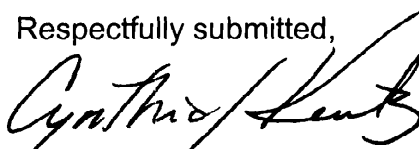


The project also generates funds for parks (\$8,500,000), and transportation (\$2,200,000), which are dedicated capital funds and total \$10,700,000. However, these funds are dedicated to specific capital projects required because of the project impacts and are not available for ongoing operational costs. Fees for water, electric, building and planning were not considered as new revenue as they fund the cost of providing a commodity or a service required because of the project. In contrast, the construction tax from this project, estimated at \$2,472,673 was considered as new revenue and was allocated to off-set costs and operations from the project over a 20 year period.

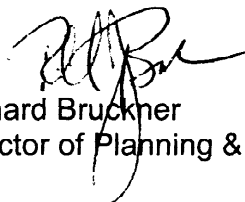
In summary, the report finds that the costs to provide services, produces a range of annual net revenue to the city between a -\$15,056 and a +\$150,000 depending on how many persons occupy each unit. Expenses included debt service paid by the city, as well as all direct services. The highest budget expenses, as can be expected, are for public safety. Expenses were analyzed for the most part by taking the city population and dividing it into the current budgeted amount for that expense. In terms of public safety, it was assumed that 80% of the public safety expenditures provide services to residents and 20% to businesses and other groups.

Respectfully submitted,



CYNTHIA J. KURTZ
City Manager

Prepared and Approved by:



Richard Bruckner
Director of Planning & Development

Attachment: Fiscal Impact Analysis for the Westgate Project