

Appendix F: Financing Plan
Technical Materials

TABLE F1: SUMMARY BACKBONE IMPROVEMENT COSTS

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Improvement	TOTAL COST	Cost Allocation							
		Regional		Bridge		Parcel		Other	
		Allocation	% of total	Allocation	% of total	Allocation	% of total	Allocation	% of total
<u>Transportation and Circulation</u>									
Roadways and Sidewalks	\$65,249,369	\$36,052,969	55%	\$11,570,000	18%	\$13,640,200	21%	\$3,986,200	6%
Transit and Other Circulation	\$11,600,000	\$0	0%	\$11,600,000	100%	\$0	0%	\$0	0%
Total Transportation & Circulation	\$76,849,369	\$36,052,969	47%	\$23,170,000	30%	\$13,640,200	18%	\$3,986,200	5%
<u>Municipal Utilities</u>									
Water	\$6,757,000	\$0	0%	\$6,632,000	98%	\$0	0%	\$125,000	2%
Sanitary Sewer	\$5,160,000	\$0	0%	\$5,160,000	100%	\$0	0%	\$0	0%
Storm Drainage	\$8,666,400	\$0	0%	\$7,373,920	85%	\$0	0%	\$1,292,480	15%
Joint Trench	\$1,510,000	\$0	0%	\$1,310,000	87%	\$0	0%	\$200,000	13%
Total Municipal Utilities	\$22,093,400	\$0	0%	\$20,475,920	93%	\$0	0%	\$1,617,480	7%
<u>Parks and Other Public Spaces</u>									
Riverfront Promenade	\$19,681,520	\$9,840,760	50%	\$9,840,760	50%	\$0	0%	\$0	0%
Neighborhood Parks	\$16,734,416	\$0	0%	\$16,734,416	100%	\$0	0%	\$0	0%
Total Parks and Public Spaces	\$36,415,936	\$9,840,760	27%	\$26,575,176	73%	\$0	0%	\$0	0%
TOTAL BACKBONE FACILITIES	\$135,358,705	\$45,893,729	34%	\$70,221,096	52%	\$13,640,200	10%	\$5,603,680	4%

TABLE F2: SUMMARY FUNDING SOURCES FOR BACKBONE IMPROVEMENTS (ultimate funding, assumes all advances repaid)

Backbone Facility	CFD	Tax Increment	Impact Fees	Grants	Other	TOTAL
<u>Transportation and Circulation</u>						
Roadways and Sidewalks	\$35,943,169	\$2,212,000	\$12,013,200 (1)	\$12,035,000 (2)	\$3,046,000 (3)	\$65,249,369
Transit and Other Circulation	\$11,600,000	\$0	\$0	\$0	\$0	\$11,600,000
Total Transportation & Circulation	\$47,543,169	\$2,212,000	\$12,013,200	\$12,035,000	\$3,046,000	\$76,849,369
<u>Municipal Utilities</u>						
Water	\$5,771,200	\$75,000	\$0	\$860,800 (2)	\$50,000 (4)	\$6,757,000
Sanitary Sewer	\$1,203,000	\$0	\$0	\$3,957,000 (2)	\$0	\$5,160,000
Storm Drainage	\$5,478,720	\$100,000	\$0	\$1,895,200 (2)	\$1,192,480 (4)	\$8,666,400
Joint Trench	\$1,257,500	\$0	\$0	\$252,500 (2)	\$0	\$1,510,000
Total Municipal Utilities	\$13,710,420	\$175,000	\$0	\$6,965,500	\$1,242,480	\$22,093,400
<u>Parks and Other Public Spaces</u>						
Riverfront Promenade	\$14,622,828	\$3,330,951	\$0	\$1,727,741 (5)	\$0	\$19,681,520
Neighborhood Parks	\$14,181,600	\$552,816	\$500,000 (6)	\$1,500,000 (2)	\$0	\$16,734,416
Total Parks and Public Spaces	\$28,804,428	\$3,883,767	\$500,000	\$3,227,741	\$0	\$36,415,936
TOTAL BACKBONE FACILITIES	\$90,058,017	\$6,270,767	\$12,513,200	\$22,228,241	\$4,288,480	\$135,358,705
as percent of total	67%	5%	9%	16%	3%	100%

(1) Source is Traffic Impact Fee Fund.

(2) Source is Proposition 1C grant.

(3) Includes \$250,000 to be funded by Kinder Morgan; balance represents costs that primarily benefit parcels outside of the Bridge District. Funding source to be determined.

(4) Represents costs that primarily benefit parcels outside of the Bridge District. Funding source to be determined.

(5) Source is Proposition 50 grant.

(6) Source is Park Impact Fee Fund.

TABLE F3: SUMMARY SUPPLEMENTAL IMPROVEMENT COSTS AND ALLOCATIONS (rollup of Appendices B through E)

Improvement	TOTAL COST	Cost Allocation							
		Regional		Bridge		Parcel		Other	
		Allocation	% of total	Allocation	% of total	Allocation	% of total	Allocation	% of total
<u>Defined Improvements</u>									
Rail Removal	\$69,004,070	\$9,004,070	13%	\$0	0%	\$0	0%	\$60,000,000	87%
Supplemental Promenade Facilities	\$38,920,000	\$19,460,000	50%	\$19,460,000	50%	\$0	0%	\$0	0%
Civic Corridor Improvements	\$5,000,000	\$5,000,000	100%	\$0	0%	\$0	0%	\$0	0%
Prop. 1C Parking Podium (affordable units)	\$1,260,000	\$0	0%	\$0	0%	\$1,260,000	100%	\$0	0%
Total Defined Improvements	\$114,184,070	\$33,464,070	29%	\$19,460,000	17%	\$1,260,000	1%	\$60,000,000	53%
<u>Undefined Improvements</u>									
Shared Parking Structures (public)	to be determined as redevelopment progresses; planning estimate of \$59,000,000 based on Expected Buildout								
Implementation Scope Contingencies	project dependent; to be determined as redevelopment progresses; considered on a case by case basis								
Other Supplemental Infrastructure	project dependent; to be determined as redevelopment progresses								
Other Supplemental Amenities	additional neighborhood parks/other amenities required if Expected Buildout is exceeded								

TABLE F4: SUMMARY FUNDING SOURCES FOR SUPPLEMENTAL IMPROVEMENTS (ultimate funding, all advances repaid)

Improvement	CFD	Tax Increment	Impact Fees	Grants	Other	TOTAL
<u>Defined Improvements</u>						
Rail Removal	\$0	\$0	\$9,004,070 (1)	\$60,000,000 (2)	\$0	\$69,004,070
Supplemental Promenade Facilities	\$0	\$25,168,935	\$0	\$12,870,000 (2)	\$881,065 (3)	\$38,920,000
Civic Corridor Improvements	\$0	\$5,000,000	\$0	\$0	\$0	\$5,000,000
Prop. 1C Parking Podium (affordable u	\$0	\$0	\$0	\$1,260,000 (4)	\$0	\$1,260,000
Total Defined Improvements	\$0	\$30,168,935	\$9,004,070	\$74,130,000	\$881,065	\$114,184,070
<i>as percent of total</i>	<i>0%</i>	<i>26%</i>	<i>8%</i>	<i>65%</i>	<i>1%</i>	<i>100%</i>
<u>Undefined Improvements</u>						
Shared Parking Structures (public)		X		X		
Implementation Scope Contingencies		X		X		
Other Supplemental Infrastructure	X	X		X		
Other Supplemental Amenities	X	X		X		

(1) Source is Traffic Impact Fee Funds

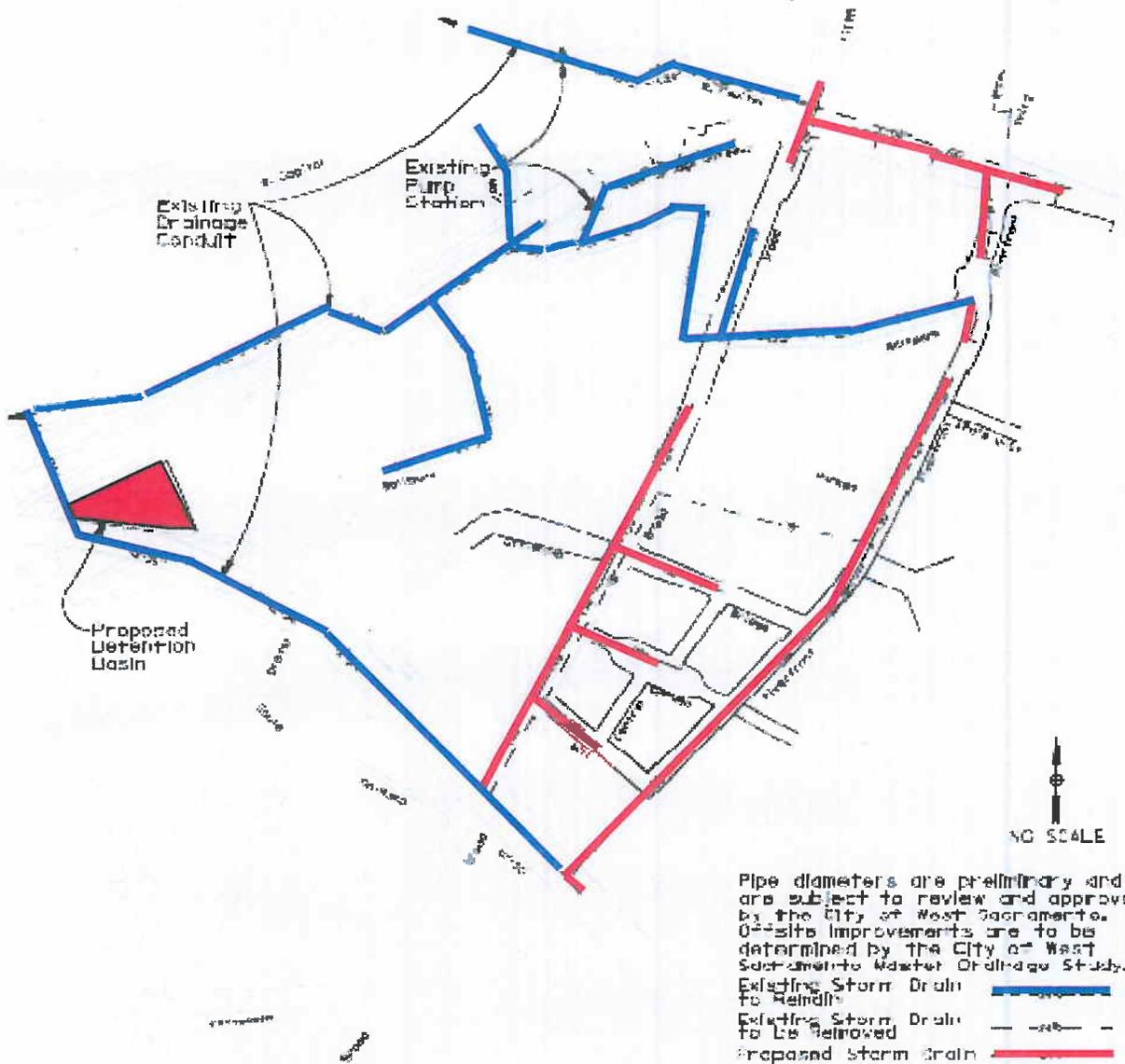
(2) Source is grant (undefined)

(3) Source is Private Property Transfer Tax

(4) Source is Proposition 1C grant.

X denotes that costs are project dependent and will be determined as redevelopment progresses.

EXHIBIT F4: PROPOSITION 1C DRAINAGE SYSTEM IMPROVEMENTS



Notes

* As defined by URS (February 16, 2009)

* Proposed Detention Basin is tentatively included in the Proposition 1C program pending completion of a Wood Rodgers drainage study (due 2009Q3). This study will determine if a detention basin will be required as part of the Proposition 1C improvement program. If required, this study will also locate and size this basin.

TABLE F9: PROPOSITION 1C DRAINAGE SYSTEM COSTS (all facilities are backbone)

Improvement	TOTAL COST	Proposition 1C Program					Proposition 1C Sources of Funds					
		Regional	Bridge	Parcel	Other	% of TOTAL	Prop 1C	Tax Increment	CFD 23	CFD 27	Other	Total
1 Backbone Drainage Collection System												
a Land and Easement Acquisition	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0
b Existing Drainage Lines to Remain	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0
c New Drainage Lines-Bridge District Service	\$3,531,000	\$0	\$1,546,000	\$0	\$0	44%	\$1,236,800	\$100,000	\$209,200	\$0	\$0	\$1,546,000
d New Drainage Lines - nonBridge Service	\$600,000	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0
e New Drainage Inlets-Bridge District Parcel	\$1,873,000	\$0	\$823,000	\$0	\$0	44%	\$658,400	\$0	\$164,600	\$0	\$0	\$823,000
f New Drainage Inlets - nonBridge Parcels	\$200,000	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0
g Other Off-site Drainage Improvements	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0
Total Backbone Drainage Collection	\$6,204,000	\$0	\$2,369,000	\$0	\$0	38%	\$1,895,200	\$100,000	\$373,800	\$0	\$0	\$2,369,000
2 Detention Basin												
a Land Acquisition (two acres)	\$1,742,400	\$0	\$1,742,400	\$0	\$0	100%	\$0	\$0	\$0	\$1,742,400	\$0	\$1,742,400
b New Detention Basin (8 Acre-feet)	\$720,000	\$0	\$257,600	\$0	\$0	36%	\$0	\$0	\$0	\$257,600	\$0	\$257,600
Total Detention Basin	\$2,462,400	\$0	\$2,000,000	\$0	\$0		\$0	\$0	\$0	\$2,000,000	\$0	\$2,000,000
TOTAL DRAINAGE SYSTEM COSTS	\$8,666,400	\$0	\$4,369,000	\$0	\$0	50%	\$1,895,200	\$100,000	\$373,800	\$2,000,000	\$0	\$4,369,000

TABLE F11: PROPOSITION 1C PROMENADE COSTS (Backbone + Supplemental Facilities)

Improvement	TOTAL COST	Proposition 1C Program				% of TOTAL	Proposition 1C Sources of Funds					
		Regional	Bridge	Parcel	Other		Prop 1C	Tax Increment	CFD 23	CFD 27	Other	Total
BACKBONE IMPROVEMENTS												
1 Phase 5A & Interim												
a Promenade Riverwalk Land Acquisition	\$1,829,520	\$914,760	\$914,760	\$0	\$0	100%	\$0	\$0	\$0	\$1,829,520	\$0	\$1,829,520
b Plaza & Pavilion Land Acquisition	\$1,000,000	\$500,000	\$500,000	\$0	\$0	100%	\$0	\$0	\$0	\$1,000,000	\$0	\$1,000,000
c Design, Permitting, & Other Soft Costs	\$700,000	\$350,000	\$350,000	\$0	\$0	100%	\$0	\$588,692	\$0	\$111,308	\$0	\$700,000
d Phase 5A Construction	\$3,200,000	\$1,600,000	\$1,600,000	\$0	\$0	100%	\$0	\$1,472,259	\$0	\$0	\$1,727,741 (1)	\$3,200,000
e Interim Path & Plaza Patio Construction	\$1,270,000	\$635,000	\$635,000	\$0	\$0	100%	\$0	\$1,270,000	\$0	\$0	\$0	\$1,270,000
Subtotal Phase 5A and Interim Improvements	\$7,999,520	\$3,999,760	\$3,999,760	\$0	\$0	100%	\$0	\$3,330,951	\$0	\$2,940,828	\$1,727,741	\$7,999,520
2 Plaza Ultimate Improvements												
a Design, Permitting, & Other Soft Costs	\$1,062,000	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0
b Main Street Plaza Construction	\$10,620,000	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0
c Main Street Pavilion	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0
Subtotal Plaza Ultimate Improvements	\$11,682,000	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0
TOTAL BACKBONE IMPROVEMENTS	\$19,681,520	\$3,999,760	\$3,999,760	\$0	\$0	41%	\$0	\$3,330,951	\$0	\$2,940,828	\$1,727,741	\$7,999,520
SUPPLEMENTAL IMPROVEMENTS												
3 Promenade Ultimate Improvements												
a Design, Permitting, & Other Soft Costs	\$4,180,000	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0
b Final flood elevation, rip rap, levee toe	\$7,660,000	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0
c Promenade Flatwork & Landscaping	\$14,210,000	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0
d Promenade Site Furnishings	\$3,160,000	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0
e Lookout Piers (Rehab and New)	\$2,290,000	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0
f Additional Flood Engineering	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0
Subtotal Promenade Ultimate Improvements	\$31,500,000	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0
4 Floating Pier and Gangway												
a Design, Permitting, & Other Soft Costs	\$970,000	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0
b Construction	\$6,450,000	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0
Subtotal Floating Pier and Gangway	\$7,420,000	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0
TOTAL SUPPLEMENTAL IMPROVEMENTS	\$38,920,000	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL BACKBONE + SUPPLEMENTAL	\$58,601,520	\$3,999,760	\$3,999,760	\$0	\$0	14%	\$0	\$3,330,951	\$0	\$2,940,828	\$1,727,741	\$7,999,520

Notes

(1) "Other" source is Proposition 50 funds.

TABLE F12: PROPOSITION 1C NEIGHBORHOOD PARK COSTS (all facilities are backbone)

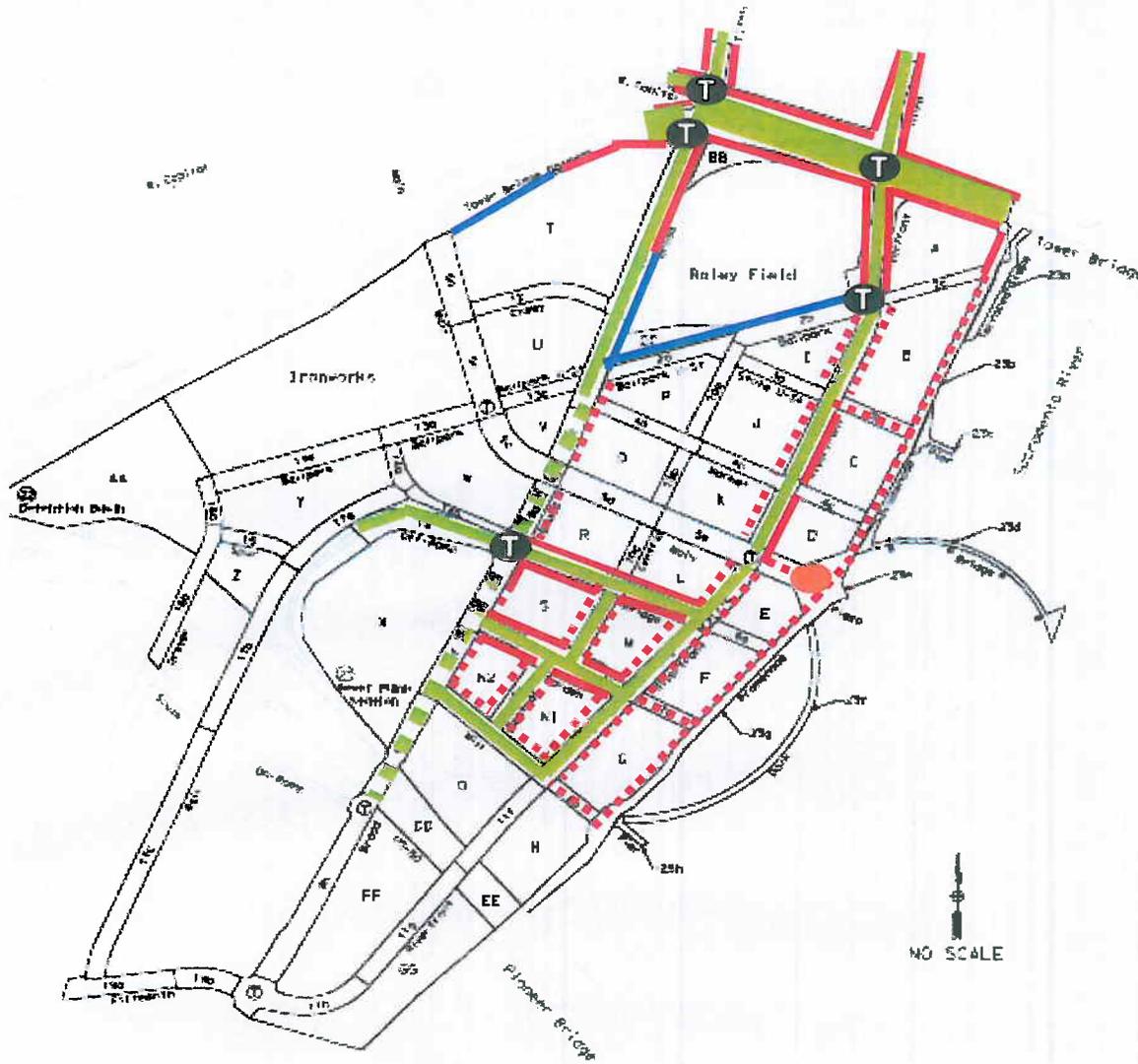
Improvement	TOTAL COST	Proposition 1C Program					Proposition 1C Sources of Funds					
		Regional	Bridge	Parcel	Other	% of TOTAL	Prop 1C	Tax Increment	CFD 23	CFD 27	Other	Total
1 Ironworks Park												
a Land Acquisition	\$552,816	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
b Park Improvements	\$500,000	\$0	\$500,000	\$0	\$0	100%	\$0	\$0	\$0	\$0	\$500,000 (1)	\$500,000
Total Ironworks Park	\$1,052,816	\$0	\$500,000	\$0	\$0	47%	\$0	\$0	\$0	\$0	\$500,000	\$500,000
2 Garden Park												
a Land Acquisition	\$553,300	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
b Park Improvements	\$2,766,500	\$0	\$1,500,000	\$0	\$0	54%	\$1,500,000	\$0	\$0	\$0	\$0	\$1,500,000
Total Garden Park	\$3,319,800	\$0	\$1,500,000	\$0	\$0	45%	\$1,500,000	\$0	\$0	\$0	\$0	\$1,500,000
3 Core Neighborhood Park												
a Land Acquisition	\$871,200	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
b Park Improvements	\$4,356,000	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
Total Core Neighborhood Park	\$5,227,200	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
4 Distributed Neighbor'd Recreational Elements												
a Incorporated in Jan08 Promenade Plan	\$700,000	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
b Remaining Land Acquisition	\$1,072,400	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
c Remaining Neighbor'd Recreational Elements	\$5,362,200	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
Total Distributed Neighbor'd Recr. Elements	\$7,134,600	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL NEIGHBORHOOD PARK COSTS	\$16,734,416	\$0	\$2,000,000	\$0	\$0	12%	\$1,500,000	\$0	\$0	\$0	\$500,000	\$2,000,000

(1) "Other" source is Park Impact Fee Fund.

EXHIBIT F1: PROPOSITION 1C ROADWAYS, SIDEWALKS, AND PROMENADE IMPROVEMENTS

Proposition 1C Improvements

-  Full Roadway Constructed
-  5th Street roadway patch and re-strip (interim improvement)
-  Full Sidewalk Constructed (includes Prop 50 Promenade project)
-  Existing Sidewalk (retained)
-  Asphalt sidewalks or path
-  Traffic Signal
-  Promenade Patio (concrete w/ furnishings)



NO SCALE

LEGEND
 (A) Facility Number
 (B) Development Block
 (T) Traffic Signal Location

TABLE F5: PROPOSITION 1C ROADWAY AND SIDEWALK COSTS (includes both backbone and supplemental facilities)

* see Exhibit F1 for improvement scope and assumptions; incorporates construction cost data from 11.11.08 URS estimate

Improvement	TOTAL COST (buildout)	Proposition 1C Capital Improvement Program					Proposition 1C Sources of Funds					
		Regional	Bridge	Parcel	Other	% of TOTAL	Prop 1C	Tax Incremen	CFD 23	CFD 27	Other	Total
1 Tower Bridge Gateway East Phase												
<i>Tower Bridge Gateway - East Phase (full facility)</i>												
a ROW Acquisition (fair-share of Y spur)	\$1,000,000	\$1,000,000	\$0	\$0	\$0	100%	\$1,000,000	\$0	\$0	\$0	\$0	\$1,000,000
b Other ROW Acq. - roadway only	\$299,839	\$299,839	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$299,839	\$0	\$299,839
c Roadways	\$3,702,000	\$3,702,000	\$0	\$0	\$0	100%	\$0	\$0	\$0	\$2,693,000	\$1,009,000 (1)	\$3,702,000
d Roadway Median	\$59,000	\$59,000	\$0	\$0	\$0	100%	\$0	\$0	\$0	\$0	\$59,000 (1)	\$59,000
e Sidewalks	\$1,567,000	\$0	\$0	\$626,800	\$940,200	100%	\$0	\$0	\$0	\$626,800	\$940,200 (1)	\$1,567,000
f Traffic Signals @ Fifth, Riverfront, Broad	\$625,000	\$625,000	\$0	\$0	\$0	100%	\$0	\$0	\$0	\$625,000 (1)	\$0	\$625,000
g Petroleum Pipeline Relocation	\$100,000	\$0	\$0	\$0	\$100,000	100%	\$0	\$0	\$0	\$0	\$100,000 (2)	\$100,000
Total TBG East Phase	\$7,352,839	\$5,685,839	\$0	\$626,800	\$1,040,200	100%	\$1,000,000	\$0	\$0	\$3,619,639	\$2,733,200	\$7,352,839
2 Riverfront Road (Ballpark to 15th Street)												
<i>Riverfront (Ballpark to Mill, mostly temporary sidewalks)</i>												
a ROW Acquisition - roadway only	\$2,209,280	\$701,724	\$0	\$0	\$0	32%	\$0	\$0	\$0	\$701,724	\$0	\$701,724
b Roadway	\$5,449,000	\$3,063,000	\$0	\$0	\$0	56%	\$3,063,000	\$0	\$0	\$0	\$0	\$3,063,000
c Sidewalks	\$2,602,000	\$0	\$0	\$396,000	\$0	15%	\$396,000	\$0	\$0	\$0	\$0	\$396,000
d Traffic Signal @ Ballpark Drive	\$340,000	\$340,000	\$0	\$0	\$0	100%	\$0	\$0	\$0	\$0	\$0	\$0
e Traffic Signal @ Main Street	\$255,000	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
f Traffic Signal @ Bridge Street	\$340,000	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
g Traffic Signal @ Broad Street	\$340,000	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
h Petroleum Pipeline Relocation	\$56,000	\$0	\$0	\$0	\$56,000	100%	\$0	\$0	\$0	\$0	\$56,000 (2)	\$56,000
Total Riverfront Road	\$11,591,280	\$4,104,724	\$0	\$396,000	\$56,000	39%	\$3,459,000	\$0	\$0	\$701,724	\$56,000	\$4,216,724
3 5th Street (TBG to 15th Street)												
<i>Broad (TBG to Market, temporary sidewalks)</i>												
a ROW Acquisition - roadway only	\$1,806,652	\$533,229	\$0	\$0	\$0	30%	\$0	\$0	\$0	\$533,229	\$0	\$533,229
b Roadway	\$6,441,000	\$1,830,000	\$0	\$0	\$0	28%	\$915,000	\$915,000	\$0	\$0	\$0	\$1,830,000
c Median (btwn TBG and Casey)	\$157,000	\$157,000	\$0	\$0	\$0	100%	\$0	\$157,000	\$0	\$0	\$0	\$157,000
d Traffic Signal @ Main Street	\$340,000	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
e Traffic Signal @ US 50 offramp	\$340,000	\$340,000	\$0	\$0	\$0	100%	\$0	\$340,000	\$0	\$0	\$0	\$340,000
j Traffic Signal @ US 50 onramp	\$340,000	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
k Sidewalks (with exception of below)	\$1,368,000	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
l Sidewalks (S. of Pioneer Brdg, westside)	\$204,000	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
Total Broad Street	\$10,996,652	\$2,860,229	\$0	\$0	\$0	26%	\$915,000	\$1,412,000	\$0	\$533,229	\$0	\$2,860,229
4 Ballpark Drive (Drever to Promenade)												
a ROW Acquisition	\$0	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
b Roadway (Drever Street to Main Street)	\$1,264,000	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
c Sidewalks (Drever Street to Main Street)	\$477,000	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
d U-Street (Main Street to Central Street)	\$793,000	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
e Roadway (Central St to Riverfront Rd)	\$830,000	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
f Sidewalks (Central St to Riverfront Rd)	\$200,000	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
g U-Street (Riverfront Rd to Promenade)	\$174,400	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
Total Ballpark Drive	\$3,738,400	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
5 State U-Street (Central to Promenade)												
a ROW Acquisition	\$0	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
b U-Street (Central to Promenade)	\$245,600	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
Total State U-Street	\$245,600	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
6 Market Street												
a ROW Acquisition	\$0	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0

TABLE F5: PROPOSITION 1C ROADWAY AND SIDEWALK COSTS (includes both backbone and supplemental facilities)

* see Exhibit F1 for improvement scope and assumptions; incorporates construction cost data from 11.11.08 URS estimate

Improvement	TOTAL COST (buildout)	Proposition 1C Capital Improvement Program					Proposition 1C Sources of Funds					
		Regional	Bridge	Parcel	Other	% of TOTAL	Prop 1C	Tax Increment	CFD 23	CFD 27	Other	Total
b Roadway (Broad St to Riverfront St)	\$1,149,000	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
c Sidewalks (Broad St to Riverfront St)	\$412,000	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
d U-Street (Riverfront Rd to Promenade)	\$108,000	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
Total Market Street	\$1,669,000	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
7 Grand Street (TBG to Promenade)												
a ROW Acquisition - roadway only	\$2,306,424	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
b Interim Pedestrian Bridge over rail line	\$0	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
c Roadway (TBG to Riverfront Road)	\$3,177,000	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
d Median (TBG to Broad Street)	\$344,000	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
e Sidewalks (TBG to Riverfront Road)	\$1,793,000	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
f U-Street (Riverfront Rd to Promenade)	\$0	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
Total Main Street	\$7,620,424	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
8 Bridge Street (US 50 offramp to Promenade)		<u>Bridge Street (US 50 offramp to Riverfront, temporary U-Street)</u>										
a ROW Acquisition - roadway only	\$398,428	\$398,428	\$0	\$0	\$0	100%	\$0	\$0	\$0	\$398,428	\$0	\$398,428
b US50 Offramp Improvements	\$627,000	\$627,000	\$0	\$0	\$0	100%	\$627,000	\$0	\$0	\$0	\$0	\$627,000
c Roadway (Broad Street to Riverfront Rd)	\$1,471,000	\$1,471,000	\$0	\$0	\$0	100%	\$1,471,000	\$0	\$0	\$0	\$0	\$1,471,000
d Sidewalks (Broad Street to Riverfront Rd)	\$342,000	\$0	\$0	\$342,000	\$0	100%	\$342,000	\$0	\$0	\$0	\$0	\$342,000
e U-Street (Riverfront Rd to Promenade)	\$92,400	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
f Petroleum Pipeline Relocation	\$94,000	\$0	\$0	\$0	\$94,000	100%	\$0	\$0	\$0	\$0	\$94,000 (2)	\$94,000
Total Bridge Street	\$3,024,828	\$2,496,428	\$0	\$342,000	\$94,000	97%	\$2,440,000	\$0	\$0	\$398,428	\$94,000	\$2,932,428
9 Garden Street (Broad St. to Promenade)		<u>Garden Street (Broad St. to Riverfront, temporary U-Street)</u>										
a ROW Acquisition	\$0	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
b Roadway (Broad Street to Riverfront Rd)	\$951,000	\$0	\$951,000	\$0	\$0	100%	\$951,000	\$0	\$0	\$0	\$0	\$951,000
c Sidewalks (Broad Street to Riverfront Rd)	\$258,000	\$0	\$0	\$0	\$258,000	100%	\$258,000	\$0	\$0	\$0	\$0	\$258,000
d U-Street (River Rd to Promenade)	\$109,600	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
Total Garden Street	\$1,318,600	\$0	\$951,000	\$0	\$258,000	92%	\$1,209,000	\$0	\$0	\$0	\$0	\$1,209,000
10 Mill Street (Broad St. to Promenade)		<u>Mill Street (Broad St. to Riverfront, temporary sidewalks on south side)</u>										
a ROW Acquisition	\$0	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
b Roadway (Broad Street to Riverfront Rd)	\$660,000	\$0	\$660,000	\$0	\$0	100%	\$660,000	\$0	\$0	\$0	\$0	\$660,000
c Sidewalks (Broad Street to Riverfront Rd)	\$395,000	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
d U-Street (River Rd to Promenade)	\$102,400	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
Total Mill Street	\$1,157,400	\$0	\$660,000	\$0	\$0	57%	\$660,000	\$0	\$0	\$0	\$0	\$660,000
11 Central Street (Ballpark Drive to Mill Street)		<u>Central Street (Bridge to Mill)</u>										
a ROW Acquisition	\$0	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
b Roadway	\$1,665,000	\$0	\$782,000	\$0	\$0	47%	\$782,000	\$0	\$0	\$0	\$0	\$782,000
c Sidewalks	\$707,000	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
Total Central Street	\$2,372,000	\$0	\$782,000	\$0	\$0	33%	\$782,000	\$0	\$0	\$0	\$0	\$782,000
12 Casey Way (Main Street to Broad Street)												
a ROW Acquisition	\$0	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
b Roadway	\$719,000	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
c Sidewalks	\$262,000	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
Total Casey Way	\$981,000	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
13 Ironworks Ave (Ballpark Drive to Broad Street)												
a ROW Acquisition	\$0	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0

TABLE F5: PROPOSITION 1C ROADWAY AND SIDEWALK COSTS (includes both backbone and supplemental facilities)
 * see Exhibit F1 for improvement scope and assumptions; incorporates construction cost data from 11.11.08 URS estimate

Improvement	TOTAL COST (buildout)	Proposition 1C Capital Improvement Program					Proposition 1C Sources of Funds					
		Regional	Bridge	Parcel	Other	% of TOTAL	Prop 1C	Tax Increment	CFD 23	CFD 27	Other	Total
b Roadway	\$738,000	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
c Sidewalks	\$184,000	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
Total Ironworks Avenue	\$922,000	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
14 Drever Street (Ballpark Drive to Soule Street)												
a ROW Acquisition	\$0	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
b Roadway	\$1,059,000	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
c Sidewalks	\$405,000	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
Total Drever Street	\$1,464,000	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
15 Rail Street (Ironworks to 15th Street)												
a ROW Acquisition	\$0	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
b Roadway (Ironworks to Soule)	\$1,826,000	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
c Sidewalks (Ironworks to Soule)	\$691,000	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
d Recreation Trail (Ironworks to Soule)	\$336,000	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
e Roadway (Soule to 15th Street)	\$1,549,000	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
f Sidewalks (Soule to 15th Street)	\$596,000	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
g Recreation Trail (Soule to 15th Street)	\$289,000	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
Total Rail Street	\$5,287,000	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
16 Spur Street (Drever Street to Rail Street)												
a ROW Acquisition	\$0	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
b Roadway	\$373,000	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
c Sidewalks	\$129,000	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
Total Spur Street	\$502,000	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
17 15th Street (Broad Street to Jefferson Blvd)												
a ROW Acquisition - roadway only	\$210,346	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
b Roadway	\$1,275,000	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
c Sidewalks	\$158,000	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
Total 15th Street	\$1,643,346	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
18 Other Universal Streets												
a Unnamed (Bridge to State, E. of Central)	\$312,000	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
b Unnamed (Bridge to Market, W. of Central)	\$244,000	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
c Unnamed (Ironworks to Main, W. of Broad)	\$152,000	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
Total Other Universal Streets	\$708,000	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
19 Interim/Temporary Roadway Improvements (Prop 1C Facilities)												
Broad Street (Market to US 50 onramp)												
a Roadway Patch, Re-stripe, & Other	\$800,000	\$800,000	\$0	\$0	\$0	100%	\$0	\$800,000	\$0	\$0	\$0	\$800,000
b Asphalt sidewalks (E. side Ballpark to Mill)	\$125,000	\$0	\$0	\$125,000	\$0	100%	\$0	\$0	\$125,000	\$0	\$0	\$125,000
Riverfront Road (Ballpark to Mill)												
c Asphalt sidewalks (both sides of street) (except in front of Unger committed prjct)	\$110,000	\$0	\$0	\$110,000	\$0	100%	\$0	\$0	\$110,000	\$0	\$0	\$110,000
Riske Lane (intersection with Broad)												
d Temporary Roadway improvements	\$50,000	\$0	\$0	\$50,000	\$0	100%	\$0	\$0	\$50,000	\$0	\$0	\$50,000
State Universal Street (Riverfront to Promenade)												

TABLE F5: PROPOSITION 1C ROADWAY AND SIDEWALK COSTS (includes both backbone and supplemental facilities)

* see Exhibit F1 for improvement scope and assumptions; incorporates construction cost data from 11.11.08 URS estimate

Improvement	TOTAL COST (buildout)	Proposition 1C Capital Improvement Program					Proposition 1C Sources of Funds					
		Regional	Bridge	Parcel	Other	% of TOTAL	Prop 1C	Tax Incremen	CFD 23	CFD 27	Other	Total
e Asphalt sidewalks (12 feet wide) Garden Universal Street (Riverfront to Promenade)	\$40,000	\$0	\$0	\$40,000	\$0	100%	\$40,000	\$0	\$0	\$0	\$0	\$40,000
e Asphalt sidewalks (12 feet wide) Mill Universal Street (Broad to Promenade)	\$40,000	\$0	\$0	\$40,000	\$0	100%	\$40,000	\$0	\$0	\$0	\$0	\$40,000
f Asphalt sidewalks (12 feet wide)	\$90,000	\$0	\$0	\$90,000	\$0	100%	\$90,000	\$0	\$0	\$0	\$0	\$90,000
g Sidewalk reconstruction/alignment (around Raley Field where necessary)	\$0	\$0	\$0	\$0	\$0	100%	\$0	\$0	\$0	\$0	\$0	\$0
h Demolition of Obsolete Facilities (buildings/other in public areas)	\$1,400,000	\$1,400,000	\$0	\$0	\$0	100%	\$1,400,000	\$0	\$0	\$0	\$0	\$1,400,000
<i>Total Interim/Temporary (Prop 1C)</i>	<i>\$2,655,000</i>	<i>\$2,200,000</i>	<i>\$0</i>	<i>\$455,000</i>	<i>\$0</i>	<i>100%</i>	<i>\$1,570,000</i>	<i>\$800,000</i>	<i>\$285,000</i>	<i>\$0</i>	<i>\$0</i>	<i>\$2,655,000</i>
TOTAL ROADWAY AND SIDEWALKS	\$65,249,369	\$17,347,221	\$2,393,000	\$1,819,800	\$1,448,200	35%	\$12,035,000	\$2,212,000	\$285,000	\$5,253,021	\$2,883,200	\$22,668,221

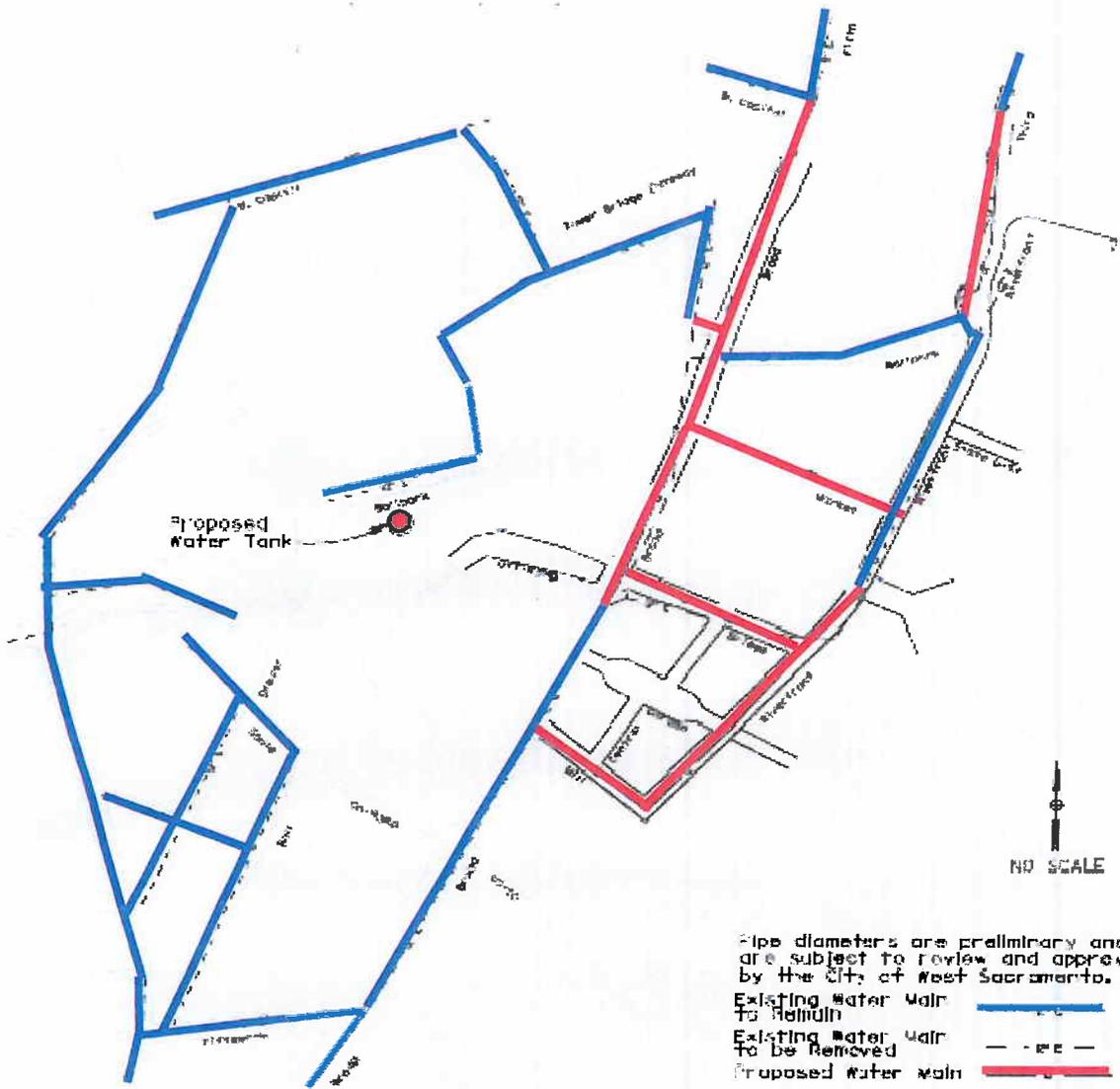
Notes

- (1) "Other" source is Traffic Impact Fee fund; to be advanced by tax increment
- (2) "Other" source is Kinder Morgan

TABLE F6: PROPOSITION 1C TRANSIT AND OTHER TRAFFIC MITIGATION (all facilities are backbone)

Improvement	TOTAL COST	Proposition 1C Program					Proposition 1C Sources of Funds					
		Regional	Bridge	Parcel	Other	TOTAL	Prop 1C	tax Increment	CFD 23	CFD 27	Other	Total
1 Streetcar												
a Phase 1 Segment (from assessments)	\$700,000	\$0	\$700,000	\$0	\$0	100%	\$0	\$0	\$0	\$700,000	\$0	\$700,000
b Riverfront Segment and Facilities	\$10,000,000	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
c Other Streetcar Segments and Facilities	\$0	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
Total Streetcar	\$10,700,000	\$0	\$700,000	\$0	\$0	7%	\$0	\$0	\$0	\$700,000	\$0	\$700,000
2 Other Transit and Traffic Demand Management												
a Increased Bus Transit Level of Service	\$0	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
b Add'l Transit Facilities (e.g. bus shelters)	\$300,000	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
c Other Traffic Demand Management	\$600,000	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
Total Other Transit	\$900,000	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL TRANSIT	\$11,600,000	\$0	\$700,000	\$0	\$0	6%	\$0	\$0	\$0	\$700,000	\$0	\$700,000

EXHIBIT F2: PROPOSITION 1C WATER SYSTEM IMPROVEMENTS



Notes

* As defined by URS (February 16, 2009)



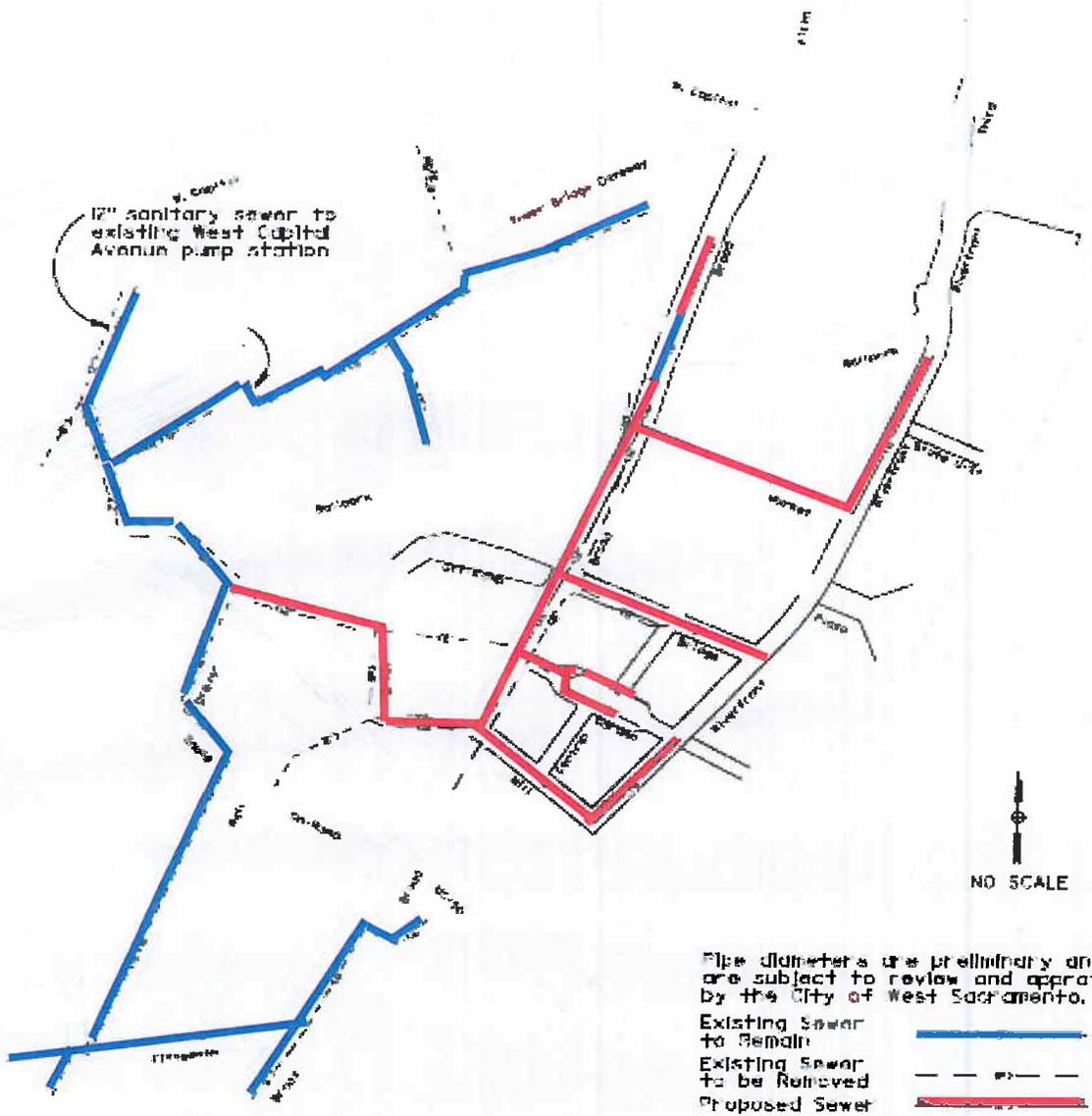
TABLE F7: PROPOSITION 1C WATER SYSTEM COSTS (all facilities are backbone)

Improvement	TOTAL COST	Proposition 1C Program					Proposition 1C Sources of Funds					
		Regional	Bridge	Parcel	Other	% of TOTAL	Prop 1C	Tax Incremen	CFD 23	CFD 27	Other	Total
1 Backbone Water Distribution												
a Land and Easement Acquisition	\$0	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
b Existing Water Lines to Remain	\$0	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
c New Water Lines-Bridge District Service	\$1,632,000	\$0	\$1,076,000	\$0	\$0	66%	\$860,800	\$75,000	\$140,200	\$0	\$0	\$1,076,000
d New Water Lines - nonBridge Service	\$125,000	\$0	\$0	\$0	\$75,000	60%	\$0	\$0	\$0	\$0	\$0	\$0
e Other Off-site Distribution Improvements	\$0	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
Total Backbone Water Distribution	\$1,757,000	\$0	\$1,076,000	\$0	\$75,000	66%	\$860,800	\$75,000	\$215,200	\$0	\$0	\$1,151,000
2 Water Storage												
a Land Acquisition	\$0	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
b 3M Gallon Storage Tank & Pump Station	\$5,000,000	\$0	\$5,000,000	\$0	\$0	100%	\$0	\$0	\$0	\$0	\$5,000,000 (1)	\$5,000,000
c Storage Tank Beautification	\$0	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
Total Water Storage	\$5,000,000	\$0	\$5,000,000	\$0	\$0	100%	\$0	\$0	\$0	\$0	\$5,000,000	\$5,000,000
TOTAL WATER SYSTEM COSTS	\$6,757,000	\$0	\$6,076,000	\$0	\$75,000	91%	\$860,800	\$75,000	\$215,200	\$0	\$5,000,000	\$6,151,000

Notes

(1) Advanced by Water Enterprise Fund; to be ultimately repaid by CFD 27.

EXHIBIT F3: PROPOSITION 1C SEWER SYSTEM IMPROVEMENTS



Notes

* As defined by URS (February 16, 2009)



Pipe diameters are preliminary and are subject to review and approval by the City of West Sacramento.

- Existing Sewer to Remain
- Existing Sewer to be Removed
- Proposed Sewer

TABLE F8: PROPOSITION 1C SEWER SYSTEM COSTS (all facilities are backbone)

Improvement	TOTAL COST	Proposition 1C Program					Proposition 1C Sources of Funds					
		Regional	Bridge	Parcel	Other	% of TOTAL	Prop 1C	Tax Increment	CFD 23	CFD 27	Other	Total
1 Backbone Sewer Collection System												
a Land and Easement Acquisition	\$0	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
b Existing Sewer Lines to Remain	\$0	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
c New Sewer Lines-Bridge District Service	\$1,560,000	\$0	\$714,000	\$0	\$0	46%	\$357,000	\$0	\$357,000	\$0	\$0	\$714,000
d New Sewer Lines - nonBridge Service	\$0	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
e Other Off-site Collection Improvements	\$0	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
Total Backbone Sewer Collection	\$1,560,000	\$0	\$714,000	\$0	\$0	46%	\$357,000	\$0	\$357,000	\$0	\$0	\$714,000
2 New Sewer Pump Station												
a Land Acquisition	\$0	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0
b New Sewer Pump Station	\$3,600,000	\$0	\$3,600,000	\$0	\$0	100%	\$3,600,000	\$0	\$0	\$0	\$0	\$3,600,000
New Sewer Pump Station	\$3,600,000	\$0	\$3,600,000	\$0	\$0	100%	\$3,600,000	\$0	\$0	\$0	\$0	\$3,600,000
TOTAL SEWER SYSTEM COSTS	\$5,160,000	\$0	\$4,314,000	\$0	\$0	84%	\$3,957,000	\$0	\$357,000	\$0	\$0	\$4,314,000

TABLE F10: PROPOSITION 1C UTILITY TRENCH COSTS (all facilities are backbone)

Improvement	TOTAL COST	Proposition 1C Program					Proposition 1C Sources of Funds					
		Regional	Bridge	Parcel	Other	% of TOTAL	Prop 1C	Tax Increment	CFD 23	CFD 27	Other	Total
1 Backbone Utility Trench System												
a Land and Easement Acquisition	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0
b Existing Utility Trench to Remain	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0
c New Utility Trench - Bridge District Service	\$1,310,000	\$0	\$505,000	\$0	\$0	39%	\$252,500	\$0	\$252,500	\$0	\$0	\$505,000
d New Utility Trench - nonBridge Service	\$200,000	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0
TOTAL UTILITY TRENCH COSTS	\$1,510,000	\$0	\$505,000	\$0	\$0	33%	\$252,500	\$0	\$252,500	\$0	\$0	\$505,000

APPENDIX F FINANCING PLAN MATERIALS
CALCULATION OF BRIDGE DISTRICT FEES TECHNICAL MATERIALS

INCLUDED IN EPS CFD TECHNICAL DOCUMENT WITHIN
THIS APPENDIX F

**APPENDIX F FINANCING PLAN MATERIALS
TAX INCREMENT PROJECTIONS**

**INCLUDED IN EPS CFD TECHNICAL DOCUMENT WITHIN
THIS APPENDIX F**

TABLE F14: SUMMARY FINANCING OF PROPOSITION 1C CAPITAL IMPROVEMENT PROGRAM

Improvement	Sources of Funds								TOTAL
	Prop. 1C	Prop. 50	Tax Increment	CFD 23	CFD 27	Other			
						Water Fund	Impact Fees	Kinder Morgan	
<u>Proposition 1C City Admin/Mgmt</u>	\$650,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$650,000
<u>Transportation and Circulation</u>									
Roadways and Sidewalks	\$12,035,000	\$0	\$2,212,000	\$285,000	\$5,253,021	\$0	\$2,633,200 ⁽¹⁾	\$250,000	\$22,668,221
Transit and Other Circulation	\$0	\$0	\$0	\$0	\$700,000	\$0	\$0	\$0	\$700,000
Total Transportation & Circulation	\$12,035,000	\$0	\$2,212,000	\$285,000	\$5,953,021	\$0	\$2,633,200	\$250,000	\$23,368,221
<u>Municipal Utilities</u>									
Water	\$860,800	\$0	\$75,000	\$215,200	\$0	\$5,000,000 ⁽²⁾	\$0	\$0	\$6,151,000
Sanitary Sewer	\$3,957,000	\$0	\$0	\$357,000	\$0	\$0	\$0	\$0	\$4,314,000
Storm Drainage	\$1,895,200	\$0	\$100,000	\$373,800	\$2,000,000	\$0	\$0	\$0	\$4,369,000
Joint Trench	\$252,500	\$0	\$0	\$252,500	\$0	\$0	\$0	\$0	\$505,000
Total Municipal Utilities	\$6,965,500	\$0	\$175,000	\$1,198,500	\$2,000,000	\$5,000,000	\$0	\$0	\$15,339,000
<u>Parks and Other Public Spaces</u>									
Riverfront Promenade	\$0	\$1,727,741	\$3,330,951	\$0	\$2,940,828	\$0	\$0	\$0	\$7,999,520
Neighborhood Parks	\$1,500,000	\$0	\$0	\$0	\$0	\$0	\$500,000 ⁽³⁾	\$0	\$2,000,000
Total Parks and Public Spaces	\$1,500,000	\$1,727,741	\$3,330,951	\$0	\$2,940,828	\$0	\$0	\$0	\$9,499,520
TOTAL BACKBONE FACILITIES	\$21,150,500	\$1,727,741	\$5,717,951	\$1,483,500	\$10,893,849	\$5,000,000	\$3,133,200	\$250,000	\$49,356,741
Parking and Density Incentives	\$1,260,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,260,000
BACKBONE+SUPPLEMENTAL	\$22,410,500	\$1,727,741	\$5,717,951	\$1,483,500	\$10,893,849	\$5,000,000	\$3,133,200	\$250,000	\$50,616,741
Maximum Prop 1C	\$23,081,000								

(1) Source is Traffic Impact Fee Fund; to be advanced by tax increment.

(2) Advanced by Water Enterprise Fund; to be repaid by CFD 27.

(3) Source is Park Impact Fee Fund.