

Overview of Fiscal Impacts

	Annual (Stablized Year 30)	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
City of Sanger			
Estimated Fiscal Revenues (Net of EIFD Allocation)	\$2,748,900	\$113,886,200	\$42,343,900
Estimated Fiscal Expenditures	\$1,764,200	\$73,355,500	\$27,314,500
Estimated Net Fiscal Impact to City	\$984,700	\$40,530,700	\$15,029,400

Key Land Use Assumptions (Stabilized Year 25)

Project Component	
For-Sale Residential	215 DU
Hotel	135 rooms
Commercial / Retail	298,412 SF
Commercial / Office / Flex	345,775 SF

Notes:
 Assumes installation of necessary public infrastructure
 Values in 2022 dollars



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Summary of Estimated Fiscal Impacts to City

Stabilized

	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 40	Year 50	Stabilized Escalation Rate	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
	2028	2033	2038	2043	2048	2053	2063	2073			
City of Sanger Revenues											
Property Tax	\$101,500	\$224,100	\$285,400	\$357,100	\$440,600	\$537,600	\$655,331	\$798,845	2.0%	\$21,888,700	\$8,602,000
Property Tax Allocation to EIFD	(\$101,500)	(\$224,100)	(\$285,400)	(\$357,100)	(\$440,600)	(\$537,600)	(\$655,331)	(\$798,845)	2.0%	(\$21,888,700)	(\$8,602,000)
Property Tax In-Lieu of MVLF	\$211,400	\$466,800	\$590,400	\$734,600	\$902,500	\$1,097,400	\$1,337,724	\$1,630,679	2.0%	\$44,835,300	\$17,660,200
Property Tax in-lieu of MVLF Allocation to EIFD	(\$211,400)	(\$466,800)	(\$590,400)	(\$734,600)	(\$902,500)	(\$1,097,400)	(\$1,337,724)	(\$1,630,679)	2.0%	(\$44,835,300)	(\$17,660,200)
Property Transfer Tax	\$6,100	\$13,400	\$15,800	\$18,500	\$21,700	\$25,300	\$30,841	\$37,594	2.0%	\$1,077,500	\$435,900
Bradley-Burns Sales and Use Tax - Direct / On-Site	\$106,100	\$245,900	\$427,700	\$661,000	\$957,900	\$1,332,600	\$1,790,903	\$2,406,824	3.0%	\$52,741,400	\$18,922,000
Measure S Public Safety Sales Tax - Direct / On-Site	\$71,400								3.0%	\$400,200	\$334,700
Bradley-Burns Sales and Use Tax - Indirect / Off-Site	\$26,100	\$60,500	\$81,000	\$106,600	\$138,300	\$177,300	\$238,276	\$320,224	3.0%	\$7,465,100	\$2,802,300
Measure S Public Safety Sales Tax - Indirect / Off-Site	\$17,600								3.0%	\$90,200	\$75,200
Transient Occupancy Tax	\$108,400	\$251,400	\$291,400	\$337,800	\$391,600	\$454,000	\$610,138	\$819,975	3.0%	\$20,349,400	\$7,899,500
Utility Users Tax (incl. water)	\$28,900	\$66,900	\$93,400	\$126,600	\$168,000	\$219,300	\$294,721	\$396,080	3.0%	\$9,119,300	\$3,395,800
Franchise Tax	\$8,000	\$18,500	\$25,800	\$34,900	\$46,300	\$60,500	\$81,307	\$109,270	3.0%	\$2,515,800	\$936,900
Business License Tax	\$5,100	\$11,900	\$19,900	\$30,100	\$43,200	\$59,500	\$79,963	\$107,464	3.0%	\$2,368,400	\$853,100
Intergovernmental	\$41,200	\$95,400	\$133,200	\$180,500	\$239,500	\$312,800	\$420,377	\$564,952	3.0%	\$13,005,600	\$4,842,600
Service & Fees	\$15,800	\$36,600	\$42,400	\$49,100	\$57,000	\$66,000	\$88,698	\$119,203	3.0%	\$3,023,000	\$1,201,500
Licenses, Permits & Fees	\$0	\$100	\$100	\$100	\$200	\$200	\$269	\$361	3.0%	\$8,700	\$3,300
Use of Money & Property	\$500	\$1,200	\$1,600	\$2,200	\$2,900	\$3,800	\$5,107	\$6,863	3.0%	\$157,700	\$58,700
Other Revenues	\$5,000	\$11,500	\$16,000	\$21,700	\$28,800	\$37,600	\$50,531	\$67,910	3.0%	\$1,563,900	\$582,400
Estimated Total Revenues	\$440,200	\$813,300	\$1,148,300	\$1,569,100	\$2,095,400	\$2,748,900	\$3,691,131	\$4,956,719		\$113,886,200	\$42,343,900
City of Sanger Expenditures											
City Council	\$3,100	\$7,200	\$10,000	\$13,600	\$18,000	\$23,500	\$31,582	\$42,444	3.0%	\$977,400	\$364,000
City Manager	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.0%	\$0	\$0
Community Development	\$16,100	\$37,300	\$52,000	\$70,500	\$93,600	\$122,200	\$164,227	\$220,707	3.0%	\$5,081,200	\$1,892,000
Fire & EMS	\$85,900	\$199,300	\$278,000	\$376,900	\$500,100	\$653,100	\$877,712	\$1,179,571	3.0%	\$27,155,400	\$10,111,400
Non-Departmental	\$2,700	\$6,300	\$8,800	\$11,900	\$15,800	\$20,600	\$27,685	\$37,206	3.0%	\$856,400	\$318,900
Police	\$93,000	\$215,700	\$300,900	\$407,900	\$541,300	\$706,800	\$949,880	\$1,276,559	3.0%	\$29,389,000	\$10,943,300
Public Works	\$31,300	\$72,600	\$101,300	\$137,300	\$182,300	\$238,000	\$319,852	\$429,854	3.0%	\$9,896,100	\$3,684,900
Estimated Total Expenditures	\$232,100	\$538,400	\$751,000	\$1,018,100	\$1,351,100	\$1,764,200	\$2,370,937	\$3,186,341		\$73,355,500	\$27,314,500
Estimated Annual Net Fiscal Impact	\$208,100	\$274,900	\$397,300	\$551,000	\$744,300	\$984,700	\$1,320,194	\$1,770,378		\$40,530,700	\$15,029,400
<i>Revenue / Expenditure Ratio</i>	<i>1.90</i>	<i>1.51</i>	<i>1.53</i>	<i>1.54</i>	<i>1.55</i>	<i>1.56</i>	<i>1.56</i>	<i>1.56</i>		<i>1.55</i>	<i>1.55</i>

Notes:
 Assumes installation of necessary public infrastructure
 Values in 2022 dollars
 Select years shown for illustration



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Project Description

Project Component	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30		
	2028	2033	2038	2043	2048	2053		
For-Sale Residential	108 DU	215 DU	215 DU	215 DU	215 DU	215 DU		
Total Residential	108 DU	215 DU	215 DU	215 DU	215 DU	215 DU		
Hotel	68 rooms	135 rooms	135 rooms	135 rooms	135 rooms	135 rooms		
Commercial / Retail	59,682 SF	119,365 SF	179,047 SF	238,729 SF	298,412 SF	358,094 SF		
Commercial / Office / Flex	69,155 SF	138,310 SF	207,465 SF	276,620 SF	345,775 SF	414,930 SF		
<i>Annual Escalation Factor</i>		2.0%	1.10	1.22	1.35	1.49	1.64	1.81
Estimated A/V - SF Residential		\$500K Per Unit	\$59,344,343	\$131,041,900	\$144,680,846	\$159,739,345	\$176,365,144	\$194,721,370
Estimated A/V - Hotel		\$175K Per Room	\$13,041,954	\$28,798,743	\$31,796,139	\$35,105,507	\$38,759,317	\$42,793,417
Estimated A/V - Commercial / Retail		\$225 PSF	\$14,826,177	\$32,738,594	\$54,219,080	\$79,816,327	\$110,154,593	\$145,943,486
Estimated A/V - Commercial / Office / Flex		\$195 PSF	\$14,888,760	\$32,876,788	\$54,447,946	\$80,153,243	\$110,619,572	\$146,559,535
Total Estimated Assessed Value			\$102,101,234	\$225,456,026	\$285,144,012	\$354,814,423	\$435,898,626	\$530,017,808

Notes:

Adjusted for value appreciation assuming 2% annual escalation rate (statutory maximum).
 Conservatively assuming no mark-to-market valuations above 2% growth to account for property transfers
 Select years shown for illustration
 Values in 2022 dollars



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Project Employment and Occupants

Project Component	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	
	2028	2033	2038	2043	2048	2053	
Commercial / Retail	59,682 SF	119,365 SF	179,047 SF	238,729 SF	298,412 SF	358,094 SF	
Commercial / Office / Flex	69,155 SF	138,310 SF	207,465 SF	276,620 SF	345,775 SF	414,930 SF	
Hotel	68 Rooms	135 Rooms	135 Rooms	135 Rooms	135 Rooms	135 Rooms	
For-sale Residential	108 DU	215 DU	215 DU	215 DU	215 DU	215 DU	
Estimated # Employees (FTE)							
Commercial / Retail	400 SF / emp	149	298	448	597	746	895
Commercial / Office / Flex	350 SF / emp	198	395	593	790	988	1,186
Hotel	1.5 room / emp	45	90	90	90	90	90
For-sale Residential	0 DU / emp	0	0	0	0	0	0
Total Estimated # Employees (FTE)		392	784	1,130	1,477	1,824	2,171
Occupied Dwelling Units	95%	102 DU	204 DU	204 DU	204 DU	204 DU	204 DU
Residents	2.25 per DU	230	460	460	460	460	460
Employees Weighted at 50%	50%	196	392	565	739	912	1,085
Total Service Population (Residents + Empl.)		426	851	1,025	1,198	1,372	1,545
Occupied Hotel Rooms	75%	51 rooms	101 rooms	101 rooms	101 rooms	101 rooms	101 rooms
Hotel Guests	1.5 per room	76	152	152	152	152	152

Notes:

Average household size reflects City average household size and product mix of multifamily units

Select years shown for illustration

Values in 2022 dollars



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Property Tax

		Year 5 2028	Year 10 2033	Year 15 2038	Year 20 2043	Year 25 2048	Year 30 2053
Estimated Assessed Value - Residential		\$59,344,343	\$131,041,900	\$144,680,846	\$159,739,345	\$176,365,144	\$194,721,370
Estimated Assessed Value - Non-Residential		\$42,756,891	\$94,414,126	\$140,463,166	\$195,075,078	\$259,533,481	\$335,296,438
Total Estimated Assessed Value		\$102,101,234	\$225,456,026	\$285,144,012	\$354,814,423	\$435,898,626	\$530,017,808
Total Secured Property Tax General Levy	1.00%	\$1,021,012	\$2,254,560	\$2,851,440	\$3,548,144	\$4,358,986	\$5,300,178
Estimated Unsecured Property Tax as % of Secured Non-Residential Value	10.00%	\$42,757	\$94,414	\$140,463	\$195,075	\$259,533	\$335,296
Total Estimated Secured + Unsecured Property Tax		\$1,063,769	\$2,348,974	\$2,991,903	\$3,743,219	\$4,618,520	\$5,635,475
Distributions to Taxing Entities							
City of Sanger	9.54%	\$101,500	\$224,100	\$285,400	\$357,100	\$440,600	\$537,600
City Allocation to EIFD	(9.54%)	(\$101,500)	(\$224,100)	(\$285,400)	(\$357,100)	(\$440,600)	(\$537,600)
Net Property Tax to City	0.00%	\$0	\$0	\$0	\$0	\$0	\$0

Notes:
 Assumed general levy distributions post-annexation
 Does not include property tax overrides above 1% general levy
 Select years shown for illustration
 Values in 2022 dollars

Source: Fresno County Auditor-Controller (2022)



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Property Tax In-Lieu of Motor Vehicle License Fees (MVLFF)

Total AV within CITY (FY 2004-2005)	\$562,392,747						
MVLFF Revenues (2004-2005)	\$1,164,432						
Prop Tax In-Lieu of MVLFF per \$1M of AV	\$2,070						
	Year 1 2024	Year 5 2028	Year 10 2033	Year 15 2038	Year 20 2043	Year 25 2048	Year 30 2053
Estimated Project Assessed Value	\$16,455,402	\$102,101,234	\$225,456,026	\$285,144,012	\$354,814,423	\$435,898,626	\$530,017,808
Incremental Property Tax In-Lieu of MVLFF to City	\$34,100	\$211,400	\$466,800	\$590,400	\$734,600	\$902,500	\$1,097,400
City Allocation to EIFD	(\$34,100)	(\$211,400)	(\$466,800)	(\$590,400)	(\$734,600)	(\$902,500)	(\$1,097,400)
Net Incremental Property Tax In-Lieu of MVLFF to City	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Notes:
 Select years shown for illustration
 Values in 2022 dollars

Source: Fresno County Auditor-Controller (2022)



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Property Transfer Tax

	Year 5 2028	Year 10 2033	Year 15 2038	Year 20 2043	Year 25 2048	Year 30 2053
Estimated Assessed Value - SF Residential	\$59,344,343	\$131,041,900	\$144,680,846	\$159,739,345	\$176,365,144	\$194,721,370
Estimated Property Turnover Rate	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%
Estimated Value of Property Transferred - SF Residential	\$8,901,651	\$19,656,285	\$21,702,127	\$23,960,902	\$26,454,772	\$29,208,206
Estimated Assessed Value - Other	\$42,756,891	\$94,414,126	\$140,463,166	\$195,075,078	\$259,533,481	\$335,296,438
Estimated Property Turnover Rate	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Estimated Value of Property Transferred - Other	\$2,137,845	\$4,720,706	\$7,023,158	\$9,753,754	\$12,976,674	\$16,764,822
Estimated Value of Property Transferred - Total	\$11,039,496	\$24,376,991	\$28,725,285	\$33,714,656	\$39,431,446	\$45,973,027
Total Transfer Tax	\$1.10 per \$1,000 \$1,214,300	\$2,681,500	\$3,159,800	\$3,708,600	\$4,337,500	\$5,057,000
Transfer Tax to City	\$0.55 per \$1,000 \$6,100	\$13,400	\$15,800	\$18,500	\$21,700	\$25,300

Notes:

Select years shown for illustration
Values in 2022 dollars

Source: Fresno County Auditor-Controller (2022)



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Sales Tax - Direct / On-Site

Project Component	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30
	2028	2033	2038	2043	2048	2053
Retail SF	59,682 SF	119,365 SF	179,047 SF	238,729 SF	298,412 SF	358,094 SF
Percent assumed to be taxable sales-generating	50%	50%	50%	50%	50%	50%
Total Sales-Generating SF	29,841 SF	59,682 SF	89,524 SF	119,365 SF	149,206 SF	179,047 SF
Estimated Taxable Sales	\$275 PSF \$9,513,375	\$22,057,218	\$38,355,541	\$59,286,113	\$85,911,067	\$119,513,368
Bradley-Burns Sales Tax to City	1.00% \$95,134	\$220,572	\$383,555	\$592,861	\$859,111	\$1,195,134
Use Tax as % of Sales Tax	11.50% \$10,940	\$25,366	\$44,109	\$68,179	\$98,798	\$137,440
Bradley-Burns Sales and Use Tax to City - Direct	\$106,100	\$245,900	\$427,700	\$661,000	\$957,900	\$1,332,600
Measure S Public Safety Sales Tax	0.75%	\$71,400				

Notes:

Measure S Public Safety Sales Tax approved through 2028

Does not include additional sales tax allocation for public safety from Proposition 172 (collected by State BOE and apportioned to counties based on proportionate share of taxable sales)

Taxable sales PSF factor escalated 3% annually

Select years shown for illustration.

Values in 2022 dollars.



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Sales Tax - Indirect / Off-Site

	Year 5 2028	Year 10 2033	Year 15 2038	Year 20 2043	Year 25 2048	Year 30 2053
Estimated # Employees	392	784	1,130	1,477	1,824	2,171
Estimated Annual Taxable Retail Spending / Empl.	\$6,701	\$7,768	\$9,005	\$10,439	\$12,102	\$14,030
Estimated Employee Taxable Retail Spending	\$2,625,238	\$6,086,742	\$10,179,076	\$15,420,605	\$22,073,589	\$30,454,674
Estimated Capture within City	33.0%	\$866,329	\$2,008,625	\$3,359,095	\$5,088,800	\$7,284,284
Estimated # Occupied Dwelling Units	102 DU	204 DU	204 DU	204 DU	204 DU	204 DU
Estimated Annual Taxable Retail Spending / HH	\$24,351	\$28,229	\$32,725	\$37,938	\$43,980	\$50,985
Estimated Resident Taxable Retail Spending	\$2,486,814	\$5,765,799	\$6,684,141	\$7,748,751	\$8,982,927	\$10,413,674
Estimated Capture within City	50.0%	\$1,243,407	\$2,882,899	\$3,342,071	\$3,874,376	\$4,491,463
Estimated # Occupied Hotel Rooms	51 rooms	101 rooms	101 rooms	101 rooms	101 rooms	101 rooms
Estimated Annual Taxable Retail Spending / Room	\$21,157	\$24,526	\$28,433	\$32,962	\$38,211	\$44,298
Estimated Resident Taxable Retail Spending	\$1,071,061	\$2,483,305	\$2,878,832	\$3,337,355	\$3,868,909	\$4,485,126
Estimated Capture within City	33.0%	\$353,450	\$819,491	\$950,014	\$1,101,327	\$1,276,740
Total Estimated Indirect Taxable Sales	\$2,463,186	\$5,711,015	\$7,651,180	\$10,064,502	\$13,052,488	\$16,736,971
Less Estimated Capture Within District Retail	(5.0%)	(\$123,159)	(\$285,551)	(\$503,225)	(\$652,624)	(\$836,849)
Net Indirect Taxable Sales	\$2,340,027	\$5,425,464	\$7,268,621	\$9,561,277	\$12,399,863	\$15,900,122
Bradley-Burns Sales Tax to City	1.00%	\$23,400	\$54,255	\$72,686	\$95,613	\$123,999
Use Tax as % of Sales Tax	11.50%	\$2,691	\$6,239	\$8,359	\$10,995	\$14,260
Bradley-Burns Sales and Use Tax to City - Indirect	\$26,100	\$60,500	\$81,000	\$106,600	\$138,300	\$177,300
Measure S Public Safety Sales Tax	0.75%	\$17,600				

Notes:

- Measure S Public Safety Sales Tax approved through 2028
- Employee spending estimates based on "Office Worker Retail Spending Patterns: A Downtown and Suburban Area Study," ICSC (2004).
- Household spending based on average household income within City.
- Hotel guest spending estimated based on American Hotel and Lodging Association (AHLA) data.
- Adjusted for inflation assuming 3% annual inflation rate.
- Select years shown for illustration.
- Values in 2022 dollars.



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Transient Occupancy Tax ("TOT") to City

	Year 5 2028	Year 10 2033	Year 15 2038	Year 20 2043	Year 25 2048	Year 30 2053
Estimated # Hotel Rooms	68 rooms	135 rooms	135 rooms	135 rooms	135 rooms	135 rooms
Average Daily Room Rate (ADR)	\$151	\$175	\$203	\$235	\$272	\$316
Average Occupancy Rate	73%	73%	73%	73%	73%	73%
Annual Hotel Room Receipts	\$2,710,497	\$6,284,418	\$7,285,363	\$8,445,733	\$9,790,919	\$11,350,359
TOT to City	4.00%	\$108,400	\$251,400	\$337,800	\$391,600	\$454,000

Notes:
 Adjusted for inflation assuming 3% annual inflation rate.
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City Service Population

City Population	27,353
City Employee Population	8,566
Employee Weighting for Service Population	0.5
Weighted # Employees	4,283
Total City Service Population	31,636

Source: CA Department of Finance, CA Employment Development Department (2021)



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City Multiplier Revenue and Expenditure Factors

Budget Category	Adopted City Budget	Allocation Basis	Relevant City Population / Factor	Discount for Operational Efficiency	Per Capita Factor	Annual Escalation	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30
							2028	2033	2038	2043	2048	2053
Revenues												
Utility Users Tax (incl. water)	\$1,850,500	Service Population	31,636	0%	\$58.49	3.0%	\$67.81	\$78.61	\$91.13	\$105.65	\$122.47	\$141.98
Franchise Tax	\$510,500	Service Population	31,636	0%	\$16.14	3.0%	\$18.71	\$21.69	\$25.14	\$29.14	\$33.79	\$39.17
Business License Tax	\$96,800	Per Employee	8,566	0%	\$11.30	3.0%	\$13.10	\$15.19	\$17.61	\$20.41	\$23.66	\$27.43
Intergovernmental	\$2,638,500	Service Population	31,636	0%	\$83.40	3.0%	\$96.69	\$112.09	\$129.94	\$150.63	\$174.62	\$202.44
Service & Fees	\$1,619,200	Per Resident	27,353	0%	\$59.20	3.0%	\$68.62	\$79.56	\$92.23	\$106.92	\$123.94	\$143.69
Licenses, Permits & Fees	\$2,000	Service Population	31,636	0%	\$0.06	3.0%	\$0.07	\$0.08	\$0.10	\$0.11	\$0.13	\$0.15
Use of Money & Property	\$31,800	Service Population	31,636	0%	\$1.01	3.0%	\$1.17	\$1.35	\$1.57	\$1.82	\$2.10	\$2.44
Other Revenues	\$317,600	Service Population	31,636	0%	\$10.04	3.0%	\$11.64	\$13.49	\$15.64	\$18.13	\$21.02	\$24.37
Total Selected Revenues	\$7,066,900											
Expenditures												
City Council	\$264,600	Service Population	31,636	25%	\$6.27	3.0%	\$7.27	\$8.43	\$9.77	\$11.33	\$13.13	\$15.23
City Manager	\$0	Service Population	31,636	25%	\$0.00	3.0%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Community Development	\$1,374,800	Service Population	31,636	25%	\$32.59	3.0%	\$37.78	\$43.80	\$50.78	\$58.87	\$68.24	\$79.11
Fire & EMS	\$5,509,400	Service Population	31,636	0%	\$174.15	3.0%	\$201.89	\$234.04	\$271.32	\$314.53	\$364.63	\$422.71
Non-Departmental	\$231,700	Service Population	31,636	25%	\$5.49	3.0%	\$6.37	\$7.38	\$8.56	\$9.92	\$11.50	\$13.33
Police	\$5,963,000	Service Population	31,636	0%	\$188.49	3.0%	\$218.51	\$253.31	\$293.66	\$340.43	\$394.65	\$457.51
Public Works	\$2,007,900	Service Population	31,636	0%	\$63.47	3.0%	\$73.58	\$85.30	\$98.88	\$114.63	\$132.89	\$154.06
Total Selected Expenditures	\$15,351,400											

Notes:

Major case study revenues not shown include property tax, sales tax, transient occupancy tax
 Franchise tax includes natural gas, electricity, cable TV, disposal)
 Non-recurring revenues excluded (e.g. FEMA grant, indirect cost plan recovery, building / planning fees, bond proceeds, COVID relief)
 Adjusted for inflation assuming 3% annual inflation rate.
 Select years shown for illustration.
 Values in 2022 dollars.

Source: City of Sanger 2021-2022 Adopted Budget



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City Multiplier Revenues and Expenditures

	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30
	2028	2033	2038	2043	2048	2053
Estimated # Residents	230	460	460	460	460	460
Estimated # Employees	392	784	1,130	1,477	1,824	2,171
Total Project Service Population	426	851	1,025	1,198	1,372	1,545
Budget Category	2028	2033	2038	2043	2048	2053
<i>Revenues</i>						
Utility Users Tax (incl. water)	\$28,900	\$66,900	\$93,400	\$126,600	\$168,000	\$219,300
Franchise Tax	\$8,000	\$18,500	\$25,800	\$34,900	\$46,300	\$60,500
Business License Tax	\$5,100	\$11,900	\$19,900	\$30,100	\$43,200	\$59,500
Intergovernmental	\$41,200	\$95,400	\$133,200	\$180,500	\$239,500	\$312,800
Service & Fees	\$15,800	\$36,600	\$42,400	\$49,100	\$57,000	\$66,000
Licenses, Permits & Fees	\$0	\$100	\$100	\$100	\$200	\$200
Use of Money & Property	\$500	\$1,200	\$1,600	\$2,200	\$2,900	\$3,800
Other Revenues	\$5,000	\$11,500	\$16,000	\$21,700	\$28,800	\$37,600
Total Multiplier Revenues	\$104,500	\$242,100	\$332,400	\$445,200	\$585,900	\$759,700
<i>Expenditures</i>						
City Council	\$3,100	\$7,200	\$10,000	\$13,600	\$18,000	\$23,500
City Manager	\$0	\$0	\$0	\$0	\$0	\$0
Community Development	\$16,100	\$37,300	\$52,000	\$70,500	\$93,600	\$122,200
Fire & EMS	\$85,900	\$199,300	\$278,000	\$376,900	\$500,100	\$653,100
Non-Departmental	\$2,700	\$6,300	\$8,800	\$11,900	\$15,800	\$20,600
Police	\$93,000	\$215,700	\$300,900	\$407,900	\$541,300	\$706,800
Public Works	\$31,300	\$72,600	\$101,300	\$137,300	\$182,300	\$238,000
Total Multiplier Expenditures	\$232,100	\$538,400	\$751,000	\$1,018,100	\$1,351,100	\$1,764,200

Notes:

Major case study revenues not shown include property tax, sales tax, transient occupancy tax
 Adjusted for inflation assuming 3% annual inflation rate.
 Select years shown for illustration.
 Values in 2022 dollars.

Source: City of Sanger 2021-2022 Adopted Budget



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IMPLAN Inputs

Construction Inputs	
Industry NAICS Category	Approximate Inputs (Industry Spending)
57 - Construction of new single family residential structures	\$107,500,000
55 - Construction of new commercial structures, including farm structures	\$185,107,403
Ongoing Operation Inputs	
Industry NAICS Category	Approximate Inputs (Employment Change)
470 - Office administrative services	1,186 Jobs
412 - Retail - Miscellaneous store retailers	895 Jobs
507 - Hotels and motels, including casino hotels	90 Jobs



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Summary of IMPLAN Economic Benefits

Economic Benefits from Construction (One-Time / Short-Term)

	Employment	Labor Income	Economic Output
Direct (On-Site)	2,348	\$160,759,595	\$292,607,403
Indirect	357	\$20,920,479	\$68,960,515
Induced	756	\$37,532,521	\$122,802,648
Total Countywide	3,461	\$219,212,595	\$484,370,566
Estimated City Capture	2,403	\$163,682,245	\$302,195,561

Economic Benefits from Ongoing Operation (Annual)

	Employment	Labor Income	Economic Output
Direct (On-Site)	2,171	\$98,910,220	\$140,645,171
Indirect	419	\$20,619,994	\$60,607,830
Induced	499	\$24,763,475	\$81,028,056
Total Countywide	3,088	\$144,293,689	\$282,281,057
Estimated City Capture	2,217	\$101,179,393	\$147,726,965

Notes

100% of direct benefits estimated to be captured on-site within the City.
 5% of indirect and induced benefits estimated to be captured off-site within the City.
 Estimated ongoing benefits upon build-out and stabilization.



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