

**CORRESPONDENCE AND LETTERS RECEIVED REGARDING
THE SOLANO360 PROJECT**

Open Letter to the Vallejo City Council, requesting the Council do their due diligence before voting on the approval to obligate ~ forty million dollars to rebuild the fairgrounds at a time Vallejo is in public safety distress and in disrepair. We are concerned that the Planning Commissioners approval will preempt the "Peoples Objections," to the 360Plan.

Dear Vallejo City Council,

The 360PLAN is up for a vote by the Vallejo City Council on Tuesday May 14, 2013. A vote of approval will result in a financial obligation of approximately 40 Million Dollars at a time Vallejo is in public safety distress and in disrepair.

"We the People," as "Concerned Citizens," are providing the following information to the Vallejo City Council and giving public notification that be it known that the Vallejo Planning Commissioners, on April 29, 2013; in spite of a full house of concerned citizens in disapproval of the 360Plan, and in spite of the lack of a Vallejo Master Plan for the region; and with substantial public enthusiasm and support for a professional sports complex for the fairgrounds property; despite the substantial number of public comments from concerned citizens objecting to the conception of the 360Plan, the Vallejo Planning Commissioners rubber stamp their approval. We are concerned that their approval will preempt the "Peoples Objections," to the 360Plan.

"Concerned Citizens of Vallejo," are requesting that the Vallejo City Council under the 'Due Diligence' clause, procure an Independent Masters of Business Administration (MBA) evaluation, before finalizing an obligation to be involved with the 360Plan. The findings will ensure that the council has moved forward wisely. The MBA findings will ensure the public's business is protected. "We the People" request the Vallejo City Council produce an independent recommendation from an MBA evaluating the impact the 360Plan will have on Vallejo's economy, to provide business backed principles whether or not to enter into this financial commitment and to recommend whether or not Vallejo should become obligated as a 3% partner as stipulated in the 360Plan. Once we enter into this 360Plan we may not be able to annex the Fairgrounds into the City Limits which may be the MBA's recommendation.

The MBA consultants will also provide recommendations on performance clauses both for the County and for the Building Contractors. MBA's will provide recommendations on cost saving measures on whether to scrap the old, as; old renovations require many, many, change orders and therefore are not subject to competitive bidding. New building will allow for a 100% "Hard Money Contract," and allows for substantial savings through the competitive bidding process. Whereby everything on the plans is included and ensures earthquake standards are in effect and costly retrofitting will not

be required.

In the U.S.A the current cost projection to build retail in large cities using Union Labor is \$100. a square foot, with the 360Plan, the Solano County Board of Supervisors projected cost is \$325. a square foot, inflating the fair market cost to build, seventy four million dollars. \$325. a square foot is what it costs to build prisons with all the reinforcement, metal, security systems and automatic lock-ups.

The looming debt that this project will incur, has a fourteen to twenty five year projection for initiating any recovery of investment. Furthermore, the financial consultant for the 360Plan has provided disclaimers to prevent being liable for providing misleading information, whereby; 1. he cannot be held liable for misconstruing his financial projections and 2. he has fabricated non-factual, non-typical comparison type of Feasibility Study.

Regarding the environmental side of the project, adding stagnant ponds to the Fairgrounds Property, subjects the public to potential health hazards. Stagnant ponds requiring mosquito abatement chemicals in close proximity to homes and exposure to the public. Not limited to air born pesticide spray but also chemical evaporation and run-off entering the creek around the perimeter of the fairgrounds and eventually contaminating sport fishing at Dan Foley Lake.

Respectfully submitted for the "Concerned Citizens of Vallejo," by Susan B Anthony.

Cc: opinion@timesheraldonline.com

Michelle D. Hightower - Fwd: City Council Meeting May 14th 2013 and regarding Solano 360

From: Dawn Abrahamson
To: Hightower, Michelle D.; Marks, Dan; Ouse, Andrea
Date: 5/7/2013 5:32 PM
Subject: Fwd: City Council Meeting May 14th 2013 and regarding Solano 360
CC: Keen, Dan; Quintana, Claudia

I wanted to make sure you received a copy of this email communication. Mr. Stout addressed it to the City Manager, myself and the entire City Council.

Dawn G. Abrahamson, MMC
City Clerk
City of Vallejo
(707) 648-4528
555 Santa Clara Street
Vallejo, CA 94590

>>> <nathanstout@earthlink.net> 5/7/2013 5:30 PM >>>

Dear City Clerk Abrahamson, City Manager Keen, Mayor Osby Davis, and City Council Members Brown, McConnell, Malgapo, Sunga, and Gomes,

I am writing to ask you as a citizen of Vallejo to vote against approval of the Solano 360 project. A large number of community members have many concerns about this proposal, and for a variety of reasons this project appears to be a bad deal for Vallejo. I have been to multiple public meetings about Solano 360 and have heard presentation after presentation by consultants who say they have Vallejo's best interest at heart. I have listened to their idea of how the finances will work for this project and somehow nothing makes sense. Why are not alternative plans being considered by the county? The Amateur Youth Sports Complex is a great idea, with much less overhead cost and a greater return for our money, that will directly benefit our youth and build community with the other cities of the Bay Area. I remember after we had completed a creek restoration in Berkeley, instead of diverting creeks in channels as Solano 360 plans, the City of Berkeley created more than several playing fields around Coordinices Creek for youth at which to play soccer, etc. Give our youth something for which to live. Don't just put in another Chuckee Cheese, or amusement park, although I must say that the Amateur Youth Sports Complex would be a great draw for Discovery Kingdom and would bring people from all over the Bay Area for that crucial second night of stay.

Regardless of whether you support the Amateur Youth Sports Complex, please vote against Solano 360. I have been hearing that city staff actually holds the power in Vallejo due to the City Charter, and that the bulk of the decisions on how staff spends precious man-hours are left to staff to negotiate deals like Calahan's Waterfront proposal, or like Solano 360 now. I would hope that you will not squander Vallejo's recovery from Bankruptcy to do the will of the County, for we risk the very livelihood of our city.

I would like my comments to be part of the written public record.

Sincerely,

Nathan Stout

Notice of comment for Public Hearing, 5/14/13

To the Mayor and Council Members,

The concept of a "Water Feature" on the proposed Fairgrounds site makes no sense, due to Vallejos history and failure to manage the water feature we currently have across the street, Lake Chabot. Without going into great detail, it is fair and honest to say that City Staff has intentionally ignored management of the water feature on our own property. To consider managing a water feature on County property is ludicrous at best, it should and will be perceived as continued negligence of our own property in favor of County Property. It is highly feasible that a new water feature on the Fairgrounds will reduce the ability to create the much needed partnership and management of our own water feature. With a 5 year notice the City Staff cant even manage being prepared for an upcoming "water contract", that contract is 8 months expired now, quite sad, yet it should clearly paint a picture for you. Vallejo doesn't know how nor wants to manage a water feature. To support a new water feature across the street from your own failed water feature is not responsible management of our assets, in fact, it would be highly irresponsible of you to support an additional water feature of any kind without first addressing the need for management and maintenance of our own water feature. It doesnt take a rocket scientist to see this, yet no one on staff or Council is willing to talk about it, let alone admit it.

The current Flood Reduction Measures (creek widening) should be confirmed by an outside source. The flood reduction measure as proposed in 2011 appears to be the responsible approach to "flood reduction" The returning of Central Rindler Creek would not only be the responsible approach to flood reduction it could also be the Center Piece of the project as a whole. Capitalizing on the Historical aspect of our land. Returning our land to its natural state while developing 155 acres is something to be seriously considered. Returning Central Rindler HUGELY reduces the flooding impacts if not possibly, eliminates it. The current plan of widening and deepening the creek is not a solution oriented approach, it is rather one of aesthetics, it does not address the problem responsibly. You see, returning the creek to its natural state means that you wouldn't have all that pretty blue water as you or others desire in a "lake feature" Truth is, responsible measures and functionality is being set aside for the sake of aesthetics. Question is, do you want responsible development or something pretty? Im sure it is safe to say that if one of you lived in the Newell mobile home park, you wouldn't be allowing this creek widening approach to be pawned off as a responsible effort of flood mitigation.

The Hydrology reports and Impact analysis clearly states that "the channel improvement would reduce flooding conditions for the Newell mobile home park" 3.8-21 By what percentage? A Wish and a Prayer? Why are we "reducing" flooding? We should be eliminating flooding! Clearly the County is not interested in doing what is right or best for Vallejo.

The City Council has a responsibility to uphold and protect not only best interests of this Community but also our property. Hydrologically the creeks have to maneuver a 90 degree turn, 4 times, its quite simple to see why we have flooding problems.

Rindler Creek is on the 2010 Integrated 303d list, water body ID # CAR2065007120080626111147, an impaired body of water, impaired by excessive trash. How is it that a project of this size and magnitude, surrounded by that "impaired" Creek, can get through the EIR without adequately noting water quality standards that are failed? I recently spoke with the RWQCB on this matter, they confirmed that not disclosing that Rindler is on the 303d list can be construed as misleading. It is not a forgotten or unknown fact, rather an important matter of disclosure that was intentionally left out, i know this because i publicly questioned the Consultants on this matter several times in the past year(s), my comments are on record. This lack of disclosure should not be taken lightly, it should not be overlooked because the EIR has already been Certified. I explained this again at the Public Hearing for the Certification of the EIR, again it fell upon deaf ears. Will my City Council also ignore facts pertaining to

this development?

Another area of concern not addressed or acknowledged is the "outflow" of water from the lake. If you create an inflow that accepts more water at a faster rate it is a safe bet that water will be flowing out at a faster rate as well. There are erosion problems below the Dam of lake Chabot, the increased outflow of this project is not addressing the environmental impacts on the outflow. A multitude of environmental areas of concern are not only flawed, they are ignored as well. Recommendations from VSFCDC should be taken seriously, they are our Hydrology experts, they know our local waters, they have been dealing with them for years. The recommendation's from VSFCDC are found in the EIR, they recommend bringing Rindler back through the Fairgrounds. The Consultants continue to pressure and leverage the VSFCDC to bend and give in to the creek widening idea. The Consultants are not serving the best interest of Vallejo, that's YOUR JOB!

Why hasn't the concept of a Youth Amateur Sports Complex been given serious consideration? The EIR unfairly and wrongly rejects the concept, it was never given the opportunity to be presented, how can it be rejected? I urge you to ask for a presentation on how a Complex of this nature could place Vallejo on the map as not only a Regional, but National and even World destination if we choose to build a complex of this nature. Hotels and restaurants being filled to capacity for weekends lasting 3 and 4 days even. These would truly be unique dollars! Not taking away from local businesses. Strangely, this concept has never been given the consideration it deserves. This concept could possibly be the revenue generator we all would hope to find! It deserves the attention of our City Council, it deserves that attention before the Council further commits to any further amendments or agreements pertaining to the Fairgrounds.

I urge you to be cautious in "committing us" (approving staff recommendations) to the plan(s) and amendments! The best interest of Vallejo is not being adequately addressed. The best interest of the environment is not being adequately addressed.

Doug Darling
Friends of Lake Chabot
ddf4life@sbcglobal.net

Dawn G. Abrahamson, MMC
City Clerk
City of Vallejo
(707) 648-4528
555 Santa Clara Street
Vallejo, CA 94590

>>> <nathanstout@earthlink.net> 5/7/2013 5:30 PM >>>

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Regardless of whether you support the Amateur Youth Sports Complex, please vote against Solano 360. I have been hearing that city staff actually holds the power in Vallejo due to the City Charter, and that the bulk of the decisions on how staff spends precious man-hours are left to staff to negotiate deals like Calahan's Waterfront proposal, or like Solano 360 now. I would hope that you will not squander Vallejo's recovery from Bankruptcy to do the will of the County, for we risk the very livelihood of our city.

I would like my comments to be part of the written public record.

Sincerely,

Nathan Stout

TO: Vallejo Planning Commissioners
Landis Graden
Roberto Cortez
Karimah Karah
Marvin Kinney
Dennis Klimisch
Kent Peterman
Anthony Adams

FROM: Dan Levin

DATE: April 29, 2013

CC: Marti Brown, City Council Liaison
Andrea Ouse, Planning Manager
Leslie Trybull, Planning

Dear Planning Commission Member:

As you may know, I've been long advocating for a different plan at the fairgrounds. But that's not the reason for my writing. Like you, I believe the focus should now be on the plan that the Solano360 ad hoc committee settled upon and presented to City and County government.

To that end, I did some financial analysis that I'd like to share before this evening's meeting. Many citizens will probably comment on the numbers, and I thought it proper that you have a chance to review them ahead of time.

I took no liberties in my analysis. I simply took the County's numbers, provided by Goodwin Consulting Group Inc., and dropped them into a spreadsheet. I then added the revenue-sharing percentages that the City and County have agreed upon, applying them only to specific revenue streams, as stated in the Agreement. (I understand fully that not all streams are affected.)

Here's what such an analysis shows:

- The City loses revenue at least until year 7.
- The total positive impact (sum of gains/losses) is only \$300,000 by year 15.
- The City is taking on significant operational risk in comparison to the County. A small error in revenue projections could really hurt city services.
- Measure B taxes, while not shared with the County, are for all practical purposes subsidizing the development.

- If there is only a 20% shift in revenue (predicted by the previous County consultant), then Vallejo is almost permanently in the red.

I've attached the same PDF document that I've been sharing with neighborhood groups. It has simple charts that show the numbers. It also has all the spreadsheets I produced, so you can double-check my calculations if you wish.

Though I disagree with the path we seem to have chosen, I am supportive of redeveloping the fairgrounds *in principal* and want only the best for Vallejo. Please take what I've written here in that spirit. I believe the numbers speak for themselves, and they show that the present plan is not in our City's financial interest, no matter what other benefits it may have.

Thank you,

Dan Levin
Local resident and business owner
707-554-6505 ext. 111 office
707-373-2819 cell
707-645-9461 home

Fairgrounds Project City-County Comparison

The chart below comes from the Solano360 Specific Plan. In the Specific Plan, the City and County "impacts" are on separate pages. When they are next to each other, you can compare costs and benefits.

Significantly, the chart was done before the City and County came up with a revenue-sharing agreement. As you can see, Vallejo gets a *relatively* worse deal at the start, and it gets *much worse* with revenue sharing.

What is important to compare is the ratio of the red and yellow bars. In Phase 2, for example, if all goes according to plan, Vallejo would spend \$0.7 million to gain \$0.8. This is roughly a 1:1 ratio between cost and benefit. In comparison, the County would spend only \$0.4 million to gain \$1.9, a far better and safer ratio.

From an investment standpoint, this arrangement is totally lopsided. The County is developing its own land and should accept the *operational risk*. Instead, Vallejo's risk is about 5 times greater. With a small mistake in revenue projections, compounded over time, or with a significant downturn in the economy, the County could profit while the City goes deeply into the red.

Don't forget, the chart below was done *before* revenue-sharing. Subsequent charts show what happens when Vallejo gives up even more...

Fairgrounds Project City-County Comparison

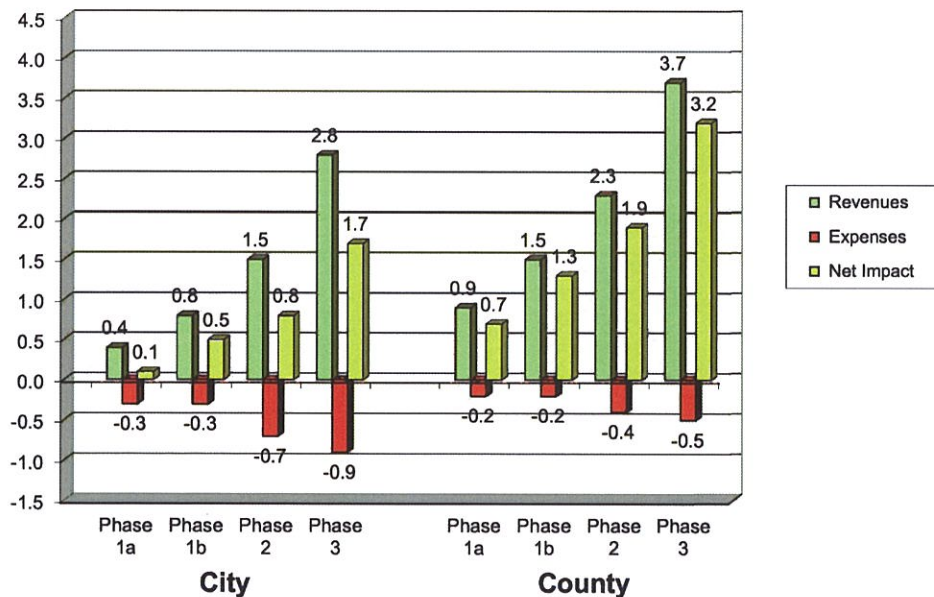


Chart 1

Baseline for Vallejo

This chart shows the fiscal impacts for Vallejo *before* any revenue-sharing.

The numbers are average *annual* amounts for each phase and are based on projections made by the County consultant, Goodwin Consulting Group, Inc. If there were no revenue-sharing agreement, then in theory Vallejo would have the net impacts shown in the chart.

Notes:

- Some revenue-sharing was already *hidden* in the Solano360 Specific Plan. The County took for itself the entertainment tax on a new 30-acre EC parcel. Currently Vallejo gets 2.5% from Six Flags. If the theme park expands to the other side of Fairgrounds Drive, Vallejo loses some portion of that tax, even before the remaining revenues are "shared".
- The chart below and all subsequent charts are derived entirely from numbers provided in the Specific Plan. The only piece of information that does not come from that document or the City-County Revenue Sharing Agreement is an 80% net gain estimate. It comes from an earlier Solano360 study and is part of Chart 4. Spreadsheets are attached for anyone who wishes to inspect the data. Here is a link to an editable spreadsheet, if you would like to verify the formulas: bit.ly/11NU65D.

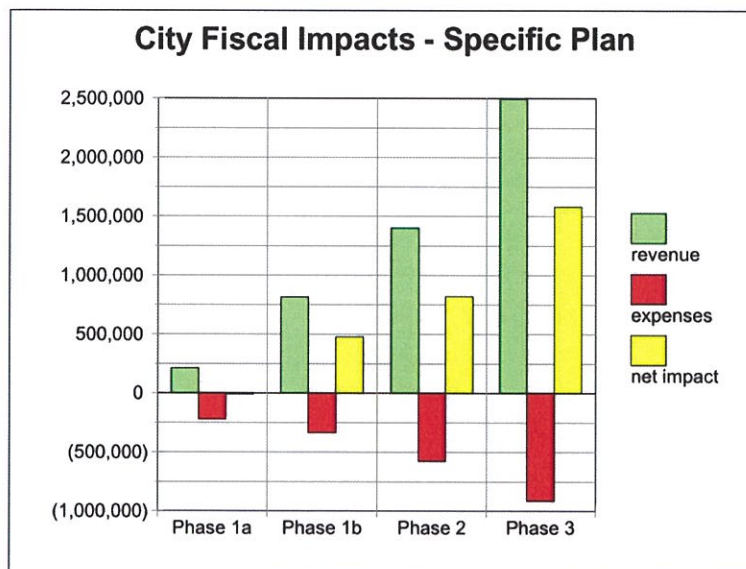


Chart 2

Effect of Revenue-Sharing Agreement

This chart shows the fiscal impacts for Vallejo *after* incorporating the annual revenue-sharing percentages. The percentages are applied only to "available revenues", according to the Agreement (see attached page).

Notice that the loss is greater in Phase 1a and there is essentially no gain at all in Phases 1b and 2. It takes seven years for Vallejo just to break even. At the start of Phase 3, which is 15 years into the project, Vallejo will have an accumulated total of less than \$300,000 (sum of all gains and losses). And that's a *best-case* scenario. In a worst-case scenario, with slightly higher costs and slightly lower revenue, Vallejo would experience a net loss for 50 years.

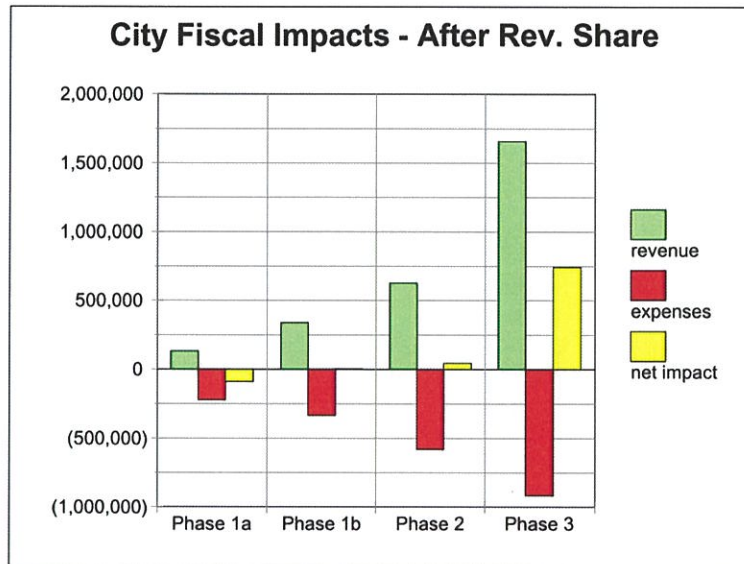


Chart 3

Effect of taking out Measure B

This chart shows what happens if Measure B is not included in the Fiscal Impact Analysis. The only difference from Chart 2 is that Measure B taxes are left out of the revenue subtotal. Revenue-sharing percentages are still part of the calculation.

What's clear is that Measure B taxes prop up the development. Without them, Vallejo goes badly into the red. The natural question is why these taxes are included at all, since Measure B was not yet approved when the City and County entered into their preliminary development agreement. Vallejo residents voted for Measure B to provide the city with *extra* revenue. Instead, it allows even more revenue to flow out of the Solano360 project to the County. Measure B is essentially being treated as a subsidy.

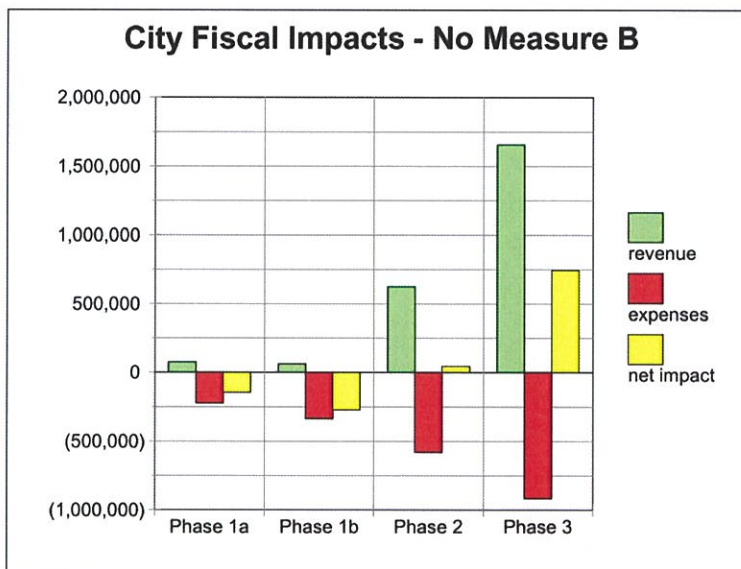


Chart 4

Effect of New vs. Existing Tax Revenue

This chart shows what happens when fiscal impacts are adjusted for new vs. existing tax revenue.

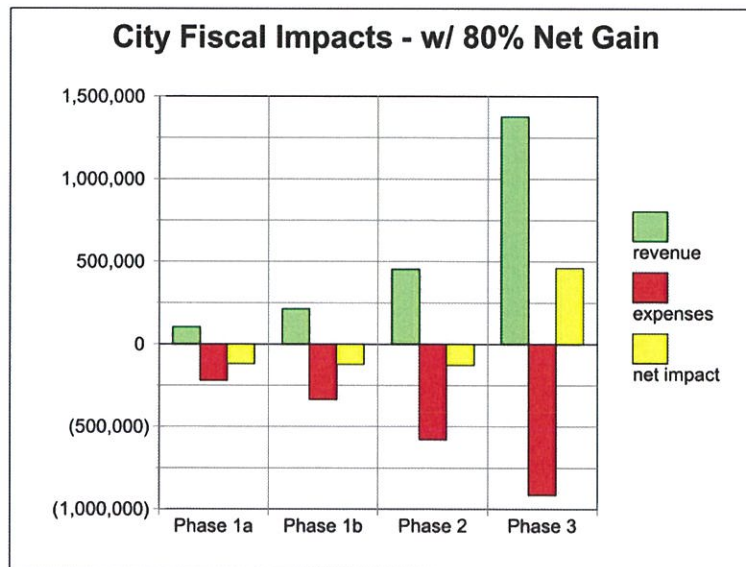
Chart 2 is used as the baseline for Chart 4. Measure B taxes *are* included, as are the revenue-sharing percentages. The only difference is that an 80/20 adjustment is made for new vs. existing revenue streams.

The reason for the adjustment is simple: no new commercial development ever produces 100% net gain in revenue. Some portion comes from spending that already takes place in the city. To argue otherwise is to say that the development is so unattractive to residents that the project will not draw them in (or in this case to visitors who already attend Six Flags and spend extra money by staying overnight).

Goodwin Consulting Group did *not* provide any percentage for net gain. Therefore, the chart uses a number provided by the first Solano360 economic consulting group, ERA/AECOM. In its study dated January 10, 2010, an 80% estimate of net gain was used for new restaurant/retail trade at the fairgrounds.

Note: 80% is a best-case number. The real number is almost certainly lower, and possibly much lower, based on actual case studies, like the Nut Tree in Vacaville, which was originally planned to be a regional draw. Nevertheless, it's the only number we have to go on.

The Chart shows how Vallejo loses a lot of money with the 80% net gain estimate. This may be why Goodwin Consulting Group left it out. Vallejo has an accumulated loss of nearly \$1.8 million in the first 15 years, through Phases 1 and 2. Based solely on numbers that are provided to us, the City is not made whole until year 32.



PROJECTED CITY FISCAL IMPACTS WITH NO REVENUE SHARING

Table 1B-5
Solano360 Specific Plan
Fiscal Impact Analysis
City - Summary of Net Fiscal Impacts

	Thru Buildout of Phase 1a		Thru Buildout of Phase 1b		Thru Buildout of Phase 2		Total Buildout	
	Annual Impacts years 2--3	Percent of Total	Annual Impacts years 4--5	Percent of Total	Annual Impacts years 6--15	Percent of Total	Annual Impacts years 16--50	Percent of Total
Revenues								
*Property Tax: Secured	13,325	6.3%	54,222	6.7%	218,193	15.6%	516,810	20.7%
*Property Tax: Unsecured	1,333	0.6%	5,423	0.7%	30,843	2.2%	49,228	2.0%
Real Property Transfer Tax	22,385	10.7%	27,004	3.3%	48,564	3.5%	52,407	2.1%
*Sales and Use Tax	62,729	29.9%	317,189	39.0%	608,697	43.5%	1,255,807	50.3%
Measure B	54,886	26.1%	277,530	34.1%	178,841	12.8%	0	0.0%
Public Safety Sales Tax	404	0.2%	2,040	0.3%	3,915	0.3%	8,076	0.3%
*Property Tax In-Lieu of VLF	6,846	3.3%	27,858	3.4%	116,316	8.3%	264,376	10.6%
*Utility Users Tax	18,372	8.8%	39,154	4.8%	75,667	5.4%	136,850	5.5%
Franchises	6,376	3.0%	13,589	1.7%	26,260	1.9%	47,494	1.9%
Transient Occupancy Tax	1,526	0.7%	3,253	0.4%	6,286	0.4%	11,368	0.5%
*Business Licenses	20,473	9.8%	43,617	5.4%	80,518	5.8%	143,502	5.8%
Revenue from Use of Assets	1,100	0.5%	2,344	0.3%	4,529	0.3%	8,192	0.3%
Other Revenue	198	0.1%	421	0.1%	813	0.1%	1,471	0.1%
Subtotal	209,949	100%	813,641	100%	1,399,441	100%	2,495,582	100%
Expenses								
Administration	(5,146)	2.3%	(10,968)	3.3%	(21,195)	3.7%	(38,334)	4.2%
Public Works	(4,814)	2.2%	(10,260)	3.1%	(19,834)	3.6%	(35,874)	3.9%
Economic Development	(1,254)	0.6%	(2,672)	0.8%	(5,163)	0.9%	(9,338)	1.0%
Non-Departmental	(6,020)	2.7%	(12,830)	3.8%	(25,080)	4.6%	(45,523)	5.0%
Police	(54,693)	24.6%	(116,564)	34.7%	(225,261)	40.6%	(407,408)	44.7%
Fire	(28,944)	13.0%	(61,686)	18.3%	(119,209)	21.5%	(215,601)	23.7%
Road Maintenance	(5,911)	2.7%	(5,911)	1.8%	(10,133)	1.5%	(10,133)	1.1%
Landscape Maintenance	(49,150)	22.1%	(49,150)	14.6%	(80,650)	12.3%	(80,650)	8.6%
Bridge Maintenance	(800)	0.4%	(800)	0.2%	(2,590)	0.4%	(2,590)	0.3%
Traffic Signal Maintenance	(5,500)	2.5%	(5,500)	1.6%	(11,000)	1.7%	(11,000)	1.2%
City Project Manager	(60,000)	27.0%	(60,000)	17.8%	(60,000)	9.1%	(60,000)	6.4%
Subtotal	(222,232)	100%	(336,341)	100%	(580,115)	100%	(916,452)	100%
Net Fiscal Impact	(12,283)		477,300		819,325		1,579,130	

PROJECTED CITY FISCAL IMPACTS WITH REVENUE SHARING

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 Fiscal Impact Analysis
 City - Summary of Net Fiscal Impacts

	Thru Buildout of Phase 1a		Thru Buildout of Phase 1b		Thru Buildout of Phase 2		Total Buildout	
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Revenues								
*Property Tax: Secured	4,930	3.7%	1,627	0.5%	71,519	11.4%	332,686	20.1%
*Property Tax: Unsecured	493	0.4%	163	0.0%	10,193	1.6%	31,523	1.9%
Real Property Transfer Tax	22,385	16.9%	27,004	7.9%	48,564	7.8%	52,407	3.2%
*Sales and Use Tax	23,210	17.5%	9,516	2.8%	188,067	30.0%	815,122	49.1%
Measure B	54,886	41.5%	277,530	81.4%	178,841	28.6%	0	0.0%
Public Safety Sales Tax	404	0.3%	2,040	0.6%	3,915	0.6%	8,076	0.5%
*Property Tax In-Lieu of VLF	2,533	1.9%	836	0.2%	38,165	6.1%	170,109	10.3%
*Utility Users Tax	6,797	5.1%	1,175	0.3%	23,956	3.8%	87,862	5.3%
Franchises	6,376	4.8%	13,589	4.0%	26,260	4.2%	47,494	2.9%
Transient Occupancy Tax	1,526	1.2%	3,253	1.0%	6,286	1.0%	11,368	0.7%
*Business Licenses	7,575	5.7%	1,309	0.4%	24,986	4.0%	92,189	5.6%
Revenue from Use of Assets	1,100	0.8%	2,344	0.7%	4,529	0.7%	8,192	0.5%
Other Revenue	198	0.1%	421	0.1%	813	0.1%	1,471	0.1%
Subtotal	132,411	100%	340,804	100%	626,093	100%	1,658,500	100%
Expenses								
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Non-Departmental	(6,020)	2.7%	(12,830)	3.8%	(25,080)	4.6%	(45,523)	5.0%
Police	(54,693)	24.6%	(116,564)	34.7%	(225,261)	40.6%	(407,408)	44.7%
Fire	(28,944)	13.0%	(61,686)	18.3%	(119,209)	21.5%	(215,601)	23.7%
Road Maintenance	(5,911)	2.7%	(5,911)	1.8%	(10,133)	1.5%	(10,133)	1.1%
Landscape Maintenance	(49,150)	22.1%	(49,150)	14.6%	(80,650)	12.3%	(80,650)	8.6%
Bridge Maintenance	(800)	0.4%	(800)	0.2%	(2,590)	0.4%	(2,590)	0.3%
Traffic Signal Maintenance	(5,500)	2.5%	(5,500)	1.6%	(11,000)	1.7%	(11,000)	1.2%
City Project Manager	(60,000)	27.0%	(60,000)	17.8%	(60,000)	9.1%	(60,000)	6.4%
Subtotal	(222,232)	100%	(336,341)	100%	(580,115)	100%	(916,452)	100%
Net Fiscal Impact	(89,821)		4,463		45,978		742,048	

Table 1B-5
Solano360 Specific Plan
Fiscal Impact Analysis
City - Summary of Net Fiscal Impacts

PROJECTED CITY FISCAL IMPACTS WITH REVENUE SHARING
MEASURE B TAXES EXCLUDED

	Thru Buildout of Phase 1a		Thru Buildout of Phase 1b		Thru Buildout of Phase 2		Total Buildout	
	Annual Impacts years 2--3	Percent of Total	Annual Impacts years 4--5	Percent of Total	Annual Impacts years 6--15	Percent of Total	Annual Impacts years 16--50	Percent of Total
Revenues								
*Property Tax: Secured	4,930	6.4%	1,627	2.6%	71,519	11.4%	332,686	20.1%
*Property Tax: Unsecured	493	0.6%	163	0.3%	10,193	1.6%	31,523	1.9%
Real Property Transfer Tax	22,385	28.9%	27,004	42.7%	48,564	7.8%	52,407	3.2%
*Sales and Use Tax	23,210	29.9%	9,516	15.0%	188,067	30.0%	815,122	49.1%
Measure B	54,886		277,530		178,841	28.6%	0	0.0%
Public Safety Sales Tax	404	0.5%	2,040	3.2%	3,915	0.6%	8,076	0.5%
*Property Tax In-Lieu of VLF	2,533	3.3%	836	1.3%	38,165	6.1%	170,109	10.3%
*Utility Users Tax	6,797	8.8%	1,175	1.9%	23,956	3.8%	87,862	5.3%
Franchises	6,376	8.2%	13,589	21.5%	26,260	4.2%	47,494	2.9%
Transient Occupancy Tax	1,526	2.0%	3,253	5.1%	6,286	1.0%	11,368	0.7%
*Business Licenses	7,575	9.8%	1,309	2.1%	24,986	4.0%	92,189	5.6%
Revenue from Use of Assets	1,100	1.4%	2,344	3.7%	4,529	0.7%	8,192	0.5%
Other Revenue	198	0.3%	421	0.7%	813	0.1%	1,471	0.1%
Subtotal	77,525	100%	63,274	100%	626,093	100%	1,658,500	100%
Expenses								
Administration	(5,146)	2.3%	(10,968)	3.3%	(21,195)	3.7%	(38,334)	4.2%
Public Works	(4,814)	2.2%	(10,260)	3.1%	(19,834)	3.6%	(35,874)	3.9%
Economic Development	(1,254)	0.6%	(2,672)	0.8%	(5,163)	0.9%	(9,338)	1.0%
Non-Departmental	(6,020)	2.7%	(12,830)	3.8%	(25,080)	4.6%	(45,523)	5.0%
Police	(54,693)	24.6%	(116,564)	34.7%	(225,261)	40.6%	(407,408)	44.7%
Fire	(28,944)	13.0%	(61,686)	18.3%	(119,209)	21.5%	(215,601)	23.7%
Road Maintenance	(5,911)	2.7%	(5,911)	1.8%	(10,133)	1.5%	(10,133)	1.1%
Landscape Maintenance	(49,150)	22.1%	(49,150)	14.6%	(80,650)	12.3%	(80,650)	8.6%
Bridge Maintenance	(800)	0.4%	(800)	0.2%	(2,590)	0.4%	(2,590)	0.3%
Traffic Signal Maintenance	(5,500)	2.5%	(5,500)	1.6%	(11,000)	1.7%	(11,000)	1.2%
City Project Manager	(60,000)	27.0%	(60,000)	17.8%	(60,000)	9.1%	(60,000)	6.4%
Subtotal	(222,232)	100%	(336,341)	100%	(580,115)	100%	(916,452)	100%
Net Fiscal Impact	(144,706)		(273,067)		45,978		742,048	

Table 1B-5
Solano360 Specific Plan
Fiscal Impact Analysis
City - Summary of Net Fiscal Impacts

PROJECTED CITY FISCAL IMPACTS WITH REVENUE SHARING
SALES AND USE TAX, LICENSES ADJUSTED FOR 80% NET GAIN**

	Thru Buildout of Phase 1a		Thru Buildout of Phase 1b		Thru Buildout of Phase 2		Total Buildout	
	Annual Impacts years 2--3	Percent of Total	Annual Impacts years 4--5	Percent of Total	Annual Impacts years 6--15	Percent of Total	Annual Impacts years 16--50	Percent of Total
Revenues								
*Property Tax: Secured	4,930	4.7%	1,627	0.8%	71,519	15.8%	332,686	24.2%
*Property Tax: Unsecured	493	0.5%	163	0.1%	10,193	2.3%	31,523	2.3%
Real Property Transfer Tax	22,385	21.4%	27,004	12.7%	48,564	10.8%	52,407	3.8%
*Sales and Use Tax	10,664	10.2%	(53,922)	-25.3%	66,328	14.7%	563,961	41.0%
Measure B	43,908	41.9%	222,024	104.4%	143,073	31.7%	0	0.0%
Public Safety Sales Tax	323	0.3%	1,632	0.8%	3,132	0.7%	6,461	0.5%
*Property Tax In-Lieu of VLF	2,533	2.4%	836	0.4%	38,165	8.4%	170,109	12.4%
*Utility Users Tax	6,797	6.5%	1,175	0.6%	23,956	5.3%	87,862	6.4%
Franchises	6,376	6.1%	13,589	6.4%	26,260	5.8%	47,494	3.4%
Transient Occupancy Tax	1,526	1.5%	3,253	1.5%	6,286	1.4%	11,368	0.8%
*Business Licenses	3,481	3.3%	(7,415)	-3.5%	8,883	2.0%	63,489	4.6%
Revenue from Use of Assets	1,100	1.1%	2,344	1.1%	4,529	1.0%	8,192	0.6%
Other Revenue	198	0.2%	421	0.2%	813	0.2%	1,471	0.1%
Subtotal	104,713	100%	212,729	100%	451,700	100%	1,377,023	100%
Expenses								
Administration	(5,146)	2.3%	(10,968)	3.3%	(21,195)	3.7%	(38,334)	4.2%
Public Works	(4,814)	2.2%	(10,260)	3.1%	(19,834)	3.6%	(35,874)	3.9%
Economic Development	(1,254)	0.6%	(2,672)	0.8%	(5,163)	0.9%	(9,338)	1.0%
Non-Departmental	(6,020)	2.7%	(12,830)	3.8%	(25,080)	4.6%	(45,523)	5.0%
Police	(54,693)	24.6%	(116,564)	34.7%	(225,261)	40.6%	(407,408)	44.7%
Fire	(28,944)	13.0%	(61,686)	18.3%	(119,209)	21.5%	(215,601)	23.7%
Road Maintenance	(5,911)	2.7%	(5,911)	1.8%	(10,133)	1.5%	(10,133)	1.1%
Landscape Maintenance	(49,150)	22.1%	(49,150)	14.6%	(80,650)	12.3%	(80,650)	8.6%
Bridge Maintenance	(800)	0.4%	(800)	0.2%	(2,590)	0.4%	(2,590)	0.3%
Traffic Signal Maintenance	(5,500)	2.5%	(5,500)	1.6%	(11,000)	1.7%	(11,000)	1.2%
City Project Manager	(60,000)	27.0%	(60,000)	17.8%	(60,000)	9.1%	(60,000)	6.4%
Subtotal	(222,232)	100%	(336,341)	100%	(580,115)	100%	(916,452)	100%
Net Fiscal Impact	(117,519)		(123,612)		(128,416)		460,571	

**Source: ERA Financial Modeling and Fiscal Analysis, Solano360 Vision Plan, 1/14/2010

Table 1B-4
Solano360 Specific Plan
Fiscal Impact Analysis
City - Annual Fiscal Impacts

Project Year
Fiscal Year
Phase

	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
	Entitle.	1a	1a	1a	1b	1b	2	2	2	2	2	2	2	2	2	2
Revenues																
*Property Tax, Secured	0	0	0	26,650	54,447	53,996	76,461	86,879	224,666	246,953	244,993	254,580	254,546	260,564	258,844	273,443
*Property Tax, Unsecured	0	0	0	2,665	5,445	5,400	7,646	7,591	35,216	37,318	36,997	36,801	36,681	36,467	36,184	37,531
Real Property Transfer Tax	0	0	0	44,769	49,348	4,659	43,110	25,109	240,111	48,282	9,880	29,193	14,095	24,366	12,073	39,422
*Sales and Use Tax	0	0	0	125,457	295,773	338,604	441,401	475,667	505,754	621,149	656,271	656,271	663,981	666,551	666,551	733,369
Measure B	0	0	0	109,771	258,791	296,268	386,212	416,193	442,518	543,485	0	0	0	0	0	0
Public Safety Sales Tax	0	0	0	807	1,902	2,178	2,839	3,059	3,253	3,995	4,220	4,220	4,270	4,287	4,287	4,716
*Property Tax In-Lieu of VLF	0	0	0	13,692	27,973	27,742	39,283	44,124	121,382	132,773	131,707	136,093	136,022	138,733	137,797	145,245
*Utility Users Tax	0	0	0	36,743	39,154	39,154	41,083	41,083	78,116	80,045	80,045	84,963	85,060	88,339	88,339	89,592
Franchises	0	0	0	12,752	13,589	13,589	14,258	14,258	27,110	27,780	27,780	29,487	29,520	30,658	30,658	31,093
Transient Occupancy Tax	0	0	0	3,052	3,253	3,253	3,413	3,413	6,489	6,649	6,649	7,058	7,066	7,338	7,338	7,442
*Business Licenses	0	0	0	40,945	43,617	43,617	45,755	45,755	87,037	89,228	89,228	89,228	89,389	89,389	89,389	90,778
Revenue from Use of Assets	0	0	0	2,199	2,344	2,344	2,459	2,459	4,676	4,791	4,791	5,086	5,092	5,288	5,288	5,363
Other Revenue	0	0	0	395	421	421	442	442	840	860	860	913	914	950	950	963
Subtotal	0	0	0	419,897	796,057	831,225	1,104,362	1,166,032	1,777,168	1,843,308	1,293,421	1,333,893	1,326,636	1,352,930	1,337,698	1,458,957
Expenses																
Administration	0	0	0	(10,292)	(10,968)	(10,968)	(11,508)	(11,508)	(21,881)	(22,422)	(22,422)	(23,799)	(23,826)	(24,745)	(24,745)	(25,096)
Public Works	0	0	0	(9,628)	(10,260)	(10,260)	(10,765)	(10,765)	(20,469)	(20,975)	(20,975)	(22,272)	(22,298)	(23,163)	(23,163)	(23,491)
Economic Development	0	0	0	(2,507)	(2,672)	(2,672)	(2,803)	(2,803)	(5,330)	(5,462)	(5,462)	(5,797)	(5,804)	(6,028)	(6,028)	(6,113)
Non-Departmental	0	0	0	(12,040)	(12,830)	(12,830)	(13,462)	(13,462)	(25,596)	(26,228)	(26,228)	(28,249)	(28,280)	(29,628)	(29,628)	(30,039)
Police	0	0	0	(109,386)	(116,564)	(116,564)	(122,306)	(122,306)	(232,554)	(238,296)	(238,296)	(252,938)	(253,225)	(262,987)	(262,987)	(266,719)
Fire	0	0	0	(57,888)	(61,686)	(61,686)	(64,725)	(64,725)	(123,068)	(126,107)	(126,107)	(133,856)	(134,008)	(139,173)	(139,173)	(141,149)
Road Maintenance	0	0	0	(5,911)	(5,911)	(5,911)	(10,133)	(10,133)	(10,133)	(10,133)	(10,133)	(10,133)	(10,133)	(10,133)	(10,133)	(10,133)
Landscape Maintenance	0	0	0	(49,150)	(49,150)	(49,150)	(80,650)	(80,650)	(80,650)	(80,650)	(80,650)	(80,650)	(80,650)	(80,650)	(80,650)	(80,650)
Bridge Maintenance	0	0	0	(800)	(800)	(800)	(2,590)	(2,590)	(2,590)	(2,590)	(2,590)	(2,590)	(2,590)	(2,590)	(2,590)	(2,590)
Traffic Signal Maintenance	0	0	0	(5,500)	(5,500)	(5,500)	(11,000)	(11,000)	(11,000)	(11,000)	(11,000)	(11,000)	(11,000)	(11,000)	(11,000)	(11,000)
City Project Manager	0	0	0	(60,000)	(60,000)	(60,000)	(60,000)	(60,000)	(60,000)	(60,000)	(60,000)	(60,000)	(60,000)	(60,000)	(60,000)	(60,000)
Subtotal	0	0	0	(323,102)	(336,341)	(336,341)	(389,942)	(389,942)	(593,271)	(603,863)	(603,863)	(631,284)	(631,814)	(650,097)	(650,097)	(656,980)
Net Fiscal Impact	0	0	0	96,795	459,716	494,884	714,420	776,090	1,183,897	1,239,445	689,558	702,609	694,822	702,833	687,601	801,977

Table 1B-4
Solano360 Specific Plan
Fiscal Impact Analysis
City - Annual Fiscal Impacts
Project Year
Fiscal Year
Phase
Proposed revenue share

ANNUAL REVENUE AND EXPENSE FIGURES
REVENUE-SHARING APPLIED

	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
	Entitle.	1a	1a	1a	1b	1b	2	2	2	2	2	2	2	2	2	2
		63%	63%	63%	97%	97%	97%	97%	97%	97%	55%	55%	55%	55%	55%	55%
Revenues																
*Property Tax: Secured	0	0	0	9,861	1,633	1,620	2,294	2,606	6,740	7,409	110,247	114,561	114,546	117,254	116,480	123,049
*Property Tax: Unsecured	0	0	0	986	163	162	229	228	1,056	1,120	16,649	16,560	16,506	16,410	16,283	16,889
Real Property Transfer Tax	0	0	0	44,769	49,348	4,659	43,110	25,109	240,111	48,282	9,880	29,193	14,095	24,366	12,073	39,422
*Sales and Use Tax	0	0	0	46,419	8,873	10,158	13,242	14,270	15,173	18,634	295,322	295,322	298,791	299,948	299,948	330,016
Measure B	0	0	0	109,771	258,791	296,268	386,212	416,193	442,518	543,485	0	0	0	0	0	0
Public Safety Sales Tax	0	0	0	807	1,902	2,178	2,839	3,059	3,253	3,995	4,220	4,220	4,270	4,287	4,287	4,716
*Property Tax In-Lieu of VLF	0	0	0	5,066	839	832	1,178	1,324	3,641	3,983	59,268	61,242	61,210	62,430	62,009	65,360
*Utility Users Tax	0	0	0	13,595	1,175	1,175	1,232	1,232	2,343	2,401	36,020	38,233	38,277	39,753	39,753	40,316
Franchises	0	0	0	12,752	13,589	13,589	14,258	14,258	27,110	27,780	27,780	29,487	29,520	30,658	30,658	31,093
*Business Licenses	0	0	0	3,052	3,253	3,253	3,413	3,413	6,489	6,649	6,649	7,058	7,066	7,338	7,338	7,442
Revenue from Use of Assets	0	0	0	15,150	1,309	1,309	1,373	1,373	2,611	2,677	40,153	40,153	40,225	40,225	40,225	40,850
Other Revenue	0	0	0	2,199	2,344	2,344	2,459	2,459	4,676	4,791	4,791	5,086	5,092	5,288	5,288	5,363
Subtotal	0	0	0	264,821	337,967	337,967	472,282	485,966	756,562	672,066	611,838	642,028	630,513	648,906	635,291	705,480
Expenses																
Administration	0	0	0	(10,292)	(10,968)	(10,968)	(11,508)	(11,508)	(21,881)	(22,422)	(22,422)	(23,799)	(23,826)	(24,745)	(24,745)	(25,096)
Public Works	0	0	0	(9,628)	(10,260)	(10,260)	(10,765)	(10,765)	(20,469)	(20,975)	(20,975)	(22,272)	(22,298)	(23,163)	(23,163)	(23,491)
Economic Development	0	0	0	(2,507)	(2,672)	(2,672)	(2,803)	(2,803)	(5,330)	(5,462)	(5,462)	(5,797)	(5,804)	(6,028)	(6,028)	(6,113)
Non-Departmental	0	0	0	(12,040)	(12,830)	(12,830)	(13,462)	(13,462)	(25,596)	(26,228)	(26,228)	(28,228)	(28,280)	(29,628)	(29,628)	(30,039)
Police	0	0	0	(109,386)	(116,564)	(116,564)	(122,306)	(122,306)	(232,554)	(238,296)	(238,296)	(252,938)	(253,225)	(262,987)	(262,987)	(266,719)
Fire	0	0	0	(57,888)	(61,686)	(61,686)	(64,725)	(64,725)	(123,068)	(126,107)	(126,107)	(133,856)	(134,008)	(139,173)	(139,173)	(141,149)
Road Maintenance	0	0	0	(5,911)	(5,911)	(5,911)	(10,133)	(10,133)	(10,133)	(10,133)	(10,133)	(10,133)	(10,133)	(10,133)	(10,133)	(10,133)
Landscape Maintenance	0	0	0	(49,150)	(49,150)	(49,150)	(80,650)	(80,650)	(80,650)	(80,650)	(80,650)	(80,650)	(80,650)	(80,650)	(80,650)	(80,650)
Bridge Maintenance	0	0	0	(800)	(800)	(800)	(2,590)	(2,590)	(2,590)	(2,590)	(2,590)	(2,590)	(2,590)	(2,590)	(2,590)	(2,590)
Traffic Signal Maintenance	0	0	0	(5,500)	(5,500)	(5,500)	(11,000)	(11,000)	(11,000)	(11,000)	(11,000)	(11,000)	(11,000)	(11,000)	(11,000)	(11,000)
City Project Manager	0	0	0	(60,000)	(60,000)	(60,000)	(60,000)	(60,000)	(60,000)	(60,000)	(60,000)	(60,000)	(60,000)	(60,000)	(60,000)	(60,000)
Subtotal	0	0	0	(323,102)	(336,341)	(336,341)	(389,942)	(389,942)	(593,271)	(603,863)	(603,863)	(631,284)	(631,814)	(650,097)	(650,097)	(656,980)
Net Fiscal Impact	0	0	0	(58,281)	7,299	1,626	82,340	96,024	163,291	68,203	7,975	10,744	(1,301)	(1,191)	(14,806)	48,500

Table 1B-4
Solano360 Specific Plan
Fiscal Impact Analysis
City - Annual Fiscal Impacts

ANNUAL REVENUE AND EXPENSE FIGURES
REVENUE-SHARING APPLIED
MEASURE B EXCLUDED

Project Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Fiscal Year	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
Phase	Entitle.	1a	1a	1a	1b	1b	2	2	2	2	2	2	2	2	2	2
Proposed revenue share		63%	63%	63%	97%	97%	97%	97%	97%	97%	55%	55%	55%	55%	55%	55%
Revenues	0	0	0	0	1,633	1,620	2,294	2,606	6,740	7,409	110,247	114,561	114,546	117,254	116,480	123,049
*Property Tax: Secured	0	0	0	9,861	1,633	1,620	2,294	2,606	6,740	7,409	110,247	114,561	114,546	117,254	116,480	123,049
*Property Tax: Unsecured	0	0	0	986	163	162	229	228	1,056	1,120	16,649	16,560	16,506	16,410	16,283	16,889
Real Property Transfer Tax	0	0	0	44,769	49,348	4,659	43,110	25,109	240,111	48,282	9,880	29,193	14,095	24,366	12,073	39,422
*Sales and Use Tax	0	0	0	46,419	8,873	10,158	13,242	14,270	15,173	18,634	295,322	295,322	298,791	299,948	299,948	330,016
Measure B	0	0	0	109,771	258,791	296,268	386,212	416,193	442,518	543,485	0	0	0	0	0	0
Public Safety Sales Tax	0	0	0	807	1,902	2,178	2,839	3,059	3,253	3,995	4,220	4,220	4,270	4,287	4,287	4,716
*Property Tax In-Lieu of VLF	0	0	0	5,066	839	832	1,178	1,324	3,641	3,983	59,268	61,242	61,210	62,430	62,009	65,360
*Utility Users Tax	0	0	0	13,595	1,175	1,175	1,232	1,232	2,343	2,401	36,020	38,233	38,277	39,753	39,753	40,316
Franchises	0	0	0	12,752	13,589	13,589	14,258	14,258	27,110	27,780	29,487	29,487	29,520	30,658	30,658	31,093
Transient Occupancy Tax	0	0	0	3,052	3,253	3,253	3,413	3,413	6,489	6,649	6,649	7,058	7,066	7,338	7,338	7,442
*Business Licenses	0	0	0	15,150	1,309	1,309	1,373	1,373	2,611	2,677	40,153	40,153	40,225	40,225	40,225	40,850
Revenue from Use of Assets	0	0	0	2,199	2,344	2,344	2,459	2,459	4,676	4,791	4,791	5,086	5,092	5,288	5,288	5,363
Other Revenue	0	0	0	395	421	421	442	442	840	860	860	913	914	950	950	963
Subtotal	0	0	0	155,050	84,849	41,699	86,070	69,773	314,044	128,581	611,838	642,028	630,513	648,906	635,291	705,480
Expenses	0	0	0	(10,292)	(10,968)	(10,968)	(11,508)	(11,508)	(21,881)	(22,422)	(22,422)	(23,799)	(23,826)	(24,745)	(24,745)	(25,096)
Administration	0	0	0	(9,628)	(10,260)	(10,260)	(10,765)	(10,765)	(20,469)	(20,975)	(20,975)	(22,272)	(22,298)	(23,163)	(23,163)	(23,491)
Public Works	0	0	0	(2,507)	(2,672)	(2,672)	(2,803)	(2,803)	(5,330)	(5,462)	(5,462)	(5,797)	(5,804)	(6,028)	(6,028)	(6,113)
Economic Development	0	0	0	(12,040)	(12,830)	(12,830)	(13,462)	(13,462)	(25,596)	(26,228)	(26,228)	(28,249)	(28,228)	(29,628)	(29,628)	(30,039)
Non-Departmental	0	0	0	(109,386)	(116,564)	(116,564)	(122,306)	(122,306)	(232,554)	(238,296)	(238,296)	(252,938)	(253,225)	(262,987)	(262,987)	(266,719)
Police	0	0	0	(57,888)	(61,686)	(61,686)	(64,725)	(64,725)	(123,068)	(126,107)	(126,107)	(133,856)	(134,008)	(139,173)	(139,173)	(141,149)
Fire	0	0	0	(5,911)	(5,911)	(5,911)	(6,133)	(6,133)	(10,133)	(10,133)	(10,133)	(10,133)	(10,133)	(10,133)	(10,133)	(10,133)
Road Maintenance	0	0	0	(49,150)	(49,150)	(49,150)	(49,150)	(49,150)	(80,650)	(80,650)	(80,650)	(80,650)	(80,650)	(80,650)	(80,650)	(80,650)
Landscape Maintenance	0	0	0	(800)	(800)	(800)	(800)	(800)	(1,590)	(1,590)	(1,590)	(1,590)	(1,590)	(1,590)	(1,590)	(1,590)
Bridge Maintenance	0	0	0	(5,500)	(5,500)	(5,500)	(5,500)	(5,500)	(11,000)	(11,000)	(11,000)	(11,000)	(11,000)	(11,000)	(11,000)	(11,000)
Traffic Signal Maintenance	0	0	0	(60,000)	(60,000)	(60,000)	(60,000)	(60,000)	(60,000)	(60,000)	(60,000)	(60,000)	(60,000)	(60,000)	(60,000)	(60,000)
City Project Manager	0	0	0	(323,102)	(336,341)	(336,341)	(389,942)	(389,942)	(593,271)	(603,863)	(603,863)	(631,284)	(631,814)	(650,097)	(650,097)	(656,980)
Subtotal	0	0	0	(121,361)	(121,492)	(121,492)	(168,052)	(168,052)	(294,842)	(294,842)	(294,842)	(336,341)	(336,341)	(389,942)	(389,942)	(411,149)
Net Fiscal Impact	0	0	0	(121,361)	(121,492)	(121,492)	(168,052)	(168,052)	(294,842)	(294,842)	(294,842)	(336,341)	(336,341)	(389,942)	(389,942)	(411,149)

Table 1B-4
Solano360 Specific Plan
Fiscal Impact Analysis
City - Annual Fiscal Impacts
Fiscal Year
Phase

ANNUAL REVENUE AND EXPENSE FIGURES
REVENUE-SHARING APPLIED
SALES AND USE TAX, LICENSES ADJUSTED FOR 80% NET GAIN

Assumed net gain
Source: ERA Fiscal Analysis 1/14/2010

	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
	Entitle.	1a	1a	1a	1b	1b	2	2	2	2	2	2	2	2	2	2
		63%	63%	63%	97%	97%	97%	97%	97%	97%	55%	55%	55%	55%	55%	55%
Proposed revenue share																
Revenues																
*Property Tax: Secured	0	0	0	9,861	1,633	1,620	2,294	2,606	6,740	7,409	110,247	114,561	114,546	117,254	116,480	123,049
*Property Tax: Unsecured	0	0	0	986	163	162	229	228	1,056	1,120	16,649	16,560	16,506	16,410	16,283	16,889
Real Property Transfer Tax	0	0	0	44,769	49,348	4,659	43,110	25,109	240,111	48,282	9,860	29,193	14,095	24,366	12,073	39,422
*Sales and Use Tax	0	0	0	21,328	(50,281)	(57,363)	(75,038)	(80,863)	(85,978)	(105,595)	164,068	164,068	165,995	166,638	166,638	163,342
Measure B	0	0	0	87,817	207,033	237,014	308,970	332,854	354,014	434,788	0	0	0	0	0	0
Public Safety Sales Tax	0	0	0	646	1,522	1,742	2,271	2,447	2,602	3,196	3,376	3,376	3,416	3,430	3,430	3,773
*Property Tax In-Lieu of VLF	0	0	0	5,066	839	832	1,178	1,324	3,641	3,983	59,268	61,242	61,210	62,430	62,009	65,360
*Utility Users Tax	0	0	0	13,595	1,175	1,175	1,232	1,232	2,343	2,401	36,020	38,233	38,277	39,753	39,753	40,316
Franchises	0	0	0	12,752	13,589	13,589	14,258	14,258	27,110	27,780	27,780	29,487	29,520	30,658	30,658	31,093
Transient Occupancy Tax	0	0	0	3,052	3,253	3,253	3,413	3,413	6,489	6,649	6,649	7,058	7,066	7,338	7,338	7,442
*Business Licenses	0	0	0	6,961	(7,415)	(7,415)	(7,778)	(7,778)	(14,796)	(15,169)	22,307	22,307	22,347	22,347	22,347	22,685
Revenue from Use of Assets	0	0	0	2,199	2,344	2,344	2,459	2,459	4,676	4,791	4,791	5,086	5,092	5,288	5,288	5,363
Other Revenue	0	0	0	395	421	421	442	442	840	860	860	913	914	950	950	963
Subtotal	0	0	0	209,426	223,624	201,834	297,041	297,832	548,850	420,495	461,895	492,085	478,984	496,861	483,245	539,708
Expenses																
Administration	0	0	0	(10,292)	(10,968)	(10,968)	(11,508)	(11,508)	(21,881)	(22,422)	(22,422)	(23,799)	(23,826)	(24,745)	(24,745)	(25,096)
Public Works	0	0	0	(9,628)	(10,260)	(10,260)	(10,765)	(10,765)	(20,469)	(20,975)	(20,975)	(22,272)	(22,298)	(23,163)	(23,163)	(23,491)
Economic Development	0	0	0	(2,507)	(2,672)	(2,672)	(2,803)	(2,803)	(5,330)	(5,462)	(5,462)	(5,797)	(5,804)	(6,028)	(6,028)	(6,113)
Non-Departmental	0	0	0	(12,040)	(12,830)	(12,830)	(13,462)	(13,462)	(25,596)	(26,228)	(26,228)	(28,249)	(28,228)	(29,628)	(29,628)	(30,039)
Police	0	0	0	(109,386)	(116,564)	(116,564)	(122,306)	(122,306)	(232,554)	(238,296)	(238,296)	(252,938)	(253,225)	(262,987)	(262,987)	(266,719)
Fire	0	0	0	(57,888)	(61,686)	(61,686)	(64,725)	(64,725)	(123,068)	(126,107)	(126,107)	(133,856)	(134,008)	(139,173)	(139,173)	(141,149)
Road Maintenance	0	0	0	(5,911)	(5,911)	(5,911)	(10,133)	(10,133)	(10,133)	(10,133)	(10,133)	(10,133)	(10,133)	(10,133)	(10,133)	(10,133)
Landscape Maintenance	0	0	0	(49,150)	(49,150)	(49,150)	(80,650)	(80,650)	(80,650)	(80,650)	(80,650)	(80,650)	(80,650)	(80,650)	(80,650)	(80,650)
Bridge Maintenance	0	0	0	(800)	(800)	(800)	(2,590)	(2,590)	(2,590)	(2,590)	(2,590)	(2,590)	(2,590)	(2,590)	(2,590)	(2,590)
Traffic Signal Maintenance	0	0	0	(5,500)	(5,500)	(5,500)	(11,000)	(11,000)	(11,000)	(11,000)	(11,000)	(11,000)	(11,000)	(11,000)	(11,000)	(11,000)
City Project Manager	0	0	0	(60,000)	(60,000)	(60,000)	(60,000)	(60,000)	(60,000)	(60,000)	(60,000)	(60,000)	(60,000)	(60,000)	(60,000)	(60,000)
Subtotal	0	0	0	(323,102)	(336,341)	(336,341)	(389,942)	(389,942)	(593,271)	(603,863)	(603,863)	(631,284)	(631,814)	(650,097)	(650,097)	(656,980)
Net Fiscal Impact	0	0	0	(113,676)	(112,717)	(134,507)	(92,901)	(92,110)	(44,421)	(183,368)	(141,968)	(139,199)	(152,830)	(153,236)	(166,852)	(177,272)

L. County shall pay all Project Financing Debt Service payments in a timely manner and on or before the date Project Financing Debt Service payments are due to the trustee of the Project Financing.

M. In the event that development of the Private Use Area or that Project Financing does not proceed as contemplated in the PFFP and this Agreement, the Solano360 Implementation Committee may consider County or City proposals regarding Project Financing and provisions of this Article, and may recommend amendments to the Agreement.

Section 8.02. City Annual Revenue Sharing Payment

A. City shall provide an annual payment to County representing City's contribution to the Project, including City's contribution toward infrastructure improvements and reimbursement to County for City's one-half share of County's entitlement costs as stated in the 2009 MOU ("*City Annual Revenue Sharing Payment*") as defined in this Section 8.02.

B. The City Annual Revenue Sharing Payment shall be calculated as a percentage of the City's receipt of Secured and Unsecured Property Tax, Property Tax in Lieu of Vehicle License Fee ("VLF"), Sales Tax (exclusive of "*Measure B*"), Utilities User's Tax and Business License Tax generated from the Plan Area each fiscal year through Fiscal Year (FY) 2062-62. These five revenue sources constitute the "*Available City Revenue*". The percentage of Annual City Revenue will change throughout the term of the Project and has been calculated based on the projected revenue in the FIA. In the event that State legislation changes the formula by which any component of Available City Revenue is calculated, or for any other reason such formulas are changed, the parties agree to adopt alternate methodologies that will result in City Annual Revenue Sharing Payments similar to those that would occur under formulas in effect as of the date of this Agreement.

The parties agree that the percentage used in each fiscal year to calculate the City Annual Revenue Sharing Payment will be as follows:

Fiscal Years	CITY ANNUAL REVENUE SHARING PERCENTAGE OF AVAILABLE CITY REVENUES
2013-14 through 2015-16	63%
2016-17 through 2021-22	97%
2022-23 through 2042-43	55%
2043-44 through 2062-63	24%

EXHIBIT C

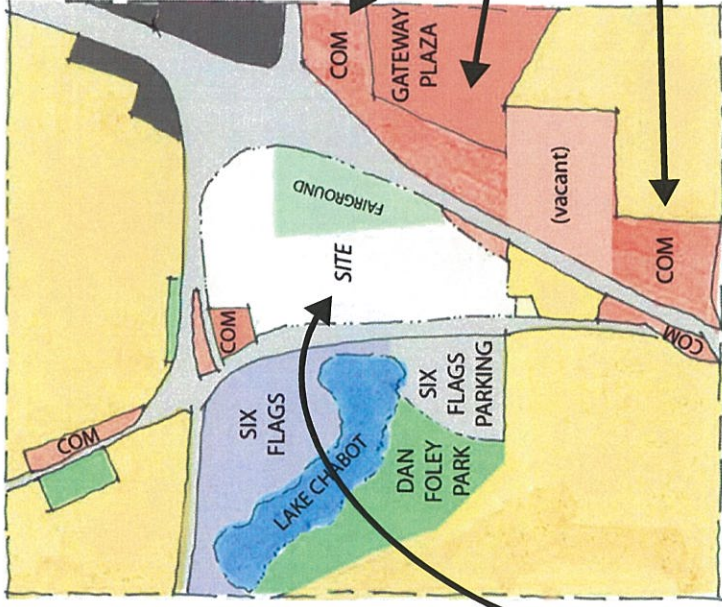
City Annual Revenue Sharing Percentage of City Available Revenue (Property Taxes (including Secured and Unsecured) Property Tax In-Lieu of VLF), Sales and Use Taxes (excluding Measure B), Utility Users Taxes, and Business License Taxes; Estimated City Annual Revenue Sharing Payments

FISCAL YEAR	CITY ANNUAL REVENUE SHARING PERCENTAGE OF AVAILABLE CITY REVENUES	ESTIMATED CITY ANNUAL REVENUE SHARING PAYMENT
2013-14	63%	\$ -
2014-15	63%	\$ -
2015-16	63%	\$ 155,076
2016-17	97%	\$ 452,417
2017-18	97%	\$ 493,258
2018-19	97%	\$ 632,080
2019-20	97%	\$ 680,066
2020-21	97%	\$ 1,020,606
2021-22	97%	\$ 1,171,242
2022-23	55%	\$ 681,583
2023-24	55%	\$ 691,865
2024-25	55%	\$ 696,123
2025-26	55%	\$ 704,024
2026-27	55%	\$ 702,407
2027-28	55%	\$ 753,477
2028-29	55%	\$ 764,171
2029-30	55%	\$ 876,834
2030-31	55%	\$ 915,679
2031-32	55%	\$ 1,016,142
2032-33	55%	\$ 1,135,902
2033-34	55%	\$ 1,209,165
2034-35	55%	\$ 1,292,669
2035-36	55%	\$ 1,315,806
2036-37	55%	\$ 1,315,087
2037-38	55%	\$ 1,367,233
2038-39	55%	\$ 1,377,657
2039-40	55%	\$ 1,376,054
2040-41	55%	\$ 1,374,663
2041-42	55%	\$ 1,373,473
2042-43	55%	\$ 1,372,476
2043-44	24%	\$ 598,544
2044-45	24%	\$ 598,266
2045-46	24%	\$ 598,060
2046-47	24%	\$ 597,925
2047-48	24%	\$ 597,857
2048-49	24%	\$ 597,852
2049-50	24%	\$ 597,909
2050-51	24%	\$ 598,026
2051-52	24%	\$ 598,198
2052-53	24%	\$ 598,425
2053-54	24%	\$ 598,704
2054-55	24%	\$ 599,034
2055-56	24%	\$ 599,412
2056-57	24%	\$ 599,838
2057-58	24%	\$ 600,308
2058-59	24%	\$ 600,823
2059-60	24%	\$ 601,380
2060-61	24%	\$ 601,978
2061-62	24%	\$ 602,616
2062-63	24%	\$ 603,293
Total Estimated City Payments		\$38,905,684

The City-County Revenue "Sharing" Agreement shows something can be **WORSE** than nothing.

Sure, 80% net gain in retail sounds good, but...

Consider \$1 million in spending.



\$200,000 used to be to spent here,
here
and
here

It generated about \$20,000 in sales & use tax

Now that same \$200,000 + \$800,000 is spent here. It generates \$100,000 in sales & use tax. But Vallejo gives away \$97,000 and keeps \$3000!

Now imagine a net gain of only 40% or 50%. Pretty scary, huh?

Vallejo is \$17,000 worse off.