



PLEASE SILENCE ALL ELECTRONIC COMMUNICATION DEVICES. THANK YOU.

NOTICE OF POSSIBLE QUORUM OF THE CITY OF BUCKEYE PLANNING AND ZONING COMMISSION OR OTHER COUNCIL APPOINTED BOARD: PLEASE NOTE THAT THERE MAY BE A QUORUM PRESENT BUT THERE WILL BE NO VOTING TAKING PLACE BY THE CITY PLANNING AND ZONING COMMISSION OR OTHER COUNCIL APPOINTED BOARD AT THIS MEETING.

**CITY OF BUCKEYE
SPECIAL COUNCIL MEETING
JUNE 29, 2016
AGENDA**

**City Council Chambers
530 E. Monroe Ave.
Buckeye, AZ 85326
1:00 p.m.**

Accessibility for all persons with disabilities will be provided upon request. Please telephone your accommodation request (623) 349-6911, 72 hours in advance if you need a sign language interpreter or alternate materials for a visual or hearing impairment.

Members of the City Council will either attend in person or by telephone conference call or video presentation. Items listed may be considered by the Council in any order.

- 1. Call to Order/ Roll Call**
- 2. Council to take action on Resolution No. 53-16 adopting the Notice of Intent to enter into a Retail Development Tax Incentive Agreement with DMB White Tank LLC, and Findings of Fact.**

Summary: The resolution will adopt the Notice of Intent to enter into a 5-year Retail Development Tax Incentive Agreement to facilitate the development of a Fry's grocery store and off-site public improvements at the northwest corner of Jackrabbit Trail and Indian School Road, in order to enhance the City's commercial and retail development potential in the area. The City will reimburse the landowner for the cost of the public improvements for two (2) crossings over the Maricopa County Flood Control District Channel along Jackrabbit Trail, full half-street improvements to Jackrabbit Trail, and additional portions of Indian School Road not required as part of the Verrado CMP. The source of the funds to reimburse the landowner will be 49 percent of retail sales tax generated from Fry's and any development within the land, and the construction sales tax generated from the construction of all on-site and off-site construction associated with the project. The City will receive sales tax revenue from the new grocery facility and other retail within the land and construction sales tax revenue of all on-site and off-site improvements.

Staff Liaisons: George Flores-Development Services Director, Scott Zipprich- City Engineer,
Contact: Adam Copeland- Senior Planner, (623) 349-6210, acopeland@buckeyeaz.gov

- 3. Council will make a motion to adjourn the meeting.**

**CITY OF BUCKEYE
COUNCIL ACTION REPORT**

(You may add additional text by double clicking next to the text box or drop down menu)

MEETING DATE:	June 29, 2016	AGENDA ITEM:	2.
DATE PREPARED:	June 23, 2016	DISTRICT NO.:	6
STAFF LIAISON:	George Flores, Director , Development Services; Adam Copeland, Senior Planner; Scott Zipprich, City Engineer	DIRECTOR APPROVAL:	Click here to enter text. 
DEPARTMENT:	Engineering and Development Services	FINANCE APPROVAL:	NA 

Will not be added without both approvals

ACTION / MOTION: (This language identifies the formal motion to be made by Council)

Council to take action on Resolution No. 53-16 adopting the Notice of Intent to enter into a Retail Development Tax Incentive Agreement with DMB White Tank LLC, and Findings of Fact.

WORKSHOP SPECIAL CONSENT NON-CONSENT TABLED PUBLIC HEARING

RELEVANT COUNCIL GOAL:

GOAL 1: Fiscal Wellness and Financial Flexibility and Accountability
GOAL 4: Adequate, Well-Maintained and Well-Planned Public Infrastructure

SUMMARY

PROJECT DESCRIPTION:

This action is a Resolution that adopts the Notice of Intent to enter into a Retail Development Tax Incentive Agreement. Once Council adopts the Notice of Intent, the law requires that the Agreement itself be approved no less than 14 days from the adoption of the Notice of Intent.

A summary of the Retail Development Tax Incentive Agreement with DMB White Tank LLC (the "Agreement") follows.

The Agreement will facilitate the development of the Fry's grocery store at Jackrabbit Trail and Indian School Road, and offsite public improvements, in order to enhance the City's commercial and retail development potential in the area. The Fry's facility will: (i) increase the value of the land for property tax purposes, (ii) create new opportunities for employment in the City, (iii) enhance retail transaction (sales) tax collections in the City, and (iv) provide greater ability for the City to promote new development on additional properties adjacent to and surrounding the Fry's grocery store. The value of constructing and operating the Fry's facility has been analyzed through an economic and fiscal impact analysis performed by Rounds Consulting Group, Inc. and set forth in a report dated June 23, 2016. City staff has determined, based upon analysis by the economic development staff, that the Fry's facility would not locate on the site in the absence of this Agreement.

In addition to the benefits and value received by the City as described above, the landowner of the property to be sold to Fry's will construct certain regional public improvements to Jackrabbit Trail and Indian School Road in the City.

The benefits that the City will receive as a result of the Indian School Road regional improvements to be constructed by the landowner include: (i) northern half-street improvements related to the commercial frontage from two

westbound lanes to three westbound lanes and additional deceleration turn lanes; a sidewalk as a regional trail; and relocation of Southwest Gas and Arizona Public Service dry utilities that had been previously installed.

The benefits that the City will receive as a result of the Jackrabbit Trail regional improvements to be constructed by Owner include: (i) full half street improvements associated with the commercial frontage not otherwise required by the Verrado Community Master Plan to be constructed by Owner; 2 crossings over the Maricopa County Flood Control District drainage channel at Jackrabbit Trail; and oversized traffic signal and intersection improvements at Jackrabbit Trail and Indian School Road.

The location of the improvements generally described above are shown on the attached aerial exhibit.

The City will reimburse the landowner for the cost of the public improvements and the cost of additional right of way for Indian School Road for a total not to exceed amount of \$2.3 million. The source of the funds to reimburse the landowner will be 49 percent of retail sales tax generated from Fry's and the construction sales tax generated from the construction of all on-site and off-site improvements related to the project.

The term of the Agreement is the earlier of 5 years from the effective date of the Agreement, or the date that the reimbursable costs have been paid.

BENEFITS:

The City will receive sales tax revenue from the new grocery facility and construction sales tax revenue from the construction of the public improvements.

FUTURE ACTION: *Council and staff; does this need to be communicated internally/externally?*

The Agreement will be scheduled for Council consideration and action on July 14, 2016.

FINANCIAL IMPACT STATEMENT:

The City will reimburse the landowner for the cost of the public improvements and the cost of additional right of way for Indian School Road for a total not to exceed amount of \$2.3 million. The source of the funds to reimburse the landowner will be 49 percent of retail sales tax generated from Fry's and the construction sales tax generated from the construction of all on-site and off-site improvements related to the project..

CURRENT FISCAL YEAR TOTAL COST

[Click here to enter text.](#)

BUDGETED UNBUDGETED FISCAL YEAR BUDGET (check one) F/Y:

[Click here to enter text.](#)

FUND / DEPARTMENT (GL#):

[Click here to enter text.](#)

ATTACHMENTS: ***ADDITIONAL INFORMATION AVAILABLE IN THE OFFICE OF THE CITY CLERK*

Resolution No. 53-26

Notice of Intent

Rounds Consulting Group, Inc. economic analysis dated June 23, 2016 (attached to Notice of Intent as Exhibit A)
Aerial photo showing location of subject property and location of public improvements to be constructed by
landowner.

RESOLUTION NO. 53-16

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF BUCKEYE, ARIZONA, ADOPTING THE NOTICE OF INTENT TO ENTER INTO A RETAIL DEVELOPMENT TAX INCENTIVE AGREEMENT WITH DMB WHITE TANK, L.L.C., AND FINDINGS OF FACT.

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BUCKEYE, ARIZONA, as follows:

WHEREAS, pursuant to ARIZ. REV. STAT. § 9-500.11, the City is required to adopt a notice of intent to enter into a retail development tax incentive agreement at least fourteen days before approving a retail development tax incentive agreement; and

WHEREAS, the City intends to adopt, on a date that is not earlier than July 14, 2016, that certain retail development tax incentive agreement entitled “Economic Development and Public Infrastructure Reimbursement Agreement Between the City of Buckeye, Arizona, an Arizona municipal corporation, and DMB White Tank, L.L.C., an Arizona limited liability company (the “Agreement”).

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BUCKEYE, ARIZONA, as follows:

Section 1. The Notice of Intent to enter into a Retail Development Tax Incentive Agreement and Findings of Fact (the “Notice of Intent”) is hereby adopted in substantially the form and substance of the Notice of Intent on file with the City Clerk.

Section 2. Included within the Notice of Intent are findings showing (i) that the tax incentive set forth in the Agreement is anticipated to raise more revenue than the amount of the incentive within the duration of the Agreement which has been independently verified in a report by Rounds Consulting Group, Inc., dated June 23, 2016, as set forth in the exhibit attached to the Notice of Intent, and (ii) that, in the absence of a tax incentive, the new facility described in the Agreement would not locate within the corporate boundaries of the City of Buckeye at the same time, place or manner as required by the Agreement.

Section 3. The Mayor, the City Manager, the City Clerk and the City Attorney are hereby authorized and directed to take all steps necessary to take all steps necessary to carry out the purpose and intent of this Resolution.

PASSED AND ADOPTED by the Mayor and City Council of the City of Buckeye, Arizona, this 29th day of June, 2016.

Jackie A. Meck, Mayor

ATTEST:

Lucinda J. Aja, City Clerk

APPROVED AS TO FORM:

Scott W. Ruby, City Attorney

**NOTICE OF INTENT TO ENTER INTO
A DEVELOPMENT TAX INCENTIVE AGREEMENT
AND FINDINGS OF FACT
(Pursuant to ARIZ. REV. STAT. § 9-500.11)
June 29, 2016**

NOTICE

Notice is hereby given by the Council of the City of Buckeye, Arizona (the "City Council") that, on a date that is not earlier than July 13, 2016, the City Council intends to adopt that certain retail development tax incentive agreement entitled "Economic Development and Public Infrastructure Reimbursement Agreement Between the City of Buckeye, Arizona, an Arizona municipal corporation, and DMB White Tank, L.L.C., an Arizona limited liability company (the "Agreement").

FINDINGS OF FACT

With respect to the Agreement, and in accordance with ARIZ. REV. STAT. § 9-500.11, the City Council hereby makes the following findings of fact:

1. That the tax incentive set forth in the Agreement is anticipated to raise more revenue than the amount of the incentive within the duration of the Agreement. This finding has been independently verified in a report by Rounds Consulting Group, Inc., dated June 23, 2016, as set forth in Exhibit A, attached hereto and incorporated herein by reference.
2. That, in the absence of a tax incentive, the new facility described in the Agreement would not locate within the corporate boundaries of the City of Buckeye at the same time, place, or manner as required by the Agreement.

**EXHIBIT A
TO
NOTICE OF INTENT TO ENTER INTO
A DEVELOPMENT TAX INCENTIVE AGREEMENT
AND FINDINGS OF FACT**

[Rounds Consulting Group, Inc. report/verification dated June 23, 2016]

See following pages.



Memorandum

To: Len Becker
City of Buckeye

From: Rounds Consulting Group, Inc.

Re: Economic and Fiscal Impact of Village Grove at Verrado

Date: June 23, 2016

This memo, prepared for the City of Buckeye by Rounds Consulting Group, Inc. (RCG), summarizes the estimated economic and fiscal impacts of the construction and ongoing operations of the proposed Village Grove at Verrado.

Village Grove at Verrado is proposed as a 166,700 square foot commercial mixed-use development at the Northwest Corner of Jackrabbit Trail and Indian School Road in Buckeye, Arizona. In total, the development is projected to cost about \$23.7 million. This includes an estimated cost of \$13.7 million for the vertical construction of the buildings, \$5.0 million for other on-site non-vertical construction, and \$5.0 million in off-site infrastructure construction. The development will approximately consist of a 125,000 square foot Fry's Marketplace, 28,600 square feet of retail space, a 4,000 square foot limited service restaurant, and about 8,900 square feet of office space.

Upon completion, Village Grove will employ 234 full-time equivalent (FTE) persons earning an average annual wage of nearly \$34,500. Annual retail sales at the Fry's Marketplace, retail and restaurant space are estimated to be over \$82.4 million. Operations are set to begin in the third quarter of 2017 (Year 2), therefore the annual impacts of 2017 are about half of a full year of operations.

A list of Village Grove at Verrado's assumptions is summarized in the following table. Year 3 represents stabilized operating levels, thus held consent through Year 10. Assumptions were provided by the City and also developed by RCG from a variety of sources, including standards derived from the Food Marketing Institute on sales estimates. For this analysis, it is assumed that 60% of Village Grove's employees would live in Buckeye.



Village Grove at Verrado Assumptions

	<u>Year 1 (2016)</u>	<u>Year 2 (2017)</u>	<u>Year 3 (2018)</u>
Fry's Marketplace Square Footage	125,200	125,200	125,200
Retail Space Square Footage	28,600	28,600	28,600
Restaurant Square Footage	4,000	4,000	4,000
Office Space Square Footage	8,900	8,900	8,900
Total Building Square Footage	166,700	166,700	166,700
Construction Cost	\$23,708,200	-	-
Permit & Impact Fees	-	-	-
Development Fees	-	-	-
Total FTE Jobs	-	117	234
Weighted Average Annual Wage	-	\$34,500	\$34,500
Annual Electric Utility Usage	-	\$198,600	\$397,200
Annual Local Purchases	-	\$116,900	\$233,800
Annual Retail Sales	-	\$41,221,500	\$82,443,100
Annual Lease Payments	-	\$1,413,900	\$2,827,900

In 2016 dollars.

Source: City of Buckeye; Rounds Consulting Group, Inc.

Economic Impact Methodology

The economic impact analysis provides a quantifiable method to estimate the economic implications of a particular activity in a given area. Typically, the level of economic effects resulting from the activity are estimated in terms of output, earnings and employment. Output captures the broader level of economic activity similar to how statistics like GDP capture economic volume in individual states and across the country. Earnings simply represent income to employees and employment is the job count on an annualized basis.

These basic economic statistics are further broken down at the direct, indirect and induced levels in which they are created. Direct impacts measure activity at the individual site being analyzed. This would include the workers that construct the building and the employees that later occupy the building on a regular basis. Indirect impacts capture things such as the organizations that provide services or products to the company itself. Induced employment is supported by the spending related to the aforementioned employees throughout the economy such as the purchasing of food and clothing.



Economic Impacts of Construction

The \$23.7 million hard construction cost of the Village Grove at Verrado mixed-use development would generate about 171 direct construction jobs earning a combined \$12.5 million in wages. The direct impacts create an additional 127 indirect and induced jobs with wages of \$6.4 million and \$17.9 million in economic activity. In total, 298 jobs, \$18.9 million in combined wages and \$41.6 million in economic output is generated by the construction of Village Grove.

Economic Impacts of Operations

After construction is completed, Village Grove at Verrado will employ 243 FTE persons in Buckeye by the third quarter of 2017. Once the development is fully operational, these employees will earn about \$8.1 million in combined wages and generate \$13.7 million in economic activity annually. In addition to the direct jobs, 87 indirect and induced jobs will be created throughout the economy and earn \$4.3 million in wages. Approximately \$11.2 million in economic output is produced by these combined impacts. In total, 321 jobs, approximately \$12.4 million in wages and \$25.0 million in economic activity is generated by Village Grove during each full year of operations.

The economic impacts of the construction and operations of Village Grove at Verrado are outlined in the following table.



Village Grove at Verrado Economic Impacts

	<u>Impact of Construction</u>	<u>Impact of Operations</u>	
	<u>Year 1 (2016)</u>	<u>Year 2 (2017)</u>	<u>Year 3 (2018)</u>
<u>Direct</u>			
Jobs	171	117	234
Wages	\$12,498,000	\$4,033,300	\$8,066,500
Economic Output	\$23,708,200	\$6,862,300	\$13,724,500
<u>Indirect</u>			
Jobs	33	14	28
Wages	\$2,058,000	\$688,000	\$1,376,000
Economic Output	\$5,466,000	\$1,666,000	\$3,331,000
<u>Induced</u>			
Jobs	93	29	59
Wages	\$4,352,000	1,456,000	\$2,912,000
Economic Output	\$12,402,000	3,952,000	\$7,903,000
<u>Total</u>			
Jobs	298	160	321
Wages	\$18,908,000	\$6,177,300	\$12,354,500
Economic Output	\$41,576,200	\$12,480,300	\$24,958,500

In 2016 dollars.

Source: City of Buckeye; Rounds Consulting Group, Inc.

Fiscal Impact Methodology

The fiscal impact methodology takes the economic activity that is estimated in the review and converts it into tax revenue in each of the relevant categories.

For this analysis, the fiscal impact of Village Grove at Verrado on the City of Buckeye is evaluated based on local revenue sources such as construction sales tax, utility sales tax, retail sales tax, property taxes and State shared revenues.

Fiscal Impacts of Construction

Construction of Village Grove would generate about \$462,300 in primary revenues. These revenues are directly generated by the construction activity and include construction sales tax (building permit fees; development fees TBD). Secondary revenues generated by the construction of the mixed-use development would total \$129,500. These revenues are created from the wages of those direct, indirect and induced employees supported by the construction of Village Grove.



In total, about \$591,800 in primary and secondary revenues would be generated for the City of Buckeye by the construction of Village Grove at Verrado.

Fiscal Impacts of Operations

On average, over the 10-year period of this analysis, the operations of Village Grove would generate an estimated \$2.5 million in primary revenues for the City of Buckeye annually. These revenues include direct sales taxes, utility sales taxes, utility franchise fees, lease taxes, real property taxes and State shared revenues. Secondary revenues would average \$122,800 each year over the 10-year period. Secondary revenues include revenues generated by the wages of the direct, indirect and induced employees supported by Village Grove operations.

In total, over the 10 years of operations, nearly \$22.1 million in primary revenues would be generated for the City of Buckeye. Approximately \$1.1 million in secondary revenues would be generated over the same period by the operations of Village Grove; for a total of \$23.2 million in cumulative operations impact.

Fiscal Impact Detailed Summary

The following table outlines the fiscal impact of Village Grove at Verrado over the 10-year period. The modeling analysis was completed in current 2016 dollars, and for additional perspective the impacts were also inflated at 2.0% each year to allow the City to compare impacts more directly with budget estimates that include inflation within the calculations.

When combining construction and operations, total fiscal impact revenues to the city reach approximately \$23.8 million (cumulative) over 10 years. If inflation is included in the calculation the figure increase to nearly \$26.8 million over the same time period. These figures appear in the following table.



Fiscal Impact Detailed Summary

	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>	<u>Year 6</u>	<u>Year 7</u>	<u>Year 8</u>	<u>Year 9</u>	<u>Year 10</u>	<u>Total</u>
	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>10 Years</u>
Construction Impact											
Primary impact from construction	\$462,300	-	-	-	-	-	-	-	-	-	\$462,300
Construction sales tax	\$462,300	-	-	-	-	-	-	-	-	-	\$462,300
Building Permit Fees	-	-	-	-	-	-	-	-	-	-	-
Development Fees	-	-	-	-	-	-	-	-	-	-	-
Secondary impact from construction employees	\$129,500	-	-	-	-	-	-	-	-	-	\$129,500
Employee spending sales tax	\$85,600	-	-	-	-	-	-	-	-	-	\$85,600
Residents property tax	\$38,400	-	-	-	-	-	-	-	-	-	\$38,400
State Shared Revenues	\$5,500	-	-	-	-	-	-	-	-	-	\$5,500
Total Impact from construction	\$591,800	-	-	-	-	-	-	-	-	-	\$591,800
Operations Impact											
Total Primary Operations Impact	-	\$1,314,200	\$2,592,800	\$2,592,800	\$2,592,800	\$2,592,800	\$2,592,800	\$2,592,800	\$2,592,800	\$2,592,800	\$22,056,600
Utility sales tax	-	\$6,000	\$11,900	\$11,900	\$11,900	\$11,900	\$11,900	\$11,900	\$11,900	\$11,900	\$101,200
Utility franchise fee	-	\$4,000	\$7,900	\$7,900	\$7,900	\$7,900	\$7,900	\$7,900	\$7,900	\$7,900	\$67,200
Retail sales tax	-	\$1,236,600	\$2,473,300	\$2,473,300	\$2,473,300	\$2,473,300	\$2,473,300	\$2,473,300	\$2,473,300	\$2,473,300	\$21,023,000
Local supply purchases sales tax	-	\$3,500	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$59,500
Lease tax	-	\$28,300	\$56,600	\$56,600	\$56,600	\$56,600	\$56,600	\$56,600	\$56,600	\$56,600	\$481,100
Real property tax	-	\$35,500	\$35,500	\$35,500	\$35,500	\$35,500	\$35,500	\$35,500	\$35,500	\$35,500	\$319,500
State shared retail sales tax	-	\$300	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$5,100
Secondary impact from operations employees	-	\$64,900	\$130,000	\$130,000	\$130,000	\$130,000	\$130,000	\$130,000	\$130,000	\$130,000	\$1,104,900
Employee spending sales tax	-	\$41,400	\$82,900	\$82,900	\$82,900	\$82,900	\$82,900	\$82,900	\$82,900	\$82,900	\$704,600
Residents property tax	-	\$20,600	\$41,300	\$41,300	\$41,300	\$41,300	\$41,300	\$41,300	\$41,300	\$41,300	\$351,000
State shared revenues	-	\$2,900	\$5,800	\$5,800	\$5,800	\$5,800	\$5,800	\$5,800	\$5,800	\$5,800	\$49,300
Total Impact from operations	-	\$1,379,100	\$2,722,800	\$2,722,800	\$2,722,800	\$2,722,800	\$2,722,800	\$2,722,800	\$2,722,800	\$2,722,800	\$23,161,500
TOTAL FISCAL IMPACT (Current \$)	\$591,800	\$1,379,100	\$2,722,800	\$2,722,800	\$2,722,800	\$2,722,800	\$2,722,800	\$2,722,800	\$2,722,800	\$2,722,800	\$23,753,300
CUMULATIVE FISCAL IMPACT (Current \$)	\$591,800	\$1,970,900	\$4,693,700	\$7,416,500	\$10,139,300	\$12,862,100	\$15,584,900	\$18,307,700	\$21,030,500	\$23,753,300	
TOTAL FISCAL IMPACT (Inflated at 2.0%)	\$591,800	\$1,434,800	\$2,889,500	\$2,947,200	\$3,006,200	\$3,066,300	\$3,127,600	\$3,190,200	\$3,254,000	\$3,319,100	\$26,826,700
CUMULATIVE FISCAL IMPACT (Inflated at 2.0%)	\$591,800	\$2,026,600	\$4,916,100	\$7,863,300	\$10,869,500	\$13,935,800	\$17,063,400	\$20,253,600	\$23,507,600	\$26,826,700	

Based on the current City of Buckeye tax rates.
Source: City of Buckeye; Rounds Consulting Group, Inc.



Fiscal Impact Detailed Summary – Fry’s Marketplace Retail Sales

	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>	<u>Year 6</u>	<u>Year 7</u>	<u>Year 8</u>	<u>Year 9</u>	<u>Year 10</u>	<u>Total</u>
	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>10 Years</u>
Construction Impact											
Primary impact from construction	-	-	-	-	-	-	-	-	-	-	-
Construction sales tax	-	-	-	-	-	-	-	-	-	-	-
Building Permit Fees	-	-	-	-	-	-	-	-	-	-	-
Development Fees	-	-	-	-	-	-	-	-	-	-	-
Secondary impact from construction employees	-	-	-	-	-	-	-	-	-	-	-
Employee spending sales tax	-	-	-	-	-	-	-	-	-	-	-
Residents property tax	-	-	-	-	-	-	-	-	-	-	-
State Shared Revenues	-	-	-	-	-	-	-	-	-	-	-
Total Impact from construction	-	-	-	-	-	-	-	-	-	-	-
Operations Impact											
Total Primary Operations Impact	-	\$1,164,800	\$2,329,600	\$2,329,600	\$2,329,600	\$2,329,600	\$2,329,600	\$2,329,600	\$2,329,600	\$2,329,600	\$19,801,600
Utility sales tax	-	-	-	-	-	-	-	-	-	-	-
Utility franchise fee	-	-	-	-	-	-	-	-	-	-	-
Retail sales tax	-	\$1,164,500	\$2,329,100	\$2,329,100	\$2,329,100	\$2,329,100	\$2,329,100	\$2,329,100	\$2,329,100	\$2,329,100	\$19,797,300
Local supply purchases sales tax	-	-	-	-	-	-	-	-	-	-	-
Lease tax	-	-	-	-	-	-	-	-	-	-	-
Real property tax	-	-	-	-	-	-	-	-	-	-	-
State shared retail sales tax	-	\$300	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$4,300
Secondary impact from operations employees	-	-	-	-	-	-	-	-	-	-	-
Employee spending sales tax	-	-	-	-	-	-	-	-	-	-	-
Residents property tax	-	-	-	-	-	-	-	-	-	-	-
State shared revenues	-	-	-	-	-	-	-	-	-	-	-
Total Impact from operations	-	\$1,164,800	\$2,329,600	\$2,329,600	\$2,329,600	\$2,329,600	\$2,329,600	\$2,329,600	\$2,329,600	\$2,329,600	\$19,801,600
TOTAL FISCAL IMPACT (Current \$)	-	\$1,164,800	\$2,329,600	\$2,329,600	\$2,329,600	\$2,329,600	\$2,329,600	\$2,329,600	\$2,329,600	\$2,329,600	\$19,801,600
CUMULATIVE FISCAL IMPACT (Current \$)	-	\$1,164,800	\$3,494,400	\$5,824,000	\$8,153,600	\$10,483,200	\$12,812,800	\$15,142,400	\$17,472,000	\$19,801,600	
TOTAL FISCAL IMPACT (Inflated at 2.0%)	-	\$1,211,900	\$2,472,200	\$2,521,600	\$2,572,100	\$2,623,500	\$2,676,000	\$2,729,500	\$2,784,100	\$2,839,800	\$22,430,700
CUMULATIVE FISCAL IMPACT (Inflated at 2.0%)	-	\$1,211,900	\$3,684,100	\$6,205,700	\$8,777,800	\$11,401,300	\$14,077,300	\$16,806,800	\$19,590,900	\$22,430,700	

Based on the current City of Buckeye tax rates.
Source: City of Buckeye; Rounds Consulting Group, Inc.

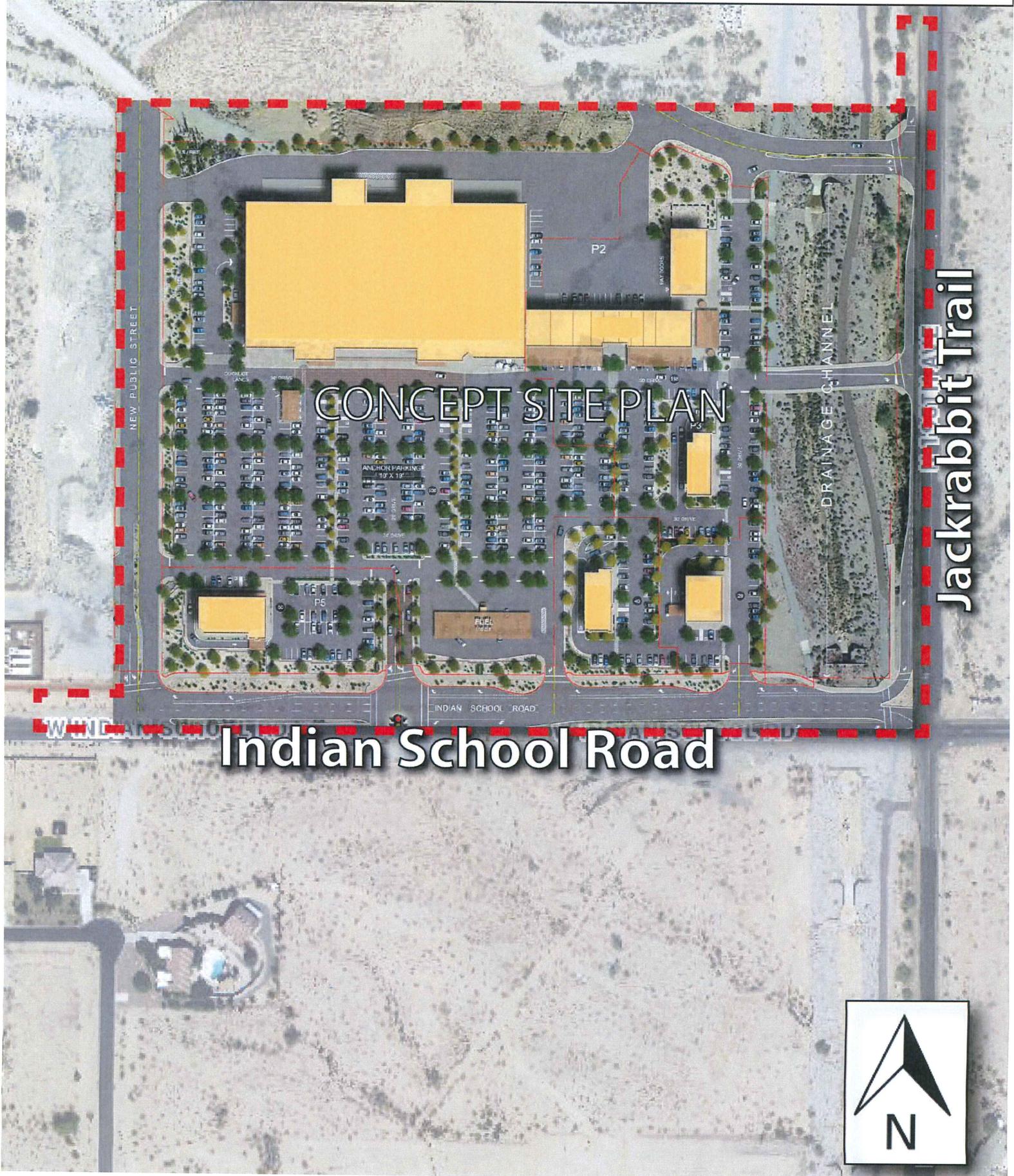


Fiscal Impact Detailed Summary – Excluding Fry’s Marketplace Retail Sales

	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>	<u>Year 6</u>	<u>Year 7</u>	<u>Year 8</u>	<u>Year 9</u>	<u>Year 10</u>	<u>Total</u>
	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>10 Years</u>
Construction Impact											
Primary impact from construction	\$462,300	-	-	-	-	-	-	-	-	-	\$462,300
Construction sales tax	\$462,300	-	-	-	-	-	-	-	-	-	\$462,300
Building Permit Fees	-	-	-	-	-	-	-	-	-	-	-
Development Fees	-	-	-	-	-	-	-	-	-	-	-
Secondary impact from construction employees	\$129,500	-	-	-	-	-	-	-	-	-	\$129,500
Employee spending sales tax	\$85,600	-	-	-	-	-	-	-	-	-	\$85,600
Residents property tax	\$38,400	-	-	-	-	-	-	-	-	-	\$38,400
State Shared Revenues	\$5,500	-	-	-	-	-	-	-	-	-	\$5,500
Total Impact from construction	\$591,800	-	-	-	-	-	-	-	-	-	\$591,800
Operations Impact											
Total Primary Operations Impact	-	\$149,400	\$263,100	\$263,100	\$263,100	\$263,100	\$263,100	\$263,100	\$263,100	\$263,100	\$2,254,200
Utility sales tax	-	\$6,000	\$11,900	\$11,900	\$11,900	\$11,900	\$11,900	\$11,900	\$11,900	\$11,900	\$101,200
Utility franchise fee	-	\$4,000	\$7,900	\$7,900	\$7,900	\$7,900	\$7,900	\$7,900	\$7,900	\$7,900	\$67,200
Retail sales tax	-	\$72,100	\$144,200	\$144,200	\$144,200	\$144,200	\$144,200	\$144,200	\$144,200	\$144,200	\$1,225,700
Local supply purchases sales tax	-	\$3,500	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$59,500
Lease tax	-	\$28,300	\$56,600	\$56,600	\$56,600	\$56,600	\$56,600	\$56,600	\$56,600	\$56,600	\$481,100
Real property tax	-	\$35,500	\$35,500	\$35,500	\$35,500	\$35,500	\$35,500	\$35,500	\$35,500	\$35,500	\$319,500
State shared retail sales tax	-	-	-	-	-	-	-	-	-	-	-
Secondary impact from operations employees	-	\$64,900	\$130,000	\$130,000	\$130,000	\$130,000	\$130,000	\$130,000	\$130,000	\$130,000	\$1,104,900
Employee spending sales tax	-	\$41,400	\$82,900	\$82,900	\$82,900	\$82,900	\$82,900	\$82,900	\$82,900	\$82,900	\$704,600
Residents property tax	-	\$20,600	\$41,300	\$41,300	\$41,300	\$41,300	\$41,300	\$41,300	\$41,300	\$41,300	\$351,000
State shared revenues	-	\$2,900	\$5,800	\$5,800	\$5,800	\$5,800	\$5,800	\$5,800	\$5,800	\$5,800	\$49,300
Total Impact from operations	-	\$214,300	\$393,100	\$3,359,100							
TOTAL FISCAL IMPACT (Current \$)	\$591,800	\$214,300	\$393,100	\$3,950,900							
CUMULATIVE FISCAL IMPACT (Current \$)	\$591,800	\$806,100	\$1,199,200	\$1,592,300	\$1,985,400	\$2,378,500	\$2,771,600	\$3,164,700	\$3,557,800	\$3,950,900	
TOTAL FISCAL IMPACT (Inflated at 2.0%)	\$591,800	\$223,000	\$417,200	\$425,500	\$434,000	\$442,700	\$451,500	\$460,600	\$469,800	\$479,200	\$4,395,300
CUMULATIVE FISCAL IMPACT (Inflated at 2.0%)	\$591,800	\$814,800	\$1,232,000	\$1,657,500	\$2,091,500	\$2,534,200	\$2,985,700	\$3,446,300	\$3,916,100	\$4,395,300	

Based on the current City of Buckeye tax rates.
Source: City of Buckeye; Rounds Consulting Group, Inc.

Vicinity Map



CONCEPT SITE PLAN

Indian School Road

Jackrabbit Trail

