to the nearest \$1,000.

[1] Reflects additional revenues used to fund General Fund expenditures.

## Sensitivity Scenarios

**Table 4** shows 8 of the 10 sensitivity scenarios as described in the September Report shown over 5-year increments, as well as 3 additional sensitivity scenarios as described below. Excluded from this analysis are the Nishi Hotel Scenario and the Mixed Use Alternative Scenario. All of the scenarios show an increase or decrease in the fiscal surplus consistent with the change at buildout for each of the 5-year increments of the project. While 5 scenarios show a decrease in the annual fiscal surplus from the base scenario, all 11 analyzed scenarios show a positive fiscal surplus across all time periods.

### *Supplemental Sales Tax*

The City has an additional 1-percent sales tax beyond the 7.5 percent collected by the State. As a conservative estimate, EPS assumed this supplemental sales tax would not be renewed when it is set to expire in 2020, as stated in the September Report. A sensitivity scenario was created to include the revenue from the supplemental sales tax if it is renewed. To remain conservative, EPS included one half of the total possible revenue from the supplemental sales tax.

As shown in **Table 4**, the inclusion of one half of the potential supplemental sales tax results in a fiscal surplus of approximately \$3.0 million annually at buildout, an increase of \$515,000 from the Base Development Scenario.

### *Increased Assessed Value*

As EPS sought to complete a conservative analysis, the base development scenario assumed assessed values significantly lower than the values used by A. Plescia & Co. and Goodwin Consulting in their analysis of potential infrastructure funding options for the Nishi project. At the request of the FBC, a scenario was created using the assessed values as estimated by A. Plescia & Co. as of February 1, 2016, for the Nishi project. To provide a range of possible fiscal impacts, this analysis used the same scenario for the analysis of the MRIC project.

**Table 5** shows the difference between the assessed values assumptions used in the Base Development Scenario and those used in this sensitivity scenario.

As shown in **Table 4**, the increased assessed value assumption results in a fiscal surplus of approximately \$2.9 million annually at buildout, an increase of \$386,000 from the Base Development Scenario.

**Table 4**  
**Davis Innovation Centers**  
**Fiscal Impact Analysis**  
**Estimated Annual Fiscal Impacts of Sensitivity Scenarios (2015\$)**

Base Development Program
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Fiscal Impact Analysis Scenario	Item	Annual Fiscal Impacts					
		Year 5	Year 10	Year 15	Year 20	Year 25	
<b>Base Development Program [1]</b>		<b>\$205,000</b>	<b>\$1,502,000</b>	<b>\$1,871,000</b>	<b>\$2,167,000</b>	<b>\$2,500,000</b>	
<b>Sensitivity Scenarios</b>							
2	<b>No MRIC Hotel</b> <i>Assumes the planned hotel in MRIC is not developed. In its place, 160,000 square feet of additional R&amp;D Flex and Office uses are developed.</i>	<b>Total Annual Fiscal Impacts</b> Difference from Base	<b>\$183,000</b> (\$2,000)	<b>\$707,000</b> (\$789,000)	<b>\$1,101,000</b> (\$770,000)	<b>\$1,395,000</b> (\$772,000)	<b>\$1,769,000</b> (\$731,000)
4	<b>Property Tax Sharing Allocation: Alt. 1</b> <i>The Base Development Program assumes a 50%/50% split of the applicable property tax rate between the City and County. This alternative assumes a 75%/25% allocation to the City and County.</i>	<b>Total Annual Fiscal Impacts</b> Difference from Base	<b>\$249,000</b> \$44,000	<b>\$1,653,000</b> \$151,000	<b>\$2,086,000</b> \$215,000	<b>\$2,448,000</b> \$281,000	<b>\$2,840,000</b> \$340,000
5	<b>Property Tax Sharing Allocation: Alt. 2</b> <i>The Base Development Program assumes a 50%/50% split of the applicable property tax rate between the City and County. This alternative assumes a 25%/75% allocation to the City and County.</i>	<b>Total Annual Fiscal Impacts</b> Difference from Base	<b>\$162,000</b> (\$43,000)	<b>\$1,352,000</b> (\$150,000)	<b>\$1,656,000</b> (\$215,000)	<b>\$1,885,000</b> (\$282,000)	<b>\$2,160,000</b> (\$340,000)
6	<b>Increased Taxable Sales</b> <i>This sensitivity scenario models increased taxable sales per square foot assumptions (relative to the Base Development Program), based on data from land uses in the 2nd Street Corridor and Interland URP.</i>	<b>Total Annual Fiscal Impacts</b> Difference from Base	<b>\$348,000</b> \$143,000	<b>\$1,993,000</b> \$491,000	<b>\$2,562,000</b> \$691,000	<b>\$3,075,000</b> \$908,000	<b>\$3,604,000</b> \$1,104,000
7	<b>Sales Tax Capture: Alt. 1</b> <i>The Base Development Program assumes a 50% capture rate of taxable sales generated by Project development within the City. This alternative assumes a 75% capture rate.</i>	<b>Total Annual Fiscal Impacts</b> Difference from Base	<b>\$210,000</b> \$5,000	<b>\$1,520,000</b> \$18,000	<b>\$1,900,000</b> \$29,000	<b>\$2,205,000</b> \$38,000	<b>\$2,549,000</b> \$49,000
8	<b>Sales Tax Capture: Alt. 2</b> <i>The Base Development Program assumes a 50% capture rate of taxable sales generated by Project development within the City. This alternative assumes a 25% capture rate.</i>	<b>Total Annual Fiscal Impacts</b> Difference from Base	<b>\$200,000</b> (\$5,000)	<b>\$1,485,000</b> (\$17,000)	<b>\$1,844,000</b> (\$27,000)	<b>\$2,127,000</b> (\$40,000)	<b>\$2,454,000</b> (\$46,000)

**Table 4**  
**Davis Innovation Centers**  
**Fiscal Impact Analysis**  
**Estimated Annual Fiscal Impacts of Sensitivity Scenarios (2015\$)**

Base Development Program
--------------------------

Fiscal Impact Analysis Scenario	Item	Annual Fiscal Impacts					
		Year 5	Year 10	Year 15	Year 20	Year 25	
<b>Base Development Program [1]</b>		<b>\$205,000</b>	<b>\$1,502,000</b>	<b>\$1,871,000</b>	<b>\$2,167,000</b>	<b>\$2,500,000</b>	
<b>Sensitivity Scenarios</b>							
9	<b>Ongoing Operations &amp; Maintenance Responsibility: Alt. 1</b> <i>The Base Development Program assumes ongoing operations and maintenance will either be publicly- or privately-funded. Refer to Table E-1 for a listing of these items and the assumed responsibility for the Base and Alternative scenarios.</i>	<b>Total Annual Fiscal Impacts</b> Difference from Base	<b>\$196,000</b> (\$9,000)	<b>\$1,470,000</b> (\$32,000)	<b>\$1,824,000</b> (\$47,000)	<b>\$2,104,000</b> (\$63,000)	<b>\$2,425,000</b> (\$75,000)
10	<b>Ongoing Operations &amp; Maintenance Responsibility: Alt. 2</b> <i>The Base Development Program assumes ongoing operations and maintenance will either be publicly- or privately-funded. Refer to Table E-1 for a listing of these items and the assumed responsibility for the Base and Alternative scenarios.</i>	<b>Total Annual Fiscal Impacts</b> Difference from Base	<b>\$226,000</b> \$21,000	<b>\$1,575,000</b> \$73,000	<b>\$1,980,000</b> \$109,000	<b>\$2,312,000</b> \$145,000	<b>\$2,674,000</b> \$174,000
11	<b>Supplemental Sales Tax</b> <i>Assumes the supplemental Citywide sales tax does not sunset. As a conservative estimate, only 50% of the supplemental Sales tax revenue is included.</i>	<b>Total Annual Fiscal Impacts</b> Difference from Base	<b>\$256,000</b> \$51,000	<b>\$1,687,000</b> \$185,000	<b>\$2,190,000</b> \$319,000	<b>\$2,581,000</b> \$414,000	<b>\$3,015,000</b> \$515,000
12	<b>Increased Assessed Value</b> <i>Increases the Assessed Value Assumptions to the levels used by A. Plescia &amp; Co. in the Preliminary Analysis of Infrastructure Funding Alternatives for the Nishi Project</i>	<b>Total Annual Fiscal Impacts</b> Difference from Base	<b>\$255,000</b> \$50,000	<b>\$1,677,000</b> \$175,000	<b>\$2,117,000</b> \$246,000	<b>\$2,489,000</b> \$322,000	<b>\$2,886,000</b> \$386,000
13	<b>Enhanced Infrastructure Financing District</b> <i>Assumes 50% of County and City General Fund, ACO Fund, and East Davis Fire District allocation of property tax revenue is captured by an EIFD.</i>	<b>Total Annual Fiscal Impacts</b> Difference from Base	<b>\$162,000</b> (\$43,000)	<b>\$1,352,000</b> (\$150,000)	<b>\$1,656,000</b> (\$215,000)	<b>\$1,885,000</b> (\$282,000)	<b>\$2,160,000</b> (\$340,000)

alternatives

Source: City of Davis; EPS.

[1] Represents the Base Development Program as described in the September Report.



**Table 5**  
**Assessed Value Assumptions**

Land Use	Assessed Value (Per Sq. Ft.)		Difference
	Fiscal / Base Scenario	A. Plecsia & Co.	
<b>Commercial (Sq. Ft.)</b>			
<b>Office/Flex/R&amp;D</b>			
Office	\$225	\$350	\$125
Flex: R&D/Office	\$245	\$350	\$105
<b>Retail</b>			
Industrial Commercial	\$225	\$370	\$145
Ancillary Retail	\$225	\$295	\$70

*value\_comp*

Source: City of Davis; Urban Land Institute (ULI); Andy Plecsia/Goodwin Consulting Group; ESRI; CoStar; Loopnet;

***Enhanced Infrastructure Financing District***

Local agencies can establish an EIFD for a given project or geographic area of the jurisdiction. The EIFD captures incremental increases in property tax revenue from future development otherwise accruing to the county’s General Fund that can be used to finance public capital facilities or other specified projects of communitywide significance, including brownfield restoration and other environmental mitigation; the acquisition, construction, or repair of industrial structures for private use; transit priority projects including structured parking; and projects which implement a sustainable communities strategy. For this scenario, it was assumed that both the City and Yolo County (County) contribute half of General Fund, the Accumulative Capital Outlay (ACO) Fund, and the East Davis Fire District allocation of the 1-percent property tax to the EIFD. Combined, the City and County General Fund, the ACO Fund, and the East Davis Fire District allocation accounts for approximately 22 percent of the total property tax collected.

As shown in **Table 4**, the EIFD assumption results in a fiscal surplus of approximately \$2.2 million annually at buildout, a decrease of \$340,000 from the Base Development Scenario. However, the EIFD may be an important aspect of a capital building strategy, as discussed in the Mace Ranch Innovation Center Land Economics Analysis Dated April 6, 2016.

**Additional Considerations**

***Public Service Costs***

EPS used standard industry methods to compute the expenditures for both the Annual Fire and Police expenditures. In response to concerns over the level of public service cost associated with the project, EPS conducted interviews with Chief of Police Darren Pytel and Assistant Fire Chief Rick Martinez.

Police Chief Pytel indicated that the estimates made by EPS were reasonable and appropriate and could be applied on an annual basis using the same persons-served assumptions as made in the buildout analysis. Similarly, Assistant Fire Chief Martinez advised that the EPS cost estimates were reasonable based on the need for increased labor resulting from the employment growth attributed to the project. Based on these interviews, EPS did not construct any additional sensitivity scenarios to reflect lower public service costs.

**Public and Nonprofit Land Uses**

Similar to the previous analysis completed for the Nishi project, City staff has requested the estimated unrealized revenue incurred through the inclusion of Public and Nonprofit land uses. **Table 6** shows the General Fund surplus under the Base Development Scenario and a scenario with all Public and Nonprofit land converted to Research and Development uses. The difference in annual General Fund revenue reflects the estimated unrealized annual revenue of approximately \$160,000 resulting from the inclusion of Public and Nonprofit land uses at buildout.

**Table 6  
Unrealized Revenues of Public and Nonprofit Land Uses**

Fund	Annual Fiscal Impact					
	Buildout	Year 5	Year 10	Year 15	Year 20	Year 25
<b>Base Development Scenario</b>						
Annual Revenues	\$4,085,000	\$403,000	\$2,103,000	\$2,822,000	\$3,478,000	\$4,085,000
Annual Expenditures	\$1,585,000	\$198,000	\$601,000	\$951,000	\$1,311,000	\$1,585,000
<b>Annual General Fund Surplus/(Deficit)</b>	<b>\$2,500,000</b>	<b>\$205,000</b>	<b>\$1,502,000</b>	<b>\$1,871,000</b>	<b>\$2,167,000</b>	<b>\$2,500,000</b>
<b>No Public/Non-Profit Land Uses</b>						
Annual Revenues	\$4,215,000	\$381,000	\$2,172,000	\$2,882,000	\$3,528,000	\$4,215,000
Annual Expenditures	\$1,555,000	\$185,000	\$633,000	\$939,000	\$1,243,000	\$1,555,000
<b>Annual General Fund Surplus/(Deficit)</b>	<b>\$2,660,000</b>	<b>\$196,000</b>	<b>\$1,539,000</b>	<b>\$1,943,000</b>	<b>\$2,285,000</b>	<b>\$2,660,000</b>
<b>Difference in Annual General Fund Surplus [1]</b>	<b>(\$160,000)</b>	<b>\$9,000</b>	<b>(\$37,000)</b>	<b>(\$72,000)</b>	<b>(\$118,000)</b>	<b>(\$160,000)</b>

*buildout*

Source: EPS.

[1] The difference in General Fund surplus reflects the unrealized revenue of the inclusion of public and non-profit land uses.

Overall, the MRIC project shows potential for substantial fiscal contributions to the City General Fund. Over the 25-year analysis presented herein, cumulative General Fund surplus associated with the Base Development Scenario would contribute approximately \$38 million in 2016 dollars, as presented in **Table 1** at the outset of this memorandum.



## APPENDICES:

- Appendix A: Fiscal Impact Analysis Assumptions
- Appendix B: Revenue-Estimating Tables
- Appendix C: Expenditure-Estimating Tables
- Appendix D: Support Tables for Revenue Estimates
- Appendix E: Infrastructure Facility Maintenance Responsibility



## APPENDIX A: Fiscal Impact Analysis Assumptions

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**Table A-1  
Davis Innovation Centers  
Fiscal Impact Analysis  
General Assumptions**

Item	Assumption
<b>General Assumptions</b>	
Base Fiscal Year [1]	FY 2015-16
<b>City of Davis Demographic Characteristics [2]</b>	
City of Davis Population [3]	66,757
City of Davis Employees [4]	18,952
<b>City of Davis Persons Served [5]</b>	<b>76,233</b>

*assum*

Source: California Department of Finance; ESRI Business Analyst Online; EPS.

- [1] Reflects the FY 2015-16 City of Davis budget adopted by City Council. Revenues and expenditures are in 2015 dollars. This Analysis does not reflect changes in values resulting from inflation or appreciation.
- [2] Used to estimate average citywide revenues and expenditures in Table B-1 and Table C-1, respectively.
- [3] Based on population estimates from the California Department of Finance (DOF) data for January 1, 2015.
- [4] Based on the ESRI BAO Business Summary for 2015.
- [5] Defined as total City population plus half of total City employees.

Table A-2  
Davis Innovation Centers  
Fiscal Impact Analysis  
Land Use Summary: Base Development Program

Land Use	Buildout		Commercial Building Square Feet per Year (Cumulative)																								
	Dwelling Units/Hotel Rooms	Commercial Bldg. Sq. Ft./Acreage	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25
<b>Commercial (Sq. Ft.)</b>																											
<b>Office/Flex/R&amp;D</b>																											
Office	-	846,468	-	-	-	102,717	102,717	205,434	205,434	205,434	308,151	308,151	410,868	410,868	410,868	497,988	497,988	585,108	585,108	585,108	672,228	672,228	759,348	759,348	759,348	846,468	846,468
Flex: R&D/Office	-	513,011	-	-	-	-	117,114	117,114	117,114	117,114	234,227	234,227	234,227	303,923	303,923	303,923	303,923	373,619	373,619	373,619	443,315	443,315	443,315	443,315	513,011	513,011	513,011
<b>Total Office/Flex/R&amp;D</b>	-	<b>1,359,479</b>	-	-	-	<b>102,717</b>	<b>219,831</b>	<b>322,548</b>	<b>322,548</b>	<b>322,548</b>	<b>542,378</b>	<b>542,378</b>	<b>645,095</b>	<b>714,791</b>	<b>714,791</b>	<b>801,911</b>	<b>801,911</b>	<b>958,727</b>	<b>958,727</b>	<b>958,727</b>	<b>1,115,543</b>	<b>1,115,543</b>	<b>1,202,663</b>	<b>1,202,663</b>	<b>1,272,359</b>	<b>1,359,479</b>	<b>1,359,479</b>
Manufacturing	-	952,169	-	-	-	107,362	107,362	214,725	214,725	322,087	322,087	429,449	429,449	516,569	516,569	516,569	603,689	603,689	690,809	690,809	777,929	777,929	865,049	865,049	952,169	952,169	952,169
<b>Retail</b>																											
Industrial Commercial	-	62,578	-	-	-	-	-	-	-	16,840	16,840	16,840	16,840	16,840	16,840	32,086	32,086	32,086	32,086	32,086	32,086	47,332	47,332	47,332	47,332	47,332	62,578
Ancillary Retail	-	62,578	-	-	-	-	-	-	-	-	-	-	-	-	47,332	47,332	47,332	47,332	47,332	47,332	47,332	47,332	47,332	47,332	47,332	47,332	62,578
<b>Total Retail</b>	-	<b>125,155</b>	-	-	-	-	-	-	-	<b>16,840</b>	<b>16,840</b>	<b>16,840</b>	<b>16,840</b>	<b>16,840</b>	<b>64,172</b>	<b>64,172</b>	<b>79,418</b>	<b>79,418</b>	<b>79,418</b>	<b>79,418</b>	<b>79,418</b>	<b>79,418</b>	<b>79,418</b>	<b>79,418</b>	<b>79,418</b>	<b>79,418</b>	<b>125,156</b>
Hotel/Conference	<u>Hotel Rooms</u> 186	160,000	-	-	-	-	-	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000
<b>Public/Nonprofit</b>																											
UC Davis-Owned	-	115,428	-	-	-	-	-	-	-	-	-	-	-	-	45,732	45,732	45,732	45,732	45,732	115,428	115,428	115,428	115,428	115,428	115,428	115,428	115,428
Other Nonprofits	-	12,825	-	-	-	-	-	-	-	-	-	-	-	-	12,825	12,825	12,825	12,825	12,825	12,825	12,825	12,825	12,825	12,825	12,825	12,825	12,825
<b>Total Public/Nonprofit</b>	-	<b>128,253</b>	-	-	-	-	-	-	-	-	-	-	-	-	<b>58,557</b>	<b>58,557</b>	<b>58,557</b>	<b>58,557</b>	<b>58,557</b>	<b>128,253</b>	<b>128,253</b>	<b>128,253</b>	<b>128,253</b>	<b>128,253</b>	<b>128,253</b>	<b>128,253</b>	<b>128,253</b>
<b>Total Commercial Sq. Ft.</b>	-	<b>2,725,056</b>	-	-	-	<b>210,079</b>	<b>327,193</b>	<b>697,272</b>	<b>714,112</b>	<b>821,474</b>	<b>1,041,304</b>	<b>1,148,667</b>	<b>1,357,273</b>	<b>1,514,089</b>	<b>1,529,335</b>	<b>1,616,455</b>	<b>1,703,575</b>	<b>1,930,087</b>	<b>2,017,207</b>	<b>2,017,207</b>	<b>2,276,389</b>	<b>2,276,389</b>	<b>2,465,875</b>	<b>2,465,875</b>	<b>2,622,691</b>	<b>2,709,811</b>	<b>2,725,057</b>
<b>Other Land Uses</b>																											
		<u>acres</u>																									
Parks and Open Space [1]	-	65	-	-	-	5	8	17	17	19	25	27	32	36	36	38	40	46	48	48	54	54	58	58	62	64	65
Public Parks	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Greenbelt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Private Parks	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Other Land Uses</b>	-	<b>65</b>	-	-	-	<b>5</b>	<b>8</b>	<b>17</b>	<b>17</b>	<b>19</b>	<b>25</b>	<b>27</b>	<b>32</b>	<b>36</b>	<b>36</b>	<b>38</b>	<b>40</b>	<b>46</b>	<b>48</b>	<b>48</b>	<b>54</b>	<b>54</b>	<b>58</b>	<b>58</b>	<b>62</b>	<b>64</b>	<b>65</b>
<b>Total Acres</b>	-	<b>229</b>																									

Source: City of Davis; Yolo 101 JV and R&B Delta, LLC; Nishi Gateway LLC; EPS.

base\_lu

[1] Excludes Parks and Open Space Located within Mace Triangle.

Table A-3  
Davis Innovation Centers  
Fiscal Impact Analysis  
Estimated Occupied Land Uses: Base Development Program

Land Use	Vacancy Rate Assumption [1]	Occupied Dwelling Units and Building Square Feet (Cumulative)																										
		Buildout	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	
<b>Commercial (Sq. Ft.)</b>																												
<b>Office/Flex/R&amp;D</b>																												
Office	8%	777,058	-	-	-	94,294	94,294	188,588	188,588	188,588	282,883	282,883	377,177	377,177	377,177	457,153	457,153	537,129	537,129	537,129	617,105	617,105	697,081	697,081	697,081	777,058	777,058	
Flex: R&D/Office	10%	461,710	-	-	-	-	105,402	105,402	105,402	105,402	210,804	210,804	210,804	273,531	273,531	273,531	273,531	336,257	336,257	336,257	398,984	398,984	398,984	398,984	461,710	461,710	461,710	
<b>Total Office/Flex/R&amp;D</b>		<b>1,238,768</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>94,294</b>	<b>199,696</b>	<b>293,991</b>	<b>293,991</b>	<b>293,991</b>	<b>493,687</b>	<b>493,687</b>	<b>587,981</b>	<b>650,708</b>	<b>650,708</b>	<b>730,684</b>	<b>730,684</b>	<b>873,386</b>	<b>873,386</b>	<b>873,386</b>	<b>1,016,089</b>	<b>1,016,089</b>	<b>1,096,065</b>	<b>1,096,065</b>	<b>1,158,791</b>	<b>1,238,768</b>	<b>1,238,768</b>	
Manufacturing	9%	865,522	-	-	-	97,592	97,592	195,185	195,185	292,777	292,777	390,369	390,369	469,561	469,561	469,561	548,753	548,753	627,945	627,945	707,137	707,137	786,330	786,330	865,522	865,522	865,522	
<b>Retail</b>																												
Industrial Commercial	5%	59,511	-	-	-	-	-	-	16,014	16,014	16,014	16,014	16,014	16,014	30,513	30,513	30,513	30,513	30,513	30,513	45,012	45,012	45,012	45,012	45,012	45,012	59,511	
Ancillary Retail	5%	59,511	-	-	-	-	-	-	-	-	-	-	-	45,013	45,013	45,013	45,013	45,013	45,013	45,013	45,013	45,013	45,013	45,013	45,013	59,512	59,512	59,512
<b>Total Retail</b>		<b>119,022</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>16,014</b>	<b>16,014</b>	<b>16,014</b>	<b>16,014</b>	<b>16,014</b>	<b>61,027</b>	<b>61,027</b>	<b>75,526</b>	<b>75,526</b>	<b>75,526</b>	<b>75,526</b>	<b>75,526</b>	<b>90,025</b>	<b>90,025</b>	<b>104,524</b>	<b>104,524</b>	<b>104,524</b>	<b>104,524</b>	<b>119,023</b>	
Hotel/Conference	-	160,000	-	-	-	-	-	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	
<b>Public/Nonprofit</b>																												
UC Davis	0%	115,428	-	-	-	-	-	-	-	-	-	-	-	45,732	45,732	45,732	45,732	45,732	115,428	115,428	115,428	115,428	115,428	115,428	115,428	115,428	115,428	
Other Public/Nonprofit	0%	12,825	-	-	-	-	-	-	-	-	-	-	-	12,825	12,825	12,825	12,825	12,825	12,825	12,825	12,825	12,825	12,825	12,825	12,825	12,825	12,825	
<b>Total Public/Nonprofit</b>		<b>128,253</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>58,557</b>	<b>58,557</b>	<b>58,557</b>	<b>58,557</b>	<b>58,557</b>	<b>128,253</b>	<b>128,253</b>	<b>128,253</b>	<b>128,253</b>	<b>128,253</b>	<b>128,253</b>	<b>128,253</b>	<b>128,253</b>	<b>128,253</b>	
<b>Total Commercial Sq. Ft.</b>		<b>2,511,565</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>191,886</b>	<b>297,289</b>	<b>649,175</b>	<b>665,189</b>	<b>762,782</b>	<b>962,478</b>	<b>1,060,070</b>	<b>1,257,934</b>	<b>1,399,853</b>	<b>1,414,352</b>	<b>1,494,328</b>	<b>1,573,520</b>	<b>1,785,919</b>	<b>1,865,111</b>	<b>1,865,111</b>	<b>2,101,504</b>	<b>2,101,504</b>	<b>2,275,171</b>	<b>2,275,171</b>	<b>2,417,090</b>	<b>2,497,066</b>	<b>2,511,565</b>	

Source: City of Davis; Yolo 101 JV and R&B Delta, LLC; Nishi Gateway LLC; EPS.

occupied

[1] Vacancy rate assumption based on a review of vacancy rates over the last 5 years (2010-2014) for land uses in the City of Davis. Data collected from CoStar as of fourth quarter, 2014.

Table A-4  
 Davis Innovation Centers  
 Fiscal Impact Analysis  
 Estimated Residential and Employee Population: Base Development Program

Land Use	Assumption [1]	Buildout	Annual (Cumulative)																								
			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25
<b>Commercial</b>																											
<b>Office/Flex/R&amp;D</b>	<i>Sq. Ft./Employee</i>		<i>Employees</i>																								
Office	290	2,680	0	0	0	325	325	650	650	650	975	975	1,301	1,301	1,301	1,576	1,576	1,852	1,852	1,852	2,128	2,128	2,404	2,404	2,404	2,680	2,680
Flex: R&D/Office	450	1,026	0	0	0	0	234	234	234	234	468	468	468	608	608	608	608	747	747	747	887	887	887	887	1,026	1,026	1,026
<b>Total Office/Flex/R&amp;D</b>		<b>3,706</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>325</b>	<b>559</b>	<b>885</b>	<b>885</b>	<b>885</b>	<b>1,444</b>	<b>1,444</b>	<b>1,769</b>	<b>1,908</b>	<b>1,908</b>	<b>2,184</b>	<b>2,184</b>	<b>2,599</b>	<b>2,599</b>	<b>2,599</b>	<b>3,015</b>	<b>3,015</b>	<b>3,290</b>	<b>3,290</b>	<b>3,430</b>	<b>3,706</b>	<b>3,706</b>
Manufacturing	800	1,082	0	0	0	122	122	244	244	366	366	488	488	587	587	587	686	686	785	785	884	884	983	983	1,082	1,082	1,082
<b>Retail</b>																											
Industrial Commercial	500	119	0	0	0	0	0	0	32	32	32	32	32	32	61	61	61	61	61	61	90	90	90	90	90	90	119
Ancillary Retail	500	119	0	0	0	0	0	0	0	0	0	0	90	90	90	90	90	90	90	90	180	180	119	119	119	119	119
<b>Total Retail</b>		<b>238</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>32</b>	<b>32</b>	<b>32</b>	<b>32</b>	<b>122</b>	<b>122</b>	<b>151</b>	<b>151</b>	<b>151</b>	<b>151</b>	<b>151</b>	<b>151</b>	<b>180</b>	<b>180</b>	<b>209</b>	<b>209</b>	<b>209</b>	<b>209</b>	<b>238</b>
Hotel/Conference	2,000	80	0	0	0	0	0	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80
Public/Nonprofit	350	366	0	0	0	0	0	0	0	0	0	0	167	167	167	167	167	366	366	366	366	366	366	366	366	366	366
<b>Total Commercial Employment</b>		<b>5,472</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>447</b>	<b>681</b>	<b>1,209</b>	<b>1,241</b>	<b>1,363</b>	<b>1,922</b>	<b>2,044</b>	<b>2,626</b>	<b>2,865</b>	<b>2,894</b>	<b>3,170</b>	<b>3,269</b>	<b>3,883</b>	<b>3,982</b>	<b>3,982</b>	<b>4,525</b>	<b>4,525</b>	<b>4,929</b>	<b>4,929</b>	<b>5,167</b>	<b>5,443</b>	<b>5,472</b>
<b>Persons Served [3]</b>		<b>2,736</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>224</b>	<b>341</b>	<b>604</b>	<b>620</b>	<b>681</b>	<b>961</b>	<b>1,022</b>	<b>1,313</b>	<b>1,432</b>	<b>1,447</b>	<b>1,585</b>	<b>1,634</b>	<b>1,941</b>	<b>1,991</b>	<b>1,991</b>	<b>2,262</b>	<b>2,262</b>	<b>2,464</b>	<b>2,464</b>	<b>2,584</b>	<b>2,721</b>	<b>2,736</b>

Source: City of Davis; CoStar; EPS.

base\_emp

[1] Refer to Table A-5 for assumption sources.  
 [2] Persons Served defined as total project area population plus half of total project area employees.



**Table A-5  
Davis Innovation Centers  
Fiscal Impact Analysis  
Fiscal Impact Analysis Assumptions**

Land Use	Estimated Average Assessed Value [1]	Turnover Rate [2]	Average Persons Per Dwelling Unit [3]	Sq. Ft./ Employee [4]
<b>Commercial (Sq. Ft.)</b>	<i>Per Sq. Ft</i>			
<b>Office/Flex/R&amp;D</b>				
Office	\$225	5%	-	290
Flex: R&D/Office	\$245	5%	-	450
<b>Total Office/Flex/R&amp;D</b>	-		-	
Manufacturing	\$250	5%	-	800
<b>Retail</b>				
Industrial Commercial	\$225	5%	-	500
Ancillary Retail	\$225	5%	-	500
<b>Total Retail</b>	-		-	
Hotel/Conference	\$225	5%	-	2,000
Public/Nonprofit	\$0	5%	-	350

*lu\_assum*

Source: City of Davis; Urban Land Institute (ULI); Andy Plescia/Goodwin Consulting Group; ESRI; CoStar; Loopnet; DTZ; EPS.

- [1] Residential assessed value based on data prepared by Andy Plescia and Goodwin Consulting Group as of July 2015. Commercial assessed values based on research conducted utilizing current FY 2014-15 assessed values for similar land uses in the City of Davis, current brokerage listings for similar land uses in the city and broader Sacramento Region, and interviews with local real estate professionals
- [2] Based on EPS research on real property turnover rates in the Sacramento Region.
- [3] Average persons per dwelling unit from the City of Davis.
- [4] Sq. ft. per employee based on data from existing development in the 2nd Street Corridor and Interland Urban Research Park, Urban Land Institute (ULI), and subscription-based data (ESRI, CoStar).



## APPENDIX B: Revenue-Estimating Tables

Table B-1	Revenue-Estimating Procedures .....	B-1
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**Table B-1  
Davis Innovation Centers  
Fiscal Impact Analysis  
Revenue-Estimating Procedures (2015\$)**

Item	Estimating Procedure	Case Study Reference	FY 2015-16 Adopted Revenues	Service Population [1]	Adjustment Factor [2]	Revenue Multiplier
<b>General Fund Revenues</b>						
Property Taxes	Case Study	Table B-3	\$12,313,869	NA	-	-
Property Tax In-Lieu of Vehicle License Fees	Case Study	Table B-3	\$5,661,520	NA	-	-
Property Transfer Tax	Case Study	Table B-4	\$225,000	NA	-	-
Sales and Use Taxes	Case Study	Table B-5	\$12,394,283	NA	-	-
Property Tax in-Lieu of Sales Tax	Case Study	Table B-5	\$1,408,244	NA	-	-
Transient Occupancy Tax	Case Study	Table B-6	\$1,270,000	NA	-	-
Business License Tax	Case Study	Table B-7	\$1,706,707	NA	-	-
Municipal Service Tax	Case Study	Table B-8	\$2,842,670	NA	-	-
Franchise Fees	Per Person Served	-	\$1,201,979	76,233	100%	\$15.77
Intergovernmental	[3]	-	\$164,634	NA	-	-
Charges for Services	Per Capita	-	\$2,292,964	66,757	100%	\$34.35
Community Services Revenue	Per Capita	-	\$2,519,560	66,757	64%	\$58.97
Fines and Forfeitures	Per Person Served	-	\$686,900	76,233	100%	\$9.01
Use of Money & Property	[3]	-	\$4,521,041	NA	-	-
All Other Revenue	[3]	-	\$2,900,000	NA	-	-
<b>Total General Fund Revenues</b>			<b>\$52,109,371</b>			
<b>Other Non-General Fund Revenues [4]</b>						
Gas Tax Revenues	Per Capita	-	\$1,406,033	66,757	100%	\$21.06
Parks Maintenance Tax	Per Person Served	-	\$1,355,000	76,233	100%	\$17.77
Prop. 172 Public Safety Sales Tax	Case Study	Table B-5	\$491,000	NA	-	-
Public Safety Tax	Case Study	#REF!	\$2,955,040	NA	-	-
<b>Total Non-General Fund Other Revenues</b>			<b>\$6,207,073</b>			
<b>Total General Fund and Other Non-General Fund Revenues</b>			<b>\$58,316,444</b>			

*rev\_pro*

Source: City of Davis FY 2015-16 Adopted Budget; EPS.

[1] Represents Citywide residents or persons served as shown in Table A-1.

[2] Adjustment factors provided by the City of Davis. Reflects the percentage of revenue estimated to be impacted by new growth.

[3] Non-General Fund revenue categories that are affected by the introduction of new employees and residents resulting from the project used partially to fund expenditures included in the analysis.

[4] Reflects additional revenues used to fund General Fund expenditures.

Table B-2  
Davis Innovation Centers  
Fiscal Impact Analysis  
Estimated Annual Project Revenues at Buildout (2015)

Revenues	Buildout	Annual Revenues																								
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25
<b>General Fund Revenues [1]</b>																										
Property Taxes	\$680,000	\$0	\$0	\$0	\$55,000	\$86,000	\$181,000	\$185,000	\$215,000	\$272,000	\$301,000	\$338,000	\$381,000	\$385,000	\$406,000	\$430,000	\$471,000	\$495,000	\$495,000	\$563,000	\$563,000	\$612,000	\$612,000	\$655,000	\$676,000	\$680,000
Property Tax In-Lieu of Vehicle License Fees	\$502,000	\$0	\$0	\$0	\$41,000	\$64,000	\$134,000	\$137,000	\$158,000	\$200,000	\$222,000	\$250,000	\$281,000	\$284,000	\$300,000	\$317,000	\$347,000	\$365,000	\$365,000	\$415,000	\$415,000	\$451,000	\$451,000	\$483,000	\$499,000	\$502,000
Property Transfer Tax	\$34,000	\$0	\$0	\$0	\$3,000	\$4,000	\$9,000	\$9,000	\$11,000	\$14,000	\$15,000	\$17,000	\$19,000	\$19,000	\$20,000	\$22,000	\$24,000	\$25,000	\$25,000	\$28,000	\$28,000	\$31,000	\$31,000	\$33,000	\$34,000	\$34,000
Sales and Use Taxes	\$744,000	\$0	\$0	\$0	\$56,000	\$75,000	\$133,000	\$155,000	\$193,000	\$230,000	\$268,000	\$352,000	\$394,000	\$415,000	\$430,000	\$461,000	\$491,000	\$521,000	\$521,000	\$600,000	\$600,000	\$666,000	\$666,000	\$709,000	\$724,000	\$744,000
Property Tax In-Lieu of Sales Tax	\$248,000	\$0	\$0	\$0	\$19,000	\$25,000	\$44,000	\$52,000	\$64,000	\$77,000	\$89,000	\$117,000	\$131,000	\$138,000	\$143,000	\$154,000	\$164,000	\$174,000	\$174,000	\$200,000	\$200,000	\$222,000	\$222,000	\$236,000	\$241,000	\$248,000
Transient Occupancy Tax	\$714,000	\$0	\$0	\$0	\$0	\$0	\$714,000	\$714,000	\$714,000	\$714,000	\$714,000	\$714,000	\$714,000	\$714,000	\$714,000	\$714,000	\$714,000	\$714,000	\$714,000	\$714,000	\$714,000	\$714,000	\$714,000	\$714,000	\$714,000	\$714,000
Business License Tax	\$398,000	\$0	\$0	\$0	\$35,000	\$54,000	\$93,000	\$95,000	\$112,000	\$148,000	\$166,000	\$188,000	\$214,000	\$216,000	\$230,000	\$244,000	\$270,000	\$284,000	\$284,000	\$326,000	\$326,000	\$356,000	\$356,000	\$382,000	\$396,000	\$398,000
Municipal Service Tax	\$281,000	\$0	\$0	\$0	\$23,000	\$35,000	\$75,000	\$77,000	\$88,000	\$112,000	\$124,000	\$141,000	\$158,000	\$160,000	\$169,000	\$178,000	\$195,000	\$205,000	\$205,000	\$233,000	\$233,000	\$253,000	\$253,000	\$270,000	\$279,000	\$281,000
Franchise Fees	\$43,000	\$0	\$0	\$0	\$4,000	\$5,000	\$10,000	\$10,000	\$11,000	\$15,000	\$16,000	\$21,000	\$23,000	\$23,000	\$25,000	\$26,000	\$31,000	\$31,000	\$36,000	\$36,000	\$39,000	\$39,000	\$41,000	\$43,000	\$43,000	
Charges for Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Community Services Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fines and Forfeitures	\$25,000	\$0	\$0	\$0	\$2,000	\$3,000	\$5,000	\$6,000	\$6,000	\$9,000	\$9,000	\$12,000	\$13,000	\$13,000	\$14,000	\$15,000	\$17,000	\$18,000	\$18,000	\$20,000	\$20,000	\$22,000	\$22,000	\$23,000	\$25,000	\$25,000
<b>Total General Fund Revenues</b>	<b>\$3,669,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$238,000</b>	<b>\$351,000</b>	<b>\$1,398,000</b>	<b>\$1,440,000</b>	<b>\$1,572,000</b>	<b>\$1,791,000</b>	<b>\$1,924,000</b>	<b>\$2,150,000</b>	<b>\$2,328,000</b>	<b>\$2,367,000</b>	<b>\$2,451,000</b>	<b>\$2,561,000</b>	<b>\$2,724,000</b>	<b>\$2,832,000</b>	<b>\$2,832,000</b>	<b>\$3,135,000</b>	<b>\$3,135,000</b>	<b>\$3,366,000</b>	<b>\$3,366,000</b>	<b>\$3,546,000</b>	<b>\$3,631,000</b>	<b>\$3,669,000</b>
<b>Other Non-General Fund Revenues</b>																										
Gas Tax Revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Parks Maintenance Tax	\$49,000	\$0	\$0	\$0	\$4,000	\$6,000	\$11,000	\$11,000	\$12,000	\$17,000	\$18,000	\$23,000	\$25,000	\$26,000	\$28,000	\$29,000	\$34,000	\$35,000	\$35,000	\$40,000	\$40,000	\$44,000	\$44,000	\$46,000	\$48,000	\$49,000
Prop. 172 Public Safety Sales Tax	\$26,000	\$0	\$0	\$0	\$2,000	\$3,000	\$5,000	\$6,000	\$7,000	\$8,000	\$10,000	\$13,000	\$14,000	\$15,000	\$16,000	\$17,000	\$19,000	\$19,000	\$21,000	\$21,000	\$24,000	\$24,000	\$26,000	\$26,000	\$28,000	\$28,000
Public Safety Tax	\$341,000	\$0	\$0	\$0	\$28,000	\$43,000	\$92,000	\$94,000	\$108,000	\$137,000	\$151,000	\$171,000	\$191,000	\$193,000	\$205,000	\$216,000	\$237,000	\$248,000	\$248,000	\$282,000	\$282,000	\$307,000	\$307,000	\$328,000	\$339,000	\$341,000
<b>Total Non-General Fund Other Revenues</b>	<b>\$416,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$34,000</b>	<b>\$52,000</b>	<b>\$108,000</b>	<b>\$111,000</b>	<b>\$127,000</b>	<b>\$162,000</b>	<b>\$179,000</b>	<b>\$207,000</b>	<b>\$230,000</b>	<b>\$234,000</b>	<b>\$248,000</b>	<b>\$261,000</b>	<b>\$288,000</b>	<b>\$302,000</b>	<b>\$302,000</b>	<b>\$343,000</b>	<b>\$343,000</b>	<b>\$375,000</b>	<b>\$375,000</b>	<b>\$399,000</b>	<b>\$413,000</b>	<b>\$416,000</b>
<b>Total General Fund and Other Non-General Fund Revenues</b>	<b>\$4,085,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$272,000</b>	<b>\$403,000</b>	<b>\$1,506,000</b>	<b>\$1,551,000</b>	<b>\$1,699,000</b>	<b>\$1,953,000</b>	<b>\$2,103,000</b>	<b>\$2,357,000</b>	<b>\$2,558,000</b>	<b>\$2,601,000</b>	<b>\$2,699,000</b>	<b>\$2,822,000</b>	<b>\$3,012,000</b>	<b>\$3,134,000</b>	<b>\$3,134,000</b>	<b>\$3,478,000</b>	<b>\$3,478,000</b>	<b>\$3,741,000</b>	<b>\$3,741,000</b>	<b>\$3,945,000</b>	<b>\$4,044,000</b>	<b>\$4,085,000</b>

Source: City of Davis FY 2015-16 Adopted Budget; EPS.

Note: Values are rounded to the nearest \$1,000.

[1] Refer to Table B-1 for details regarding revenue categories. Revenue categories not included in analysis have been omitted.

Table B-3  
Davis Innovation Centers  
Fiscal Impact Analysis  
Estimated Annual Property Tax Revenue (2015)

Item	Assumptions/ Source	Formula	Buildout	MRIC Property Tax Revenues																								
				Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25
<b>Property Tax Revenue (1% of Assessed Value)</b>	Table D-2	a	\$618,345,120	\$0	\$0	\$0	\$49,951,888	\$78,644,695	\$164,596,583	\$168,385,470	\$195,226,033	\$247,030,165	\$273,870,728	\$307,631,753	\$346,487,273	\$349,917,623	\$369,519,623	\$391,299,623	\$427,977,143	\$449,757,143	\$449,757,143	\$511,645,013	\$511,645,013	\$556,457,363	\$556,457,363	\$595,312,883	\$614,914,883	\$618,345,233
<b>Assessed Value (2015)</b>																												
<b>Property Tax Revenue (1% of Assessed Value)</b>	1.00%	$b = a * 1.00\%$	\$6,183,451	\$0	\$0	\$0	\$499,519	\$786,447	\$1,645,966	\$1,683,855	\$1,952,260	\$2,470,302	\$2,738,707	\$3,076,318	\$3,464,873	\$3,499,176	\$3,695,196	\$3,912,996	\$4,279,771	\$4,497,571	\$4,497,571	\$5,116,450	\$5,116,450	\$5,564,574	\$5,564,574	\$5,953,129	\$6,149,149	\$6,183,452
City General Fund Property Tax Rate [1]	11.00%	c																										
<b>Estimated Property Tax Allocation</b>																												
City General Fund		$d = b * c$	\$679,939	\$0	\$0	\$0	\$54,928	\$86,479	\$180,992	\$185,158	\$214,673	\$271,637	\$301,151	\$338,275	\$381,001	\$384,773	\$406,328	\$430,277	\$470,608	\$494,558	\$494,558	\$562,610	\$562,610	\$611,887	\$611,887	\$654,613	\$676,167	\$679,939
Other Agencies/ERAF		$e = b * (1-c)$	\$5,503,512	\$0	\$0	\$0	\$444,591	\$699,968	\$1,464,974	\$1,498,696	\$1,737,588	\$2,198,665	\$2,437,556	\$2,738,042	\$3,083,872	\$3,114,403	\$3,288,868	\$3,482,719	\$3,809,163	\$4,003,014	\$4,003,014	\$4,553,840	\$4,553,840	\$4,952,687	\$4,952,687	\$5,298,516	\$5,472,982	\$5,503,513
<b>Property Tax In-Lieu of Motor Vehicle In-Lieu Fee Revenue (VLF)</b>																												
Total Citywide Assessed Value [2]	f		\$6,978,905,700	\$6,978,905,700	\$6,978,905,700	\$6,978,905,700	\$6,978,905,700	\$6,978,905,700	\$6,978,905,700	\$6,978,905,700	\$6,978,905,700	\$6,978,905,700	\$6,978,905,700	\$6,978,905,700	\$6,978,905,700	\$6,978,905,700	\$6,978,905,700	\$6,978,905,700	\$6,978,905,700	\$6,978,905,700	\$6,978,905,700	\$6,978,905,700	\$6,978,905,700	\$6,978,905,700	\$6,978,905,700	\$6,978,905,700	\$6,978,905,700	\$6,978,905,700
Total Assessed Value of Project	a		\$618,345,120	\$0	\$0	\$0	\$49,951,888	\$78,644,695	\$164,596,583	\$168,385,470	\$195,226,033	\$247,030,165	\$273,870,728	\$307,631,753	\$346,487,273	\$349,917,623	\$369,519,623	\$391,299,623	\$427,977,143	\$449,757,143	\$449,757,143	\$511,645,013	\$511,645,013	\$556,457,363	\$556,457,363	\$595,312,883	\$614,914,883	\$618,345,233
<b>Total Assessed Value</b>	$g = a + f$		\$7,597,250,820	\$6,978,905,700	\$6,978,905,700	\$6,978,905,700	\$7,028,857,588	\$7,057,550,395	\$7,143,502,283	\$7,147,291,170	\$7,174,131,733	\$7,225,935,865	\$7,252,776,428	\$7,286,537,453	\$7,325,392,973	\$7,328,823,323	\$7,348,425,323	\$7,370,205,323	\$7,406,882,843	\$7,428,662,843	\$7,428,662,843	\$7,490,550,713	\$7,490,550,713	\$7,535,363,063	\$7,535,363,063	\$7,574,218,583	\$7,593,820,583	\$7,597,250,933
Percent Change in AV	$h = a / f$		8.86%	0.00%	0.00%	0.00%	0.72%	1.13%	2.36%	2.41%	2.80%	3.54%	3.92%	4.41%	4.96%	5.01%	5.29%	5.61%	6.13%	6.44%	6.44%	7.33%	7.33%	7.97%	7.97%	8.53%	8.81%	8.86%
<b>Property Tax In-Lieu of VLF [3]</b>	\$5,661,520	$i = h * $5,661,520$	\$501,622	\$0	\$0	\$0	\$40,523	\$63,799	\$133,526	\$136,600	\$158,374	\$200,399	\$222,173	\$249,561	\$281,082	\$283,865	\$299,767	\$317,435	\$347,189	\$364,858	\$364,858	\$415,063	\$415,063	\$451,417	\$451,417	\$482,938	\$498,839	\$501,622

Source: City of Davis; Yolo County; EPS.

[1] For assumptions and calculation of the estimated property tax allocation, refer to Table D-1. Based on 50%/50% tax sharing split between the City of Davis and Yolo County for development in MRIC and Nishi Gateway. The Olive Drive area is currently in the city and is not subject to a tax sharing split assumption.  
 [2] Reflects final assessed valuation for FY 2014-15. Includes Citywide secured, unsecured, homeowner exemption, and public utility rolls.  
 [3] Property tax in-lieu of VLF amount taken from FY 2015-16 Approved City Budget. See Table B-1.

Table B-4  
Davis Innovation Centers  
Fiscal Impact Analysis  
Real Property Transfer Tax Revenue (2015\$)

Description	Source/ Assumption	Annual Transfer Tax Revenue at Buildout		Annual Transfer Tax Revenue (Cumulative)																								
		Assessed Value [1]	Annual Transfer Tax Revenue [2]	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25
Rate per \$1,000 of AV	\$1.10																											
Property Turnover Rate (% per year) [3] Nonresidential	5%																											
<b>Annual Transfer Tax Revenue</b>																												
Nonresidential [4]		\$618,345,120	\$34,009	\$0	\$0	\$0	\$2,747	\$4,325	\$9,053	\$9,261	\$10,737	\$13,587	\$15,063	\$16,920	\$19,057	\$19,245	\$20,324	\$21,521	\$23,539	\$24,737	\$24,737	\$28,140	\$28,140	\$30,605	\$30,605	\$32,742	\$33,820	\$34,009
<b>Total Annual Transfer Tax Revenue</b>		\$618,345,120	\$34,009	\$0	\$0	\$0	\$2,747	\$4,325	\$9,053	\$9,261	\$10,737	\$13,587	\$15,063	\$16,920	\$19,057	\$19,245	\$20,324	\$21,521	\$23,539	\$24,737	\$24,737	\$28,140	\$28,140	\$30,605	\$30,605	\$32,742	\$33,820	\$34,009

Source: City of Davis; EPS. transfer\_tax

[1] Assessed Values (AV) derived in Table D-2. Note that assessed values are expressed in 2015\$ and include no real AV growth.  
 [2] Formula for Transfer Tax = Assessed Value/\$1,000 \* Rate per \$1,000 of Assessed Value \* Turnover rate.  
 [3] Based on EPS research on real property turnover rates in the Sacramento Region.  
 [4] The nonresidential AV for Public/Nonprofit uses is omitted in this analysis. As a conservative assumption, this analysis assumes that these land uses would continue to be owned by public/non-profit uses, which are exempt from paying this tax pursuant to California Revenue and Tax Code §11921-11930.

Table B-5  
Davis Innovation Centers  
Fiscal Impact Analysis  
Estimated Annual Taxable Sales and Use Tax Revenue (2015\$)

Item	Formula	Source/ Assumptions	MRIC	Annual Taxable Sales Revenue																								
				Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25
<b>Estimated Annual Taxable Sales</b>																												
Annual Taxable Sales from New HH/Employee Expenditures	a	Table B-5A	\$13,132,596	\$0	\$0	\$0	\$1,073,143	\$1,635,287	\$2,900,430	\$2,977,299	\$3,270,076	\$4,612,587	\$4,905,364	\$6,303,324	\$6,875,441	\$6,945,036	\$7,606,908	\$7,844,484	\$9,318,812	\$9,556,388	\$9,556,388	\$10,859,972	\$10,859,972	\$11,829,015	\$11,829,015	\$12,401,132	\$13,063,003	\$13,132,598
Net Annual Taxable Sales from Onsite Nonresidential Uses	b	Table B-5B	\$86,130,798	\$0	\$0	\$0	\$6,443,556	\$8,382,955	\$14,768,911	\$17,708,507	\$22,500,289	\$26,091,463	\$30,883,244	\$40,677,095	\$45,719,592	\$48,381,019	\$49,781,980	\$53,670,311	\$56,082,064	\$59,970,395	\$59,970,395	\$69,075,280	\$69,075,280	\$77,026,000	\$77,026,000	\$82,068,497	\$83,469,458	\$86,130,885
Annual Taxable Sales from Total Net New Development	c = a + b		\$99,263,394	\$0	\$0	\$0	\$7,516,698	\$10,018,243	\$17,669,341	\$20,685,807	\$25,770,365	\$30,704,049	\$35,788,607	\$46,980,419	\$52,595,033	\$55,326,055	\$57,388,888	\$61,514,795	\$65,400,876	\$69,526,784	\$69,526,784	\$79,935,252	\$79,935,252	\$88,855,015	\$88,855,015	\$94,469,628	\$96,532,462	\$99,263,483
<b>Annual Sales Tax Revenue</b>																												
Bradley Burns Sales Tax Rate		1.0000%																										
Measure O Sales Tax Rate [1]		0.0000%																										
Supplemental Sales Tax		0.0000%																										
Less Property Tax in Lieu of Sales Tax Rate [2]		(0.2500%)																										
Total Bradley Burns Sales Tax Revenue	d = c * 0.75%	0.7500%	\$744,475	\$0	\$0	\$0	\$56,375	\$75,137	\$132,520	\$155,144	\$193,278	\$230,280	\$268,415	\$352,353	\$394,463	\$414,945	\$430,417	\$461,361	\$490,507	\$521,451	\$521,451	\$599,514	\$599,514	\$666,413	\$666,413	\$708,522	\$723,993	\$744,476
Annual Property Tax in Lieu of Sales Tax Revenue [2]	e = b * 2.5%	0.2500%	\$248,158	\$0	\$0	\$0	\$18,792	\$25,046	\$44,173	\$51,715	\$64,426	\$76,760	\$89,472	\$117,451	\$131,488	\$138,315	\$143,472	\$153,787	\$163,502	\$173,817	\$173,817	\$199,838	\$199,838	\$222,138	\$222,138	\$236,174	\$241,331	\$248,159
Gross Proposition 172 Public Safety Sales Tax Revenue [3]	f = c * 3.56%	3.56%	\$26,483	\$0	\$0	\$0	\$2,005	\$2,673	\$4,714	\$5,519	\$6,876	\$8,192	\$9,548	\$12,534	\$14,032	\$14,761	\$15,311	\$16,412	\$17,449	\$18,550	\$18,550	\$21,327	\$21,327	\$23,706	\$23,706	\$25,204	\$25,755	\$26,483

Source: City of Davis; Yolo County; California State Board of Equalization; EPS.

[1] Measure O is a 1% general sales and use tax rate authorized through December 31, 2020. As a conservative assumption, this analysis assumes Measure O will not be renewed and because buildout of both projects is anticipated to occur after this date, this additional sales tax rate is excluded from the analysis.

[2] Based on Senate Bill 1096 as amended by Assembly Bill 2115 which states 1/4 of the 1 percent sales tax revenue (.2500 percent) will be exchanged for an equal dollar amount of property tax revenue.

[3] Calculated as the ratio of Proposition 172 Public Safety Tax revenue to total sales tax revenue based on the FY 2015-16 Budget. Current total sales tax revenue includes sales tax revenue generated through Measure O. At buildout, the percentage may be higher if Measure O is not renewed. Any variation in the relationship between Proposition 172 Public Safety Tax revenue and total sales tax revenue affecting the estimate of this revenue source is estimated to be nominal.

sales\_box

Table B-5A  
Davis Innovation Center:  
Fiscal Impact Analysis  
Estimated Annual Taxable Sales from Proposed Development, Hybrid Market Support Method (2015)

Annual Taxable Sales from Market Support	Assumption	Annual Taxable Sales Revenue from Market Support																									
		Buildout	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25
<b>Annual Taxable Sales from New Employees</b>																											
<b>Taxable Sales from New Employment</b>																											
New Employees [1]		5,472	0	0	0	447	681	1,209	1,241	1,363	1,922	2,044	2,626	2,865	2,894	3,170	3,269	3,883	3,982	3,982	4,525	4,525	4,929	4,929	5,167	5,443	5,472
Average Daily Taxable Sales per New Employee [2]	\$20.00																										
Work Days per Year	240																										
Est. Retail Capture Rate within the City of Davis [3]	50%																										
<b>Total Taxable Sales from Net New Employees</b>		<b>\$13,132,596</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,073,143</b>	<b>\$1,635,287</b>	<b>\$2,900,430</b>	<b>\$2,977,299</b>	<b>\$3,270,076</b>	<b>\$4,612,587</b>	<b>\$4,905,364</b>	<b>\$6,303,324</b>	<b>\$6,875,441</b>	<b>\$6,945,036</b>	<b>\$7,606,908</b>	<b>\$7,844,484</b>	<b>\$9,318,812</b>	<b>\$9,556,388</b>	<b>\$9,556,388</b>	<b>\$10,859,972</b>	<b>\$10,859,972</b>	<b>\$11,829,015</b>	<b>\$11,829,015</b>	<b>\$12,401,132</b>	<b>\$13,063,003</b>	<b>\$13,132,598</b>
<b>Total Annual Taxable Sales from Market Support Within the City of Davis</b>																											
Estimated Total Annual Taxable Sales Onsite (Within the Project)	30%	\$3,939,779	\$0	\$0	\$0	\$321,943	\$490,586	\$870,129	\$893,190	\$981,023	\$1,383,776	\$1,471,609	\$1,890,997	\$2,062,632	\$2,083,511	\$2,282,072	\$2,353,345	\$2,795,644	\$2,866,916	\$2,866,916	\$3,257,992	\$3,257,992	\$3,548,704	\$3,548,704	\$3,720,340	\$3,918,901	\$3,939,780
Estimated Total Annual Taxable Sales Offsite (Outside the Project)	70%	\$9,192,817	\$0	\$0	\$0	\$751,200	\$1,144,701	\$2,030,301	\$2,084,109	\$2,289,053	\$3,228,811	\$3,433,754	\$4,412,327	\$4,812,809	\$4,861,525	\$5,324,835	\$5,491,139	\$6,523,168	\$6,689,472	\$6,689,472	\$7,601,980	\$7,601,980	\$8,280,310	\$8,280,310	\$8,680,792	\$9,144,102	\$9,192,819
<b>Total Annual Taxable Sales from Market Support Within the City of Davis</b>		<b>\$13,132,596</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,073,143</b>	<b>\$1,635,287</b>	<b>\$2,900,430</b>	<b>\$2,977,299</b>	<b>\$3,270,076</b>	<b>\$4,612,587</b>	<b>\$4,905,364</b>	<b>\$6,303,324</b>	<b>\$6,875,441</b>	<b>\$6,945,036</b>	<b>\$7,606,908</b>	<b>\$7,844,484</b>	<b>\$9,318,812</b>	<b>\$9,556,388</b>	<b>\$9,556,388</b>	<b>\$10,859,972</b>	<b>\$10,859,972</b>	<b>\$11,829,015</b>	<b>\$11,829,015</b>	<b>\$12,401,132</b>	<b>\$13,063,003</b>	<b>\$13,132,598</b>
Estimated Total Annual Taxable Sales Onsite (Within the Project)		\$3,939,779	\$0	\$0	\$0	\$321,943	\$490,586	\$870,129	\$893,190	\$981,023	\$1,383,776	\$1,471,609	\$1,890,997	\$2,062,632	\$2,083,511	\$2,282,072	\$2,353,345	\$2,795,644	\$2,866,916	\$2,866,916	\$3,257,992	\$3,257,992	\$3,548,704	\$3,548,704	\$3,720,340	\$3,918,901	\$3,939,780
Estimated Total Annual Taxable Sales Offsite (Outside the Project)		\$9,192,817	\$0	\$0	\$0	\$751,200	\$1,144,701	\$2,030,301	\$2,084,109	\$2,289,053	\$3,228,811	\$3,433,754	\$4,412,327	\$4,812,809	\$4,861,525	\$5,324,835	\$5,491,139	\$6,523,168	\$6,689,472	\$6,689,472	\$7,601,980	\$7,601,980	\$8,280,310	\$8,280,310	\$8,680,792	\$9,144,102	\$9,192,819

Source: U.S. Department of Labor, Bureau of Labor Statistics; Yolo 101 JV and R&B Delta, LLC; Nishi Gateway LLC; City of Davis; EPS.

sales\_a

[1] Refer to Table A-4 for employee estimates.

[2] Based on the International Council of Shopping Centers' 2012 study "Office Worker Retail Spending in the Digital Age" for suburban areas with retail opportunities and adjusted to reflect Davis' retail mix. The data in this resource was escalated to reflect 2015 dollars using the Bureau of Labor Statistics Consumer Price Index, West Region. In addition, data was adjusted to reflect spending on taxable goods and services only.

[3] Estimated retail capture rate within the City of Davis is based on EPS's qualitative appraisal of retail establishments within and outside of the City of Davis.



Table B-5B  
Davis Innovation Center:  
Fiscal Impact Analysis  
Estimated Annual Taxable Sales from Nonresidential Development (2015)

Base Development Program

Item	Annual Taxable Sales per Sq. Ft. [1]	Annual Taxable Sales Revenue from Nonresidential Development																											
		Buildout		Annual Taxable Sales																									
		Occupied Bldg. Sq. Ft. [2]	Total Annual Taxable Sales	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	
<b>Annual Taxable Sales from Onsite Nonresidential Development:</b>																													
<b>Office/Flex/R&amp;D</b>																													
Office	\$20	777,058	\$15,541,152	\$0	\$0	\$0	\$1,885,884	\$1,885,884	\$3,771,768	\$3,771,768	\$3,771,768	\$5,657,652	\$5,657,652	\$7,543,536	\$7,543,536	\$7,543,536	\$9,143,060	\$9,143,060	\$10,742,583	\$10,742,583	\$10,742,583	\$12,342,106	\$12,342,106	\$13,941,629	\$13,941,629	\$13,941,629	\$15,541,152	\$15,541,152	
Flex: R&D/Office	\$20	461,710	\$9,234,198	\$0	\$0	\$0	\$0	\$2,108,043	\$2,108,043	\$2,108,043	\$2,108,043	\$4,216,086	\$4,216,086	\$4,216,086	\$5,470,614	\$5,470,614	\$5,470,614	\$5,470,614	\$5,470,614	\$6,725,142	\$6,725,142	\$6,725,142	\$7,979,670	\$7,979,670	\$7,979,670	\$7,979,670	\$9,234,198	\$9,234,198	
<b>Total Office/Flex/R&amp;D</b>		<b>1,238,768</b>	<b>\$24,775,350</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,885,884</b>	<b>\$3,993,927</b>	<b>\$5,879,811</b>	<b>\$5,879,811</b>	<b>\$5,879,811</b>	<b>\$9,873,738</b>	<b>\$9,873,738</b>	<b>\$11,759,622</b>	<b>\$13,014,150</b>	<b>\$13,014,150</b>	<b>\$14,613,674</b>	<b>\$14,613,674</b>	<b>\$17,467,225</b>	<b>\$17,467,225</b>	<b>\$17,467,225</b>	<b>\$20,321,776</b>	<b>\$20,321,776</b>	<b>\$21,921,299</b>	<b>\$21,921,299</b>	<b>\$23,175,827</b>	<b>\$24,775,350</b>	<b>\$24,775,350</b>	
Manufacturing	\$50	865,522	\$43,276,081	\$0	\$0	\$0	\$4,879,614	\$4,879,614	\$9,759,229	\$9,759,229	\$14,638,843	\$14,638,843	\$19,518,457	\$19,518,457	\$23,478,061	\$23,478,061	\$23,478,061	\$27,437,665	\$27,437,665	\$31,397,269	\$31,397,269	\$35,356,873	\$35,356,873	\$39,316,477	\$39,316,477	\$43,276,081	\$43,276,081	\$43,276,081	
<b>Retail</b>																													
Industrial Commercial	\$185	59,511	\$11,009,572	\$0	\$0	\$0	\$0	\$0	\$0	\$2,962,657	\$2,962,657	\$2,962,657	\$2,962,657	\$2,962,657	\$2,962,657	\$5,644,962	\$5,644,962	\$5,644,962	\$5,644,962	\$5,644,962	\$5,644,962	\$8,327,267	\$8,327,267	\$8,327,267	\$8,327,267	\$8,327,267	\$8,327,267	\$11,009,572	
Ancillary Retail	\$185	59,511	\$11,009,572	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,327,355	\$8,327,355	\$8,327,355	\$8,327,355	\$8,327,355	\$8,327,355	\$8,327,355	\$8,327,355	\$8,327,355	\$8,327,355	\$8,327,355	\$8,327,355	\$8,327,355	\$11,009,660	\$11,009,660
<b>Total Retail</b>		<b>119,022</b>	<b>\$22,019,145</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,962,657</b>	<b>\$2,962,657</b>	<b>\$2,962,657</b>	<b>\$2,962,657</b>	<b>\$2,962,657</b>	<b>\$11,290,013</b>	<b>\$11,290,013</b>	<b>\$13,972,318</b>	<b>\$13,972,318</b>	<b>\$13,972,318</b>	<b>\$13,972,318</b>	<b>\$13,972,318</b>	<b>\$13,972,318</b>	<b>\$13,972,318</b>	<b>\$13,972,318</b>	<b>\$13,972,318</b>	<b>\$16,654,623</b>	<b>\$16,654,623</b>	<b>\$19,336,928</b>	<b>\$19,336,928</b>
Hotel/Conference	\$0	160,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Public/Nonprofit	\$0	128,253	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Annual Taxable Sales from Onsite Nonresidential Development</b>		<b>2,511,565</b>	<b>\$90,070,576</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$6,765,498</b>	<b>\$8,873,541</b>	<b>\$15,639,040</b>	<b>\$18,601,697</b>	<b>\$23,481,311</b>	<b>\$27,475,239</b>	<b>\$32,354,853</b>	<b>\$42,568,092</b>	<b>\$47,782,224</b>	<b>\$50,464,529</b>	<b>\$52,064,053</b>	<b>\$56,023,657</b>	<b>\$58,877,708</b>	<b>\$62,837,312</b>	<b>\$62,837,312</b>	<b>\$72,333,272</b>	<b>\$72,333,272</b>	<b>\$80,574,704</b>	<b>\$80,574,704</b>	<b>\$85,788,836</b>	<b>\$87,388,359</b>	<b>\$90,070,664</b>	<b>\$90,070,664</b>
Less Total Annual Taxable Sales from Market Support (within the Project) [3]			\$3,939,779	\$0	\$0	\$0	\$321,943	\$490,586	\$870,129	\$893,190	\$981,023	\$1,383,776	\$1,471,609	\$1,890,997	\$2,062,632	\$2,083,511	\$2,282,072	\$2,353,345	\$2,795,644	\$2,866,916	\$2,866,916	\$3,257,992	\$3,257,992	\$3,548,704	\$3,548,704	\$3,720,340	\$3,918,901	\$3,939,780	
<b>Annual Taxable Sales less Market Support</b>			<b>\$86,130,798</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$6,443,556</b>	<b>\$8,382,955</b>	<b>\$14,768,911</b>	<b>\$17,708,507</b>	<b>\$22,500,289</b>	<b>\$26,091,463</b>	<b>\$30,883,244</b>	<b>\$40,677,095</b>	<b>\$45,719,592</b>	<b>\$48,381,019</b>	<b>\$49,781,980</b>	<b>\$53,670,311</b>	<b>\$56,082,064</b>	<b>\$59,970,395</b>	<b>\$59,970,395</b>	<b>\$69,075,280</b>	<b>\$69,075,280</b>	<b>\$77,026,000</b>	<b>\$77,026,000</b>	<b>\$82,068,497</b>	<b>\$83,469,458</b>	<b>\$86,130,885</b>	<b>\$86,130,885</b>
Less Shift of Sales from Existing Regional and Community Retail to the Project [4]			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<b>Subtotal Nonresidential Taxable Sales</b>			<b>\$86,130,798</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$6,443,556</b>	<b>\$8,382,955</b>	<b>\$14,768,911</b>	<b>\$17,708,507</b>	<b>\$22,500,289</b>	<b>\$26,091,463</b>	<b>\$30,883,244</b>	<b>\$40,677,095</b>	<b>\$45,719,592</b>	<b>\$48,381,019</b>	<b>\$49,781,980</b>	<b>\$53,670,311</b>	<b>\$56,082,064</b>	<b>\$59,970,395</b>	<b>\$59,970,395</b>	<b>\$69,075,280</b>	<b>\$69,075,280</b>	<b>\$77,026,000</b>	<b>\$77,026,000</b>	<b>\$82,068,497</b>	<b>\$83,469,458</b>	<b>\$86,130,885</b>	<b>\$86,130,885</b>

Source: City of Davis; California Board of Equalization (BOE); CoStar; March 2015 Mace Ranch Innovation Center Urban Decay Analysis, ALH Urban & Regional Economics; EPS.

[1] Annual taxable sales per sq. ft. based on taxable sales data collected from existing development in the 2nd Street Corridor and Interland University Research Park. Data is based on annual retail and nonretail business-to-business taxable sales by land use category over the last 5 years (2010-2014), as provided by the City of Davis. In addition, EPS consulted published taxable sales data from CA BOE (calendar year 2013), estimated occupied nonretail building square footage from CoStar, and published reports citing taxable sales per square foot for nonretail uses.

[2] For vacancy rate assumptions, refer to Table A-3.

[3] Estimated in Table B-5A.

[4] Reflects a 0% shift predicated on March 2015 Urban Decay Analysis completed by ALH Economics which concluded that development of the project's retail component is not likely to result in long-term retail sales diversions relevant to the existing retail base.

**Table B-6**  
**Davis Innovation Centers**  
**Fiscal Impact Analysis**  
**Estimated Annual Transient Occupancy Tax (TOT) Revenue (2015\$)**

Item	Formula	Assumption	Buildout	Annual TOT Revenue																								
				Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25
<b>Hotel Rooms [1]</b>	<i>a</i>		186	-	-	-	-	-	186	186	186	186	186	186	186	186	186	186	186	186	186	186	186	186	186	186	186	186
Annual Rooms Available	$b = a * 365$	365	68,039	-	-	-	-	-	68,039	68,039	68,039	68,039	68,039	68,039	68,039	68,039	68,039	68,039	68,039	68,039	68,039	68,039	68,039	68,039	68,039	68,039	68,039	68,039
Occupancy Rate [2]	<i>c</i>	70%																										
Average Daily Room Rate [2]	<i>d</i>	\$150																										
City of Davis TOT Rate	<i>e</i>	10%																										
<b>Annual Transient Occupancy Tax (Rounded)</b>	$f = b * c * d * e$		<b>\$714,408</b>	-	-	-	-	<b>\$0</b>	<b>\$714,408</b>	<b>\$714,408</b>	<b>\$714,408</b>	<b>\$714,408</b>	<b>\$714,408</b>	<b>\$714,408</b>	<b>\$714,408</b>	<b>\$714,408</b>	<b>\$714,408</b>	<b>\$714,408</b>	<b>\$714,408</b>	<b>\$714,408</b>	<b>\$714,408</b>	<b>\$714,408</b>	<b>\$714,408</b>	<b>\$714,408</b>	<b>\$714,408</b>	<b>\$714,408</b>	<b>\$714,408</b>	<b>\$714,408</b>

Source: Smith Travel Research; EPS.

[1] Hotel rooms based on information provided by the project applicants, as shown in Table A-2.

[2] Assumptions based on recent hotel trends in the City of Davis derived from Smith Travel Research as of July 2015.

Table B-7  
Davis Innovation Centers  
Fiscal Impact Analysis  
Estimated Annual Business License Tax Revenue (2015\$)

Item	Average Annual Business License Revenue per Bldg. Sq. Ft. [1]	Buildout		Annual Business License Tax Revenue																									
		Occupied Commercial Building Sq. Ft. [2]	Business License Tax	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	
<b>Office/Flex/R&amp;D</b>																													
Office	\$0.18	777,058	\$139,870	\$0	\$0	\$0	\$16,973	\$16,973	\$33,946	\$33,946	\$33,946	\$50,919	\$50,919	\$67,892	\$67,892	\$67,892	\$82,288	\$82,288	\$96,683	\$96,683	\$96,683	\$111,079	\$111,079	\$125,475	\$125,475	\$125,475	\$139,870	\$139,870	
Flex: R&D/Office	\$0.18	461,710	\$83,108	\$0	\$0	\$0	\$18,972	\$18,972	\$18,972	\$18,972	\$18,972	\$37,945	\$37,945	\$37,945	\$49,236	\$49,236	\$49,236	\$49,236	\$49,236	\$60,526	\$60,526	\$60,526	\$71,817	\$71,817	\$71,817	\$83,108	\$83,108	\$83,108	
<b>Total Office/Flex/R&amp;D</b>		<b>1,238,768</b>	<b>\$222,978</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$16,973</b>	<b>\$35,945</b>	<b>\$52,918</b>	<b>\$52,918</b>	<b>\$52,918</b>	<b>\$88,864</b>	<b>\$88,864</b>	<b>\$105,837</b>	<b>\$117,127</b>	<b>\$117,127</b>	<b>\$131,523</b>	<b>\$131,523</b>	<b>\$157,210</b>	<b>\$157,210</b>	<b>\$157,210</b>	<b>\$182,896</b>	<b>\$182,896</b>	<b>\$197,292</b>	<b>\$197,292</b>	<b>\$208,582</b>	<b>\$222,978</b>	<b>\$222,978</b>	
Manufacturing	\$0.18	865,522	\$155,794	\$0	\$0	\$0	\$17,567	\$17,567	\$35,133	\$35,133	\$52,700	\$52,700	\$70,266	\$70,266	\$84,521	\$84,521	\$84,521	\$98,776	\$98,776	\$113,030	\$113,030	\$127,285	\$127,285	\$141,539	\$141,539	\$155,794	\$155,794	\$155,794	
<b>Retail</b>																													
Industrial Commercial	\$0.12	59,511	\$7,141	\$0	\$0	\$0	\$0	\$0	\$0	\$1,922	\$1,922	\$1,922	\$1,922	\$1,922	\$1,922	\$3,662	\$3,662	\$3,662	\$3,662	\$3,662	\$3,662	\$5,401	\$5,401	\$5,401	\$5,401	\$5,401	\$5,401	\$7,141	
Ancillary Retail	\$0.12	59,511	\$7,141	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,402	\$5,402	\$5,402	\$5,402	\$5,402	\$5,402	\$5,402	\$5,402	\$5,402	\$5,402	\$5,402	\$5,402	\$5,402	\$7,141	
<b>Total Retail</b>		<b>119,022</b>	<b>\$14,283</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,922</b>	<b>\$1,922</b>	<b>\$1,922</b>	<b>\$1,922</b>	<b>\$1,922</b>	<b>\$7,323</b>	<b>\$7,323</b>	<b>\$9,063</b>	<b>\$9,063</b>	<b>\$9,063</b>	<b>\$9,063</b>	<b>\$9,063</b>	<b>\$10,803</b>	<b>\$10,803</b>	<b>\$12,543</b>	<b>\$12,543</b>	<b>\$12,543</b>	<b>\$12,543</b>	<b>\$14,283</b>	
Hotel/Conference	\$0.03	160,000	\$4,800	\$0	\$0	\$0	\$0	\$0	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	
Public/Nonprofit [3]	\$0.00	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<b>Commercial Business License Tax Revenue</b>		<b>2,383,312</b>	<b>\$397,855</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$34,540</b>	<b>\$53,512</b>	<b>\$92,852</b>	<b>\$94,773</b>	<b>\$112,340</b>	<b>\$148,285</b>	<b>\$165,852</b>	<b>\$188,226</b>	<b>\$213,772</b>	<b>\$215,511</b>	<b>\$229,907</b>	<b>\$244,162</b>	<b>\$269,848</b>	<b>\$284,103</b>	<b>\$284,103</b>	<b>\$325,784</b>	<b>\$325,784</b>	<b>\$356,174</b>	<b>\$356,174</b>	<b>\$381,719</b>	<b>\$396,115</b>	<b>\$397,855</b>	

Source: City of Davis; Yolo 101 JV and R&B Delta, LLC; Nishi Gateway LLC; EPS.

[1] Reflects average business license revenue per building square foot, as provided by the City of Davis.  
 [2] For vacancy rate assumptions, refer to Table A-3.  
 [3] Public/Nonprofit land uses are exempt from paying the business license tax.

license

Table B-8  
Davis Innovation Center:  
Fiscal Impact Analysis  
Estimated Annual Municipal Service Tax Revenue (2015)

Item	Assumption	Annual Municipal Service Tax Revenue																									
		Buildout	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25
<b>Base Commercial Tax (Building Sq. Ft.)</b>																											
<b>Office/Flex/R&amp;D</b>																											
Office		846,468	0	0	0	102,717	102,717	205,434	205,434	205,434	308,151	308,151	410,868	410,868	410,868	497,988	497,988	585,108	585,108	585,108	672,228	672,228	759,348	759,348	759,348	846,468	846,468
Flex: R&D/Office		513,011	0	0	0	0	0	117,114	117,114	117,114	234,227	234,227	234,227	303,923	303,923	303,923	373,619	373,619	373,619	443,315	443,315	443,315	513,011	513,011	513,011	513,011	513,011
<b>Total Office/Flex/R&amp;D</b>		<b>1,359,479</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>102,717</b>	<b>102,717</b>	<b>322,548</b>	<b>322,548</b>	<b>322,548</b>	<b>542,378</b>	<b>542,378</b>	<b>645,095</b>	<b>714,791</b>	<b>714,791</b>	<b>801,911</b>	<b>801,911</b>	<b>958,727</b>	<b>958,727</b>	<b>958,727</b>	<b>1,115,543</b>	<b>1,115,543</b>	<b>1,202,663</b>	<b>1,202,663</b>	<b>1,272,359</b>	<b>1,359,479</b>	<b>1,359,479</b>
Manufacturing		952,169	0	0	0	107,362	107,362	214,725	214,725	322,087	322,087	429,449	429,449	516,569	516,569	516,569	603,689	603,689	690,809	690,809	777,929	777,929	865,049	865,049	952,169	952,169	952,169
<b>Retail</b>																											
Industrial Commercial		62,578	0	0	0	0	0	0	16,840	16,840	16,840	16,840	16,840	16,840	32,086	32,086	32,086	32,086	32,086	32,086	47,332	47,332	47,332	47,332	47,332	47,332	62,578
Ancillary Retail		62,578	0	0	0	0	0	0	0	0	0	0	0	47,332	47,332	47,332	47,332	47,332	47,332	47,332	47,332	47,332	47,332	47,332	47,332	47,332	62,578
<b>Total Retail</b>		<b>125,155</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>16,840</b>	<b>16,840</b>	<b>16,840</b>	<b>16,840</b>	<b>16,840</b>	<b>64,172</b>	<b>64,172</b>	<b>79,418</b>	<b>79,418</b>	<b>79,418</b>	<b>79,418</b>	<b>79,418</b>	<b>94,664</b>	<b>94,664</b>	<b>109,910</b>	<b>109,910</b>	<b>109,910</b>	<b>109,910</b>	<b>125,156</b>
Hotel/Conference		160,000	0	0	0	0	0	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000
Public/Nonprofit [1]		12,825	0	0	0	0	0	0	0	0	0	0	0	12,825	12,825	12,825	12,825	12,825	12,825	12,825	12,825	12,825	12,825	12,825	12,825	12,825	12,825
<b>Total Commercial Sq. Ft.</b>		<b>2,609,628</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>210,079</b>	<b>327,193</b>	<b>697,272</b>	<b>714,112</b>	<b>821,474</b>	<b>1,041,304</b>	<b>1,148,667</b>	<b>1,311,541</b>	<b>1,468,357</b>	<b>1,483,603</b>	<b>1,570,723</b>	<b>1,657,843</b>	<b>1,814,659</b>	<b>1,901,779</b>	<b>1,901,779</b>	<b>2,160,961</b>	<b>2,160,961</b>	<b>2,350,447</b>	<b>2,350,447</b>	<b>2,507,263</b>	<b>2,594,383</b>	<b>2,609,629</b>
Base Commercial Tax Rate per Sq. Ft.	\$0.11																										
<b>Total Commercial Tax</b>		<b>\$276,882</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$22,289</b>	<b>\$34,715</b>	<b>\$73,981</b>	<b>\$75,767</b>	<b>\$87,158</b>	<b>\$110,482</b>	<b>\$121,874</b>	<b>\$139,154</b>	<b>\$155,793</b>	<b>\$157,410</b>	<b>\$166,654</b>	<b>\$175,897</b>	<b>\$192,535</b>	<b>\$201,779</b>	<b>\$201,779</b>	<b>\$229,278</b>	<b>\$229,278</b>	<b>\$249,382</b>	<b>\$249,382</b>	<b>\$266,021</b>	<b>\$275,264</b>	<b>\$276,882</b>
<b>Lot Size Tax (Average Lot Size)</b>																											
<b>Office/Flex/R&amp;D</b>																											
Office		2,418,480	0	0	0	293,477	293,477	586,954	586,954	586,954	880,431	880,431	1,173,909	1,173,909	1,173,909	1,422,823	1,422,823	1,671,737	1,671,737	1,671,737	1,920,651	1,920,651	2,169,566	2,169,566	2,169,566	2,418,480	2,418,480
Flex: R&D/Office		1,465,746	0	0	0	0	334,610	334,610	334,610	334,610	669,220	669,220	669,220	868,351	868,351	868,351	868,351	1,067,483	1,067,483	1,067,483	1,266,614	1,266,614	1,266,614	1,266,614	1,465,746	1,465,746	1,465,746
<b>Total Office/Flex/R&amp;D</b>		<b>3,884,226</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>293,477</b>	<b>628,087</b>	<b>921,564</b>	<b>921,564</b>	<b>921,564</b>	<b>1,549,651</b>	<b>1,549,651</b>	<b>1,843,129</b>	<b>2,042,260</b>	<b>2,042,260</b>	<b>2,291,174</b>	<b>2,291,174</b>	<b>2,739,220</b>	<b>2,739,220</b>	<b>2,739,220</b>	<b>3,187,266</b>	<b>3,187,266</b>	<b>3,436,180</b>	<b>3,436,180</b>	<b>3,635,311</b>	<b>3,884,226</b>	<b>3,884,226</b>
Manufacturing		1,904,338	0	0	0	214,725	214,725	429,449	429,449	644,174	644,174	858,898	858,898	1,033,138	1,033,138	1,033,138	1,207,378	1,207,378	1,381,618	1,381,618	1,555,858	1,555,858	1,730,098	1,730,098	1,904,338	1,904,338	1,904,338
<b>Retail</b>																											
Industrial Commercial		250,310	0	0	0	0	0	0	67,358	67,358	67,358	67,358	67,358	67,358	128,342	128,342	128,342	128,342	128,342	128,342	189,326	189,326	189,326	189,326	189,326	189,326	250,310
Ancillary Retail		250,310	0	0	0	0	0	0	0	0	0	0	0	189,328	189,328	189,328	189,328	189,328	189,328	189,328	189,328	189,328	189,328	189,328	189,328	189,328	250,310
<b>Total Retail</b>		<b>500,620</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>67,358</b>	<b>67,358</b>	<b>67,358</b>	<b>67,358</b>	<b>67,358</b>	<b>256,686</b>	<b>256,686</b>	<b>317,670</b>	<b>317,670</b>	<b>317,670</b>	<b>317,670</b>	<b>317,670</b>	<b>378,654</b>	<b>378,654</b>	<b>439,638</b>	<b>439,638</b>	<b>439,638</b>	<b>439,638</b>	<b>500,622</b>
Hotel/Conference		640,000	0	0	0	0	0	640,000	640,000	640,000	640,000	640,000	640,000	640,000	640,000	640,000	640,000	640,000	640,000	640,000	640,000	640,000	640,000	640,000	640,000	640,000	640,000
Public/Nonprofit [1]		51,301	0	0	0	0	0	0	0	0	0	0	0	51,301	51,301	51,301	51,301	51,301	51,301	51,301	51,301	51,301	51,301	51,301	51,301	51,301	51,301
<b>Total Commercial Sq. Ft.</b>		<b>6,980,485</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>508,202</b>	<b>842,812</b>	<b>1,991,013</b>	<b>2,058,371</b>	<b>2,273,096</b>	<b>2,901,183</b>	<b>3,115,907</b>	<b>3,650,014</b>	<b>4,023,385</b>	<b>4,084,369</b>	<b>4,333,283</b>	<b>4,507,523</b>	<b>4,955,569</b>	<b>5,129,809</b>	<b>5,129,809</b>	<b>5,813,079</b>	<b>5,813,079</b>	<b>6,297,217</b>	<b>6,297,217</b>	<b>6,670,589</b>	<b>6,919,503</b>	<b>6,980,487</b>
Lot Size Tax Rate per Sq. Ft.	\$0.00058																										
<b>Total Lot Size Tax</b>		<b>\$4,021</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$293</b>	<b>\$485</b>	<b>\$1,147</b>	<b>\$1,186</b>	<b>\$1,309</b>	<b>\$1,671</b>	<b>\$1,795</b>	<b>\$2,102</b>	<b>\$2,317</b>	<b>\$2,353</b>	<b>\$2,496</b>	<b>\$2,596</b>	<b>\$2,854</b>	<b>\$2,955</b>	<b>\$2,955</b>	<b>\$3,348</b>	<b>\$3,348</b>	<b>\$3,627</b>	<b>\$3,627</b>	<b>\$3,842</b>	<b>\$3,986</b>	<b>\$4,021</b>
<b>Total Municipal Service Tax</b>		<b>\$280,902</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$22,582</b>	<b>\$35,201</b>	<b>\$75,127</b>	<b>\$76,953</b>	<b>\$88,468</b>	<b>\$112,153</b>	<b>\$123,668</b>	<b>\$141,257</b>	<b>\$158,110</b>	<b>\$159,763</b>	<b>\$169,150</b>	<b>\$178,493</b>	<b>\$195,390</b>	<b>\$204,734</b>	<b>\$204,734</b>	<b>\$232,626</b>	<b>\$232,626</b>	<b>\$253,010</b>	<b>\$253,010</b>	<b>\$269,863</b>	<b>\$279,250</b>	<b>\$280,902</b>

Source: City of Davis; EPS.

municipal

[1] Estimated Public/Nonprofit uses not owned by UC Davis is subject to paying municipal service tax. Estimated Public/Nonprofit uses owned by UC Davis are exempt from paying municipal service taxes and are excluded from this analysis.

Table B-9  
Davis Innovation Center:  
Fiscal Impact Analysis  
Estimated Annual Public Safety Tax Revenue (2015\$)

Item	Assumption	Annual Public Safety Tax Revenue																									
		Buildout	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25
<b>Base Commercial Tax (Building Sq. Ft.)</b>																											
<b>Office/Flex/R&amp;D</b>																											
Office		846,468	0	0	0	102,717	102,717	205,434	205,434	205,434	308,151	308,151	410,868	410,868	410,868	497,988	497,988	585,108	585,108	585,108	672,228	672,228	759,348	759,348	759,348	846,468	846,468
Flex: R&D/Office		513,011	0	0	0	0	0	117,114	117,114	117,114	234,227	234,227	234,227	303,923	303,923	303,923	303,923	373,619	373,619	373,619	443,315	443,315	443,315	443,315	513,011	513,011	
<b>Total Office/Flex/R&amp;D</b>		<b>1,359,479</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>102,717</b>	<b>102,717</b>	<b>322,548</b>	<b>322,548</b>	<b>322,548</b>	<b>542,378</b>	<b>542,378</b>	<b>645,095</b>	<b>714,791</b>	<b>714,791</b>	<b>801,911</b>	<b>801,911</b>	<b>958,727</b>	<b>958,727</b>	<b>958,727</b>	<b>1,115,543</b>	<b>1,115,543</b>	<b>1,202,663</b>	<b>1,202,663</b>	<b>1,272,359</b>	<b>1,359,479</b>	<b>1,359,479</b>
Manufacturing		952,169	0	0	0	107,362	107,362	214,725	214,725	322,087	322,087	429,449	429,449	516,569	516,569	516,569	603,689	603,689	690,809	690,809	777,929	777,929	865,049	865,049	952,169	952,169	952,169
<b>Retail</b>																											
Industrial Commercial		62,578	0	0	0	0	0	0	16,840	16,840	16,840	16,840	16,840	16,840	32,086	32,086	32,086	32,086	32,086	32,086	47,332	47,332	47,332	47,332	47,332	47,332	62,578
Ancillary Retail		62,578	0	0	0	0	0	0	0	0	0	0	0	47,332	47,332	47,332	47,332	47,332	47,332	47,332	47,332	47,332	47,332	47,332	47,332	62,578	62,578
<b>Total Retail</b>		<b>125,155</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>16,840</b>	<b>16,840</b>	<b>16,840</b>	<b>16,840</b>	<b>16,840</b>	<b>64,172</b>	<b>64,172</b>	<b>79,418</b>	<b>79,418</b>	<b>79,418</b>	<b>79,418</b>	<b>79,418</b>	<b>94,664</b>	<b>94,664</b>	<b>109,910</b>	<b>109,910</b>	<b>109,910</b>	<b>109,910</b>	<b>125,156</b>
Hotel/Conference		160,000	0	0	0	0	0	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000
Public/Nonprofit [1]		12,825	0	0	0	0	0	0	0	0	0	0	0	12,825	12,825	12,825	12,825	12,825	12,825	12,825	12,825	12,825	12,825	12,825	12,825	12,825	12,825
<b>Total Commercial Sq. Ft.</b>		<b>2,596,803</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>210,079</b>	<b>327,193</b>	<b>697,272</b>	<b>714,112</b>	<b>821,474</b>	<b>1,041,304</b>	<b>1,148,667</b>	<b>1,298,716</b>	<b>1,455,532</b>	<b>1,470,778</b>	<b>1,557,898</b>	<b>1,645,018</b>	<b>1,801,834</b>	<b>1,888,954</b>	<b>1,888,954</b>	<b>2,148,136</b>	<b>2,148,136</b>	<b>2,337,622</b>	<b>2,337,622</b>	<b>2,494,438</b>	<b>2,581,558</b>	<b>2,596,804</b>
Base Commercial Tax Rate per Sq. Ft.	\$0.13																										
<b>Total Commercial Tax</b>		<b>\$337,584</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$27,310</b>	<b>\$42,535</b>	<b>\$90,645</b>	<b>\$92,834</b>	<b>\$106,792</b>	<b>\$135,370</b>	<b>\$149,327</b>	<b>\$168,833</b>	<b>\$189,219</b>	<b>\$191,201</b>	<b>\$202,527</b>	<b>\$213,852</b>	<b>\$234,238</b>	<b>\$245,564</b>	<b>\$245,564</b>	<b>\$279,258</b>	<b>\$279,258</b>	<b>\$303,891</b>	<b>\$303,891</b>	<b>\$324,277</b>	<b>\$335,602</b>	<b>\$337,584</b>
<b>Lot Size Tax (Average Lot Size)</b>																											
<b>Office/Flex/R&amp;D</b>																											
Office		2,418,480	0	0	0	293,477	293,477	586,954	586,954	586,954	880,431	880,431	1,173,909	1,173,909	1,173,909	1,422,823	1,422,823	1,671,737	1,671,737	1,671,737	1,920,651	1,920,651	2,169,566	2,169,566	2,169,566	2,418,480	2,418,480
Flex: R&D/Office		1,465,746	0	0	0	0	334,610	334,610	334,610	334,610	669,220	669,220	669,220	868,351	868,351	868,351	868,351	1,067,483	1,067,483	1,067,483	1,266,614	1,266,614	1,266,614	1,266,614	1,465,746	1,465,746	
<b>Total Office/Flex/R&amp;D</b>		<b>3,884,226</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>293,477</b>	<b>628,087</b>	<b>921,564</b>	<b>921,564</b>	<b>921,564</b>	<b>1,549,651</b>	<b>1,549,651</b>	<b>1,843,129</b>	<b>2,042,260</b>	<b>2,042,260</b>	<b>2,291,174</b>	<b>2,291,174</b>	<b>2,739,220</b>	<b>2,739,220</b>	<b>2,739,220</b>	<b>3,187,266</b>	<b>3,187,266</b>	<b>3,436,180</b>	<b>3,436,180</b>	<b>3,635,311</b>	<b>3,884,226</b>	<b>3,884,226</b>
Manufacturing		1,904,338	0	0	0	214,725	214,725	429,449	429,449	644,174	644,174	858,898	858,898	1,033,138	1,033,138	1,033,138	1,207,378	1,207,378	1,381,618	1,381,618	1,555,858	1,555,858	1,730,098	1,730,098	1,904,338	1,904,338	1,904,338
<b>Retail</b>																											
Industrial Commercial		250,310	0	0	0	0	0	0	67,358	67,358	67,358	67,358	67,358	67,358	128,342	128,342	128,342	128,342	128,342	128,342	189,326	189,326	189,326	189,326	189,326	250,310	250,310
Ancillary Retail		250,310	0	0	0	0	0	0	0	0	0	0	0	189,328	189,328	189,328	189,328	189,328	189,328	189,328	189,328	189,328	189,328	189,328	189,328	250,310	250,310
<b>Total Retail</b>		<b>500,620</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>67,358</b>	<b>67,358</b>	<b>67,358</b>	<b>67,358</b>	<b>67,358</b>	<b>256,686</b>	<b>256,686</b>	<b>317,670</b>	<b>317,670</b>	<b>317,670</b>	<b>317,670</b>	<b>317,670</b>	<b>378,654</b>	<b>378,654</b>	<b>439,638</b>	<b>439,638</b>	<b>439,638</b>	<b>439,638</b>	<b>500,622</b>
Hotel/Conference		640,000	0	0	0	0	0	640,000	640,000	640,000	640,000	640,000	640,000	640,000	640,000	640,000	640,000	640,000	640,000	640,000	640,000	640,000	640,000	640,000	640,000	640,000	640,000
Public/Nonprofit [1]		51,301	0	0	0	0	0	0	0	0	0	0	0	51,301	51,301	51,301	51,301	51,301	51,301	51,301	51,301	51,301	51,301	51,301	51,301	51,301	51,301
<b>Total Commercial Sq. Ft.</b>		<b>6,929,184</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>508,202</b>	<b>842,812</b>	<b>1,991,013</b>	<b>2,058,371</b>	<b>2,273,096</b>	<b>2,901,183</b>	<b>3,115,907</b>	<b>3,598,713</b>	<b>3,972,084</b>	<b>4,033,068</b>	<b>4,281,982</b>	<b>4,456,222</b>	<b>4,904,268</b>	<b>5,078,508</b>	<b>5,078,508</b>	<b>5,761,778</b>	<b>5,761,778</b>	<b>6,245,916</b>	<b>6,245,916</b>	<b>6,619,287</b>	<b>6,868,202</b>	<b>6,929,186</b>
Lot Size Tax Rate per Sq. Ft.	\$0.00049																										
<b>Total Lot Size Tax</b>		<b>\$3,395</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$249</b>	<b>\$413</b>	<b>\$976</b>	<b>\$1,009</b>	<b>\$1,114</b>	<b>\$1,422</b>	<b>\$1,527</b>	<b>\$1,763</b>	<b>\$1,946</b>	<b>\$1,976</b>	<b>\$2,098</b>	<b>\$2,184</b>	<b>\$2,403</b>	<b>\$2,488</b>	<b>\$2,488</b>	<b>\$2,823</b>	<b>\$2,823</b>	<b>\$3,060</b>	<b>\$3,060</b>	<b>\$3,243</b>	<b>\$3,365</b>	<b>\$3,395</b>
<b>Total Public Safety Service Tax</b>		<b>\$340,980</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$27,559</b>	<b>\$42,948</b>	<b>\$91,621</b>	<b>\$93,843</b>	<b>\$107,905</b>	<b>\$136,791</b>	<b>\$150,853</b>	<b>\$170,596</b>	<b>\$191,165</b>	<b>\$193,177</b>	<b>\$204,625</b>	<b>\$216,036</b>	<b>\$236,641</b>	<b>\$248,052</b>	<b>\$248,052</b>	<b>\$282,081</b>	<b>\$282,081</b>	<b>\$306,951</b>	<b>\$306,951</b>	<b>\$327,520</b>	<b>\$338,968</b>	<b>\$340,980</b>

Source: City of Davis; EPS.

[1] Estimated Public/Nonprofit uses not owned by UC Davis is subject to paying municipal service tax. Estimated Public/Nonprofit uses owned by UC Davis are exempt from paying municipal service taxes and are excluded from this analysis.

safety



## APPENDIX C: Expenditure-Estimating Tables

Table C-1	Expenditure-Estimating Procedures.....	C-1
Table C-2	Estimated Annual Expenditures at Buildout .....	C-2
Table C-3	Estimated Annual Parks & Open Space Management Expenditures.....	C-3
Table C-4	Estimated Annual Fire Department Operating and Maintenance Expenditures .....	C-4
Table C-5	Estimated Annual Police Department Operating and Maintenance Expenditures .....	C-5
Table C-6	Estimated Annual Public Works Expenditures .....	C-6

**Table C-1  
Davis Innovation Centers  
Fiscal Impact Analysis  
Expenditure-Estimating Procedures (2015\$)**

Expenditure Category	Estimating Procedure	Case Study Reference	FY 2015-16 City Adopted Expenditures	Service Population [1]	Adjustment Factor [2]	Expenditure Multiplier
<b>General Fund Expenditures</b>						
City Attorney	Per Person Served	-	\$362,967	76,233	75%	\$3.57
City Council	Per Person Served	-	\$170,299	76,233	75%	\$1.68
City Manager's Office	Per Person Served	-	\$2,549,984	76,233	75%	\$25.09
Administrative Services	Per Person Served	-	\$2,638,435	76,233	75%	\$25.96
Community Dev. & Sustainability	Per Person Served	-	\$1,969,493	76,233	100%	\$25.84
Community Services	Per Person Served	-	\$4,737,420	76,233	100%	\$62.14
Parks & Open Space Management	Case Study	Table C-3	\$5,352,063	NA	NA	NA
Fire	Case Study	Table C-4	\$8,745,077	NA	NA	NA
Police	Case Study	Table C-5	\$16,080,902	NA	NA	NA
Public Works	Case Study	Table C-6	\$1,779,363	NA	NA	NA
Capital Improvements	[3]	-	\$6,574,280	NA	NA	NA
Debt Service	[3]	-	\$183,453	NA	NA	NA
RDA Successor Agency	[3]	-	\$0	NA	NA	NA
Nondepartmental	[3]	-	\$285,979	NA	NA	NA
<b>Total General Fund Expenditures</b>			<b>\$51,429,715</b>			
General Fund Reserve			\$679,656			
<b>Total General Fund (Incl. General Fund Reserve)</b>			<b>\$52,109,371</b>			

Source: City of Davis FY 2015-16 Adopted Budget; EPS.

*expend*

[1] Represents Citywide residents or persons served as shown in Table A-1.

[2] Adjustment factors provided by the City of Davis. Represents the percentage of expenditures estimated to be impacted by new growth.

[3] This expenditure category is not expected to be impacted by the project and is omitted from this analysis.

Table C-2  
 Davis Innovation Centers  
 Fiscal Impact Analysis  
 Estimated Annual Expenditures at Buildout (2015\$)

Expenditures	Annual Net Expenditures at Buildout																										
	Buildout	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	
<i>Formula</i>	<i>a</i>	<i>c = a + b</i>																									
<b>General Fund Expenditures</b>																											
City Attorney	\$10,000	\$0	\$0	\$0	\$1,000	\$1,000	\$2,000	\$2,000	\$2,000	\$3,000	\$4,000	\$5,000	\$5,000	\$5,000	\$6,000	\$6,000	\$7,000	\$7,000	\$7,000	\$8,000	\$8,000	\$9,000	\$9,000	\$9,000	\$10,000	\$10,000	\$10,000
City Council	\$5,000	\$0	\$0	\$0	\$0	\$1,000	\$1,000	\$1,000	\$1,000	\$2,000	\$2,000	\$2,000	\$2,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$5,000	\$5,000	\$5,000
City Manager's Office	\$69,000	\$0	\$0	\$0	\$6,000	\$9,000	\$15,000	\$16,000	\$17,000	\$24,000	\$26,000	\$33,000	\$36,000	\$36,000	\$40,000	\$41,000	\$49,000	\$50,000	\$50,000	\$57,000	\$57,000	\$62,000	\$62,000	\$65,000	\$68,000	\$69,000	\$69,000
Administrative Services	\$71,000	\$0	\$0	\$0	\$6,000	\$9,000	\$16,000	\$16,000	\$18,000	\$25,000	\$27,000	\$34,000	\$37,000	\$38,000	\$41,000	\$42,000	\$50,000	\$52,000	\$52,000	\$59,000	\$59,000	\$64,000	\$64,000	\$67,000	\$71,000	\$71,000	\$71,000
Community Dev. & Sustainability	\$71,000	\$0	\$0	\$0	\$6,000	\$9,000	\$16,000	\$16,000	\$18,000	\$25,000	\$26,000	\$34,000	\$37,000	\$37,000	\$41,000	\$42,000	\$50,000	\$51,000	\$51,000	\$58,000	\$58,000	\$64,000	\$64,000	\$67,000	\$70,000	\$71,000	\$71,000
Community Services	\$170,000	\$0	\$0	\$0	\$14,000	\$21,000	\$38,000	\$39,000	\$42,000	\$60,000	\$64,000	\$82,000	\$89,000	\$90,000	\$98,000	\$102,000	\$121,000	\$124,000	\$124,000	\$141,000	\$141,000	\$153,000	\$153,000	\$161,000	\$169,000	\$170,000	\$170,000
Parks & Open Space Management	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire	\$376,000	\$0	\$0	\$0	\$31,000	\$47,000	\$83,000	\$85,000	\$94,000	\$132,000	\$140,000	\$180,000	\$197,000	\$199,000	\$218,000	\$224,000	\$267,000	\$273,000	\$273,000	\$311,000	\$311,000	\$338,000	\$338,000	\$355,000	\$374,000	\$376,000	\$376,000
Police	\$639,000	\$0	\$0	\$0	\$52,000	\$80,000	\$141,000	\$145,000	\$159,000	\$224,000	\$239,000	\$307,000	\$335,000	\$338,000	\$370,000	\$382,000	\$453,000	\$465,000	\$465,000	\$528,000	\$528,000	\$576,000	\$576,000	\$603,000	\$636,000	\$639,000	\$639,000
Public Works	\$174,000	\$0	\$0	\$0	\$13,000	\$21,000	\$44,000	\$46,000	\$52,000	\$66,000	\$73,000	\$87,000	\$97,000	\$98,000	\$103,000	\$109,000	\$123,000	\$129,000	\$129,000	\$145,000	\$145,000	\$157,000	\$157,000	\$167,000	\$173,000	\$174,000	\$174,000
<b>Total General Fund Expenditures</b>	<b>\$1,585,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$129,000</b>	<b>\$198,000</b>	<b>\$356,000</b>	<b>\$366,000</b>	<b>\$403,000</b>	<b>\$561,000</b>	<b>\$601,000</b>	<b>\$764,000</b>	<b>\$835,000</b>	<b>\$843,000</b>	<b>\$920,000</b>	<b>\$951,000</b>	<b>\$1,123,000</b>	<b>\$1,154,000</b>	<b>\$1,154,000</b>	<b>\$1,311,000</b>	<b>\$1,311,000</b>	<b>\$1,427,000</b>	<b>\$1,427,000</b>	<b>\$1,498,000</b>	<b>\$1,576,000</b>	<b>\$1,585,000</b>	<b>\$1,585,000</b>

Source: City of Davis; EPS.

net\_exp



Table C-3  
 Davis Innovation Centers  
 Fiscal Impact Analysis  
 Estimated Annual Parks & Open Space Management Expenditures (2015\$)

Item	Annual Maintenance Cost Estimate Per Acre [1]	Annual Parks & Open Space Maintenance Costs																									
		Buildout	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25
<b>Parks and Open Space Acreage</b>																											
Parks	\$10,855	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Greenbelts and Linear Greens	\$7,961	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Habitat/Open Space	\$3,618	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Parks and Open Space Expenditures</b>		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Source: City of Davis; EPS.

parks\_exp

[1] Annual maintenance cost estimates for parks and open space provided by the City of Davis, as of July 2015.  
 [2] Under the Base Development Program, parks and open space expenditures for MRIC will be funded with private sources and are excluded from this analysis.

Table C-4  
 Davis Innovation Centers  
 Fiscal Impact Analysis  
 Estimated Annual Fire Department Operating and Maintenance Expenditures (2015\$)

Item	City of Davis		Adjusted City of Davis FY 2015-16 Budget	Annual Fire Expenditures																									
	FY 2015-16 Budget	Assumption		Buildout	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25
<b>Annual City Fire Dept. Expenditures [1]</b>		<i>Adj. Factor</i>																											
General Fund Fire Dept. Expenditures	\$8,745,077	100%	\$8,745,077																										
Prop. 172 Public Safety Sales Tax Revenues	\$491,000	50%	\$245,500																										
Public Safety Tax Revenues	\$2,955,040	50%	\$1,477,520																										
<b>Total Annual Fire Department Expenditures</b>	<b>\$12,191,117</b>		<b>\$10,468,097</b>																										
Citywide Persons Served		76,233																											
Citywide Fire Expenditures per Persons Served		\$137																											
Project Persons Served				2,736	0	0	0	224	341	604	620	681	961	1,022	1,313	1,432	1,447	1,585	1,634	1,941	1,991	1,991	2,262	2,262	2,464	2,464	2,584	2,721	2,736
<b>Total Annual Fire Department Expenditures</b>				\$375,694	\$0	\$0	\$0	\$30,700	\$46,782	\$82,975	\$85,174	\$93,549	\$131,956	\$140,331	\$180,324	\$196,691	\$198,682	\$217,616	\$224,413	\$266,590	\$273,387	\$273,387	\$310,679	\$310,679	\$338,401	\$338,401	\$354,768	\$373,703	\$375,694

Source: City of Davis; EPS.

[1] Assumes annual City Fire Department expenditures are funded with half of Proposition 172 Sales Tax and half of Public Safety tax revenues, in addition to other General Fund Revenues, per the City of Davis.

Table C-5  
 Davis Innovation Centers  
 Fiscal Impact Analysis  
 Estimated Annual Police Department Operating and Maintenance Expenditures (2015\$)

Item	City of Davis FY 2015-16 Budget	Assumption	Adjusted City of Davis FY 2015-16 Budget	Annual Police Expenditures																									
				Buildout	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25
<b>Annual City Police Dept. Expenditures [1]</b>		<i>Adj. Factor</i>																											
General Fund Police Dept. Expenditures	\$16,080,902	100%	\$16,080,902																										
Prop. 172 Public Safety Sales Tax Revenues	\$491,000	50%	\$245,500																										
Public Safety Tax Revenues	\$2,955,040	50%	\$1,477,520																										
<b>Total Annual Police Department Expenditures</b>	<b>\$19,526,942</b>		<b>\$17,803,922</b>																										
Citywide Persons Served		76,233																											
Citywide Police Expenditures per Person Served		\$234																											
Project Persons Served				2,736	0	0	0	224	341	604	620	681	961	1,022	1,313	1,432	1,447	1,585	1,634	1,941	1,991	1,991	2,262	2,262	2,464	2,464	2,584	2,721	2,736
<b>Total Annual Police Department Expenditures</b>				\$638,972	\$0	\$0	\$0	\$52,214	\$79,566	\$141,122	\$144,862	\$159,107	\$224,427	\$238,673	\$306,691	\$334,528	\$337,914	\$370,117	\$381,677	\$453,411	\$464,970	\$464,970	\$528,397	\$528,397	\$575,546	\$575,546	\$603,383	\$635,586	\$638,972

Source: City of Davis; EPS.

police

[1] Assumes annual City Police Department expenditures are funded with half of Proposition 172 Sales Tax and half of Public Safety tax revenues, in addition to other General Fund Revenues, per the City of Davis.

Table C-6  
Davis Innovation Centers  
Fiscal Impact Analysis  
Estimated Annual Public Works Expenditures (2015\$)

Base Development Program

Item	Annual Amortized Cost [1] /Unit	Annual Public Works Expenditures																									
		Buildout [2]	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25
<b>Quantity Assumptions [3]</b>																											
Roadway Lane Miles [4]		5.67	0.00	0.00	0.00	0.44	0.68	1.45	1.49	1.71	2.17	2.39	2.83	3.15	3.18	3.36	3.55	4.02	4.20	4.20	4.74	4.74	5.13	5.13	5.46	5.64	5.67
Sidewalk Linear Feet [5]		23,810	0	0	0	1,836	2,859	6,092	6,240	7,178	9,098	10,036	11,859	13,229	13,362	14,124	14,885	16,864	17,625	17,625	19,890	19,890	21,545	21,545	22,916	23,677	23,810
Sidewalk Curb and Gutter Linear Feet		22,270	0	0	0	1,717	2,674	5,698	5,836	6,713	8,510	9,387	11,092	12,374	12,498	13,210	13,922	15,773	16,485	16,485	18,603	18,603	20,152	20,152	21,433	22,145	22,270
Streetslights		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Signalized Intersections		5.0	0.0	0.0	0.0	0.4	0.6	1.3	1.3	1.5	1.9	2.1	2.5	2.8	2.8	3.0	3.1	3.5	3.7	3.7	4.2	4.2	4.5	4.5	4.8	5.0	5.0
Non-Street Corridor Bike Path Lane Miles		1.9	0.0	0.0	0.0	0.1	0.2	0.5	0.5	0.6	0.7	0.8	0.9	1.0	1.1	1.1	1.2	1.3	1.4	1.4	1.6	1.6	1.7	1.7	1.8	1.9	1.9
Median Landscaping Acres [6]		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Parkway Planter Landscaping Acres [6]		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
<b>Public Works Expenditures</b>																											
<b>Road Maintenance</b>																											
Surface Maintenance	\$8,870 Per Lane Mile	\$50,316	\$0	\$0	\$0	\$3,879	\$6,041	\$12,875	\$13,186	\$15,168	\$19,227	\$21,209	\$25,061	\$27,956	\$28,238	\$29,847	\$31,455	\$35,638	\$37,246	\$37,246	\$42,032	\$42,032	\$45,530	\$45,530	\$48,426	\$50,035	\$50,316
Pavement Overlay Maintenance	\$3,399 Per Lane Mile	\$19,280	\$0	\$0	\$0	\$1,486	\$2,315	\$4,933	\$5,052	\$5,812	\$7,367	\$8,127	\$9,603	\$10,712	\$10,820	\$11,437	\$12,053	\$13,656	\$14,272	\$14,272	\$16,106	\$16,106	\$17,447	\$17,447	\$18,556	\$19,172	\$19,280
<b>Total Road Maintenance</b>	<b>\$12,269</b>	<b>\$69,596</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,365</b>	<b>\$8,356</b>	<b>\$17,808</b>	<b>\$18,238</b>	<b>\$20,980</b>	<b>\$26,594</b>	<b>\$29,336</b>	<b>\$34,664</b>	<b>\$38,669</b>	<b>\$39,058</b>	<b>\$41,283</b>	<b>\$43,508</b>	<b>\$49,293</b>	<b>\$51,518</b>	<b>\$51,518</b>	<b>\$58,138</b>	<b>\$58,138</b>	<b>\$62,977</b>	<b>\$62,977</b>	<b>\$66,982</b>	<b>\$69,207</b>	<b>\$69,596</b>
<b>Sidewalk Maintenance</b>																											
Surface Maintenance	\$0.80 Per Linear Foot	\$19,048	\$0	\$0	\$0	\$1,468	\$2,287	\$4,874	\$4,992	\$5,742	\$7,279	\$8,029	\$9,487	\$10,583	\$10,690	\$11,299	\$11,908	\$13,491	\$14,100	\$14,100	\$15,912	\$15,912	\$17,236	\$17,236	\$18,332	\$18,941	\$19,048
Sidewalk Rehab.	\$0.56 Per Linear Foot	\$13,334	\$0	\$0	\$0	\$1,028	\$1,601	\$3,412	\$3,494	\$4,019	\$5,095	\$5,620	\$6,641	\$7,408	\$7,483	\$7,909	\$8,336	\$9,444	\$9,870	\$9,870	\$11,138	\$11,138	\$12,065	\$12,065	\$12,833	\$13,259	\$13,334
<b>Total Sidewalk Maintenance</b>	<b>\$1.36</b>	<b>\$32,382</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,496</b>	<b>\$3,888</b>	<b>\$8,286</b>	<b>\$8,486</b>	<b>\$9,762</b>	<b>\$12,374</b>	<b>\$13,650</b>	<b>\$16,128</b>	<b>\$17,992</b>	<b>\$18,173</b>	<b>\$19,208</b>	<b>\$20,243</b>	<b>\$22,935</b>	<b>\$23,970</b>	<b>\$23,970</b>	<b>\$27,050</b>	<b>\$27,050</b>	<b>\$29,302</b>	<b>\$29,302</b>	<b>\$31,165</b>	<b>\$32,200</b>	<b>\$32,382</b>
<b>Other Annual Maintenance Costs</b>																											
Sidewalk Curb and Gutter Rehab.	\$0.07 Per Linear Foot	\$1,514	\$0	\$0	\$0	\$117	\$182	\$387	\$397	\$457	\$579	\$638	\$754	\$841	\$850	\$898	\$947	\$1,073	\$1,121	\$1,121	\$1,265	\$1,265	\$1,370	\$1,370	\$1,457	\$1,506	\$1,514
Streetslights	\$159 Per Streetslight	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Signalized Intersections	\$10,900 Per Signalized Int.	\$54,500	\$0	\$0	\$0	\$4,201	\$6,544	\$13,945	\$14,282	\$16,429	\$20,826	\$22,973	\$27,145	\$30,281	\$30,586	\$32,328	\$34,071	\$38,601	\$40,343	\$40,343	\$45,527	\$45,527	\$49,316	\$49,316	\$52,453	\$54,195	\$54,500
Non-Street Corridor Bike Paths	\$1,331 Per Lane Mile	\$2,506	\$0	\$0	\$0	\$193	\$301	\$641	\$657	\$755	\$957	\$1,056	\$1,248	\$1,392	\$1,406	\$1,486	\$1,566	\$1,775	\$1,855	\$1,855	\$2,093	\$2,093	\$2,267	\$2,267	\$2,412	\$2,492	\$2,506
Median Landscaping	\$7,961 Per Acre	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Parkway Planter Landscaping	\$7,961 Per Acre	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Other Annual Maintenance Costs</b>		<b>\$58,520</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,511</b>	<b>\$7,026</b>	<b>\$14,974</b>	<b>\$15,335</b>	<b>\$17,641</b>	<b>\$22,362</b>	<b>\$24,667</b>	<b>\$29,147</b>	<b>\$32,515</b>	<b>\$32,842</b>	<b>\$34,713</b>	<b>\$36,584</b>	<b>\$41,448</b>	<b>\$43,319</b>	<b>\$43,319</b>	<b>\$48,885</b>	<b>\$48,885</b>	<b>\$52,954</b>	<b>\$52,954</b>	<b>\$56,322</b>	<b>\$58,193</b>	<b>\$58,520</b>
<b>Subtotal Public Works Expenditures</b>		<b>\$160,498</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$12,373</b>	<b>\$19,271</b>	<b>\$41,067</b>	<b>\$42,059</b>	<b>\$48,382</b>	<b>\$61,330</b>	<b>\$67,653</b>	<b>\$79,939</b>	<b>\$89,175</b>	<b>\$90,073</b>	<b>\$95,205</b>	<b>\$100,336</b>	<b>\$113,677</b>	<b>\$118,808</b>	<b>\$118,808</b>	<b>\$134,073</b>	<b>\$134,073</b>	<b>\$145,233</b>	<b>\$145,233</b>	<b>\$154,469</b>	<b>\$159,600</b>	<b>\$160,498</b>
Administrative Expenses [7]	1.82% of Expenditures	\$2,921	\$0	\$0	\$0	\$225	\$351	\$747	\$765	\$881	\$1,116	\$1,231	\$1,455	\$1,623	\$1,639	\$1,733	\$1,826	\$2,069	\$2,162	\$2,162	\$2,440	\$2,440	\$2,643	\$2,643	\$2,811	\$2,905	\$2,921
Engineering Expenses [7]	6.50% of Expenditures	\$10,432	\$0	\$0	\$0	\$804	\$1,253	\$2,669	\$2,734	\$3,145	\$3,986	\$4,397	\$5,196	\$5,796	\$5,855	\$6,188	\$6,522	\$7,389	\$7,722	\$7,722	\$8,715	\$8,715	\$9,440	\$9,440	\$10,040	\$10,374	\$10,432
<b>Total Public Works Expenditures</b>		<b>\$173,851</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$13,403</b>	<b>\$20,874</b>	<b>\$44,484</b>	<b>\$45,558</b>	<b>\$52,408</b>	<b>\$66,432</b>	<b>\$73,282</b>	<b>\$86,590</b>	<b>\$96,595</b>	<b>\$97,568</b>	<b>\$103,126</b>	<b>\$108,684</b>	<b>\$123,134</b>	<b>\$128,692</b>	<b>\$128,692</b>	<b>\$145,228</b>	<b>\$145,228</b>	<b>\$157,316</b>	<b>\$157,316</b>	<b>\$167,321</b>	<b>\$172,879</b>	<b>\$173,851</b>

Source: City of Davis; Yolo 101 JV and R&B Delta, LLC; Nishi Gateway LLC; EPS.

works

[1] Annual maintenance costs provided by the City of Davis, as of July 2015.  
 [2] MRIC quantity assumptions exclude quantities in the Mace Triangle because a preliminary site plan has not been completed at the time of this analysis. Updates to this analysis may be warranted when data becomes available.  
 [3] Quantities of items funded through the City Public Works department provided by project applicants as of July 2015, except where otherwise noted.  
 [4] Includes Class 2 bikeways that are envisioned as part of the roadway network.  
 [5] Includes 10' bikeways that are envisioned as part of the 6' sidewalk network.  
 [6] Under the Base Development Program, median and parkway planter landscaping for MRIC will be funded with private sources and are  
 [7] Percentage defined as the ratio of total administrative and engineering costs to the total Public Works budget, as provided by the City.



## APPENDIX D: Support Tables for Revenue Estimates

Table D-1	Preliminary Property Tax Allocations .....	D-1
Table D-2	Estimated Assessed Valuation at Buildout: Base Development Program .....	D-2

Table D-1  
Davis Innovation Centers  
Fiscal Impact Analysis  
Preliminary Property Tax Allocations

Fund/Agency	MRIC			Nishi			Olive Drive TRA 001-023
	Pre-Annexation Property Tax Allocation TRA 061-003	Post-Annexation Property Tax Allocation		Pre-Annexation Property Tax Allocation TRA 061-030	Post-Annexation Property Tax Allocation		
		Nishi Gateway			Nishi Gateway		
		Yolo County	City of Davis		Yolo County	City of Davis	
<b>City/County Tax Sharing Assumption [1]</b>		<b>50%</b>	<b>50%</b>		<b>50%</b>	<b>50%</b>	<b>NA</b>
<b>EIFD Share of Tax Increment</b>		<b>0%</b>	<b>0%</b>				
<b>Taxing Entities for Analysis</b>							
County General Fund	11.0129%	5.5065%	5.5065%	12.3740%	6.1870%	6.1870%	-
County ACO Fund	1.3180%	0.6590%	0.6590%	1.4810%	0.7405%	0.7405%	-
East Davis Fire District	9.6613%	4.8306%	4.8306%	0.0000%	-	-	NA
City General Fund [2]	-	-	-	-	-	-	18.8100%
<b>Total Taxing Entities for Analysis</b>	<b>21.9922%</b>	<b>10.9961%</b>	<b>10.9961%</b>	<b>13.8550%</b>	<b>6.9275%</b>	<b>6.9275%</b>	<b>18.8100%</b>
<b>Other Taxing Entities</b>							
County Library	1.9700%	-	-	2.2140%	-	-	NA
County Road District #2	2.0998%	-	-	0.0000%	-	-	NA
Davis Cemetery District	0.3162%	-	-	0.0000%	-	-	NA
Sacto-Yolo Mosquito & Vector Control	0.9268%	-	-	0.0000%	-	-	NA
Yolo County Flood Control District	0.6757%	-	-	0.0000%	-	-	NA
Solano County Flood Control	0.0000%	-	-	4.2960%	-	-	NA
Yolo County Resources Conservation District	0.0317%	-	-	0.3130%	-	-	NA
County Schools	3.3291%	-	-	3.7410%	-	-	NA
Davis Joint Unified School District	40.1260%	-	-	45.0860%	-	-	NA
Los Rios Community College District	4.9785%	-	-	5.5930%	-	-	NA
ERAF	23.5540%	-	-	24.9020%	-	-	NA
<b>Total Other Taxing Entities</b>	<b>78.0078%</b>	-	-	<b>86.1450%</b>	-	-	NA
<b>Total Property Tax Allocation</b>	<b>100.0000%</b>	<b>10.9961%</b>	<b>10.9961%</b>	<b>100.0000%</b>	<b>6.9275%</b>	<b>6.9275%</b>	<b>18.8100%</b>

tax\_alloc

Source: Goodwin Consulting Group February 13, 2015 Memorandum "Preliminary Analysis of Infrastructure Alternatives - Nishi Property Development Plan"; Yolo County; EPS.

[1] Preliminary tax sharing assumption, subject to negotiations between the City and County. Additional tax sharing assumptions evaluated in sensitivity scenarios.

[2] TRA 001-023 is currently part of Davis Successor Agency (formerly redevelopment agency) and the precise property tax breakdown by entity is not available from Yolo County. However, the County Auditor-Controller provided a reasonable estimate for the post-ERAF allocation factor for the City's General Fund for FY 2015-16. Any variation in the exact allocation factor is estimated to be nominal.





**APPENDIX E:**  
**Infrastructure Facility Maintenance Responsibility**

Table E-1      MRIC Infrastructure Facility Maintenance Responsibility..... E-1



**Table E-1  
Davis Innovation Centers  
Fiscal Impact Analysis  
MRIC Infrastructure Facility Maintenance Responsibility**

MRIC

No.	Item	Maintenance Funding Scenarios			City Fund Funding [2]		
		Base [1]	Alternative #1	Alternative #2	Base	Alternative #1	Alternative #2
<b>Street Maintenance</b>							
1	Street Pavement Behind Curbs	Public	Public	Private	General Fund	General Fund	NA
2	Street Sidewalk	Public	Public	Private	General Fund	General Fund	NA
3	Traffic Signals/Signalized Intersections	Public	Public	Private	General Fund	General Fund	NA
3	Bike Path	Public	Public	Private	General Fund	General Fund	NA
4	Bike Path (Non-Street Corridors)	Public	Public	Private	General Fund	General Fund	NA
<b>Landscaping and Lighting</b>							
5	Median Landscaping	Private	Public	Private	NA	General Fund	NA
6	Parkway Planter Landscaping	Private	Public	Private	NA	General Fund	NA
7	Street Lights	Private	Public	Private	NA	General Fund	NA
8	Internal Areas Lights	Private	Private	Private	NA	NA	NA
<b>Transit Maintenance</b>							
9	Transit Plaza	Private	Private	Private	NA	NA	NA
<b>Utilities Maintenance</b>							
10	Water Distribution Mainline Piping	Public	Public	Private	Water Fund	Water Fund	NA
11	Sewer Collection Mainline Piping	Public	Public	Private	Sewer Fund	Sewer Fund	NA
12	Sewer Lift Stations	Public	Public	Private	Sewer Fund	Sewer Fund	NA
13	Irrigation Well	Private	Private	Private	NA	NA	NA
14	Irrigation Distribution Mainline Piping	Private	Private	Private	NA	NA	NA
15	Onsite Reach of Mace Channel	Public	Public	Private	Storm Sewer Fund	Storm Sewer Fund	NA
16	Offsite Reach of Mace Channel	Public	Public	Private	Storm Sewer Fund	Storm Sewer Fund	NA
17	Onsite Detention Storage	Private	Private	Private	NA	NA	NA
18	Storm Drain Pipes/Inlets	Public	Public	Private	Storm Sewer Fund	Storm Sewer Fund	NA
<b>Parks and Open Space</b>							
19	Public Parks	Private	Private	Private	NA	NA	NA
20	Greenbelts and Linear Greens	Private	Private	Private	NA	NA	NA
21	Habitat/Open Space	Private	Private	Private	NA	NA	NA
22	Private Parks	Private	Private	Private	NA	NA	NA

*m\_maint*

Source: City of Davis; Yolo 101 JV and R&B Delta, LLC; EPS.

[1] The Base Development Program is consistent with the August 2015 Draft Environmental Impact Report for the Mace Ranch Innovation Center Project, prepared by Raney Planning

[2] Non-General Fund City funds (e.g., Water Fund, Sewer Fund, Storm Sewer Fund) are enterprise funds and are not evaluated in this analysis.