

# NEW SYCAMORE CROSSING





# RETAIL



SOUTH ELEVATION



NEW SYCAMORE CROSSING PLAN



VIEW OF PROPOSED SHOPS 1 FROM PARKING LOT



VIEW OF SHOPS 1 FROM PEDESTRIAN WALKWAY



# HOTEL



Hotel Plaza to Common Street



# COST OF PROJECT STARTUP

## START UP COSTS

LAND PURCHASE FROM CITY OF HERCULES	3,200,000
ENTITLEMENTS	950,000
HAUL OFF 125,000 PLUS YARDS OF FILL MATERIAL	3,380,500
WIDEN SAN PABLO AVENUE / TSUSHIMA ETC.	2,417,978
SITE FINE GRADING	240,000
PERMITTING	347,455
SWPPP	145,717
BONDS	72,859
SOILS ENGINEERING/INSPECTION	150,000
SOFT COSTS (LEGAL, TAXES, INSURANCE, ADMIN.)	534,541
MARKETING	40,000
EQUITY CARRY	1,526,915
ENGINEERING / SURVEYING	540,361
ESTIMATED COST TO START	<u>13,546,326</u>



# **NEW SYCAMORE CROSSING**

FISCAL IMPACT REVIEW

HERCULES SYCAMORE CROSSING FISCAL AND ECONOMIC IMPACT  
ANALYSIS

ECONOMIC AND PLANNING SYSTEMS

2017





# FISCAL IMPACT REVIEW

Table 1

Hercules Sycamore Crossings Fiscal Impact Analysis  
Estimated Revenue and Expenditure Summary (2017\$) [1]

Item	Fiscal Impact at Buildout	
	Total	Percentage of Total
<b>General Fund</b>		
Annual Revenues <sup>2</sup>		
Taxes		
Property Tax and Assessments	\$0	0.00%
Property Tax in Lieu of Vehicle License Fees	\$31,500	5.43%
Sales and Use Tax	\$73,200	12.63%
Cable, Gas, Telephone, and Water UUT	\$19,600	3.38%
Electricity Utility Users Tax	\$10,300	1.78%
Franchise Fees	\$8,200	1.41%
Business Licenses	\$1,600	0.28%
Real Estate Document Transfer Tax	\$4,200	0.72%
Transient Occupancy Tax	\$431,000	74.36%
Licenses and Permits	\$0	0.00%
Intergovernmental Revenues		0.00%
Motor Vehicle Registrations/In Lieu	\$0	0.00%
Other Governmental	\$0	0.00%
Charges for Services	\$0	0.00%
Fines and Forfeitures	\$0	0.00%
Use of Money and Property/Rent/Lease Payments	\$0	0.00%
Other Revenues	\$0	0.00%
<b>Total Annual General Fund Revenues</b>	<b>\$579,600</b>	<b>100.00%</b>

# FISCAL IMPACT REVIEW

**Table 1**

**Hercules Sycamore Crossings Fiscal Impact Analysis**

**Estimated Revenue and Expenditure Summary (2017\$) [1]**

Item	Fiscal Impact at Buildout	
	Total	Percentage of Total
<b>Annual Expenditures</b>		
City Council	\$400	0.74%
City Manager	\$700	1.29%
City Attorney	\$800	1.48%
Administrative Services/City Clerk	\$1,900	3.51%
Human Resources	\$500	0.92%
Finance	\$4,000	7.39%
Public Safety	\$37,700	69.69%
Public Works	\$1,500	2.77%
Parks and Recreation	\$3,600	6.65%
Library	\$500	0.92%
Community Development	\$2,500	4.62%
<b>Annual General Fund Expenditures</b>	<b>\$54,100</b>	<b>100.00%</b>

# FISCAL IMPACT REVIEW

Table 1

Hercules Sycamore Crossings Fiscal Impact Analysis

Estimated Revenue and Expenditure Summary (2017\$) [1]

Item	Fiscal Impact at Buildout	
	Total	Percentage of Total
Total Annual General Fund Revenues	\$579,600	100.00%
Annual General Fund Expenditures	\$54,100	100.00%
Total General Fund Surplus / (Deficit)	\$525,500	

Source: City of Hercules FY 2017-18 Proposed Budget

Note: Values are rounded to the nearest \$100.



# FISCAL IMPACT REVIEW

## A WAY OUT OF STRUCTURAL DEFICITS

### FINANCE COMMITTEE STAFF REPORT NOVEMBER 2017

FORECAST	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
PROJECTED DEFICITS	(360,211)	(211,666)	(279,984)	(297,731)	(231,308)

#### Projected Revenue Projections Long Term

FORECAST	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
Sales and Use Tax (Sycamore)	0	0	60,000	99,597	101,589
Transit Occupancy Tax (Sycamore)	0	0	160,000	320,000	448,000
Sales and Use Tax (Safeway)	0	225,000	469,500	478,890	488,468
Bay Front	0	0	0	10,000	10,200

#### PROJECTED REVENUE BALANCE WITH PROJECTED PROJECTS

	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
	-358,211	-211,666	279,984	297,731	231,308
From Sycamore Crossing	0	0	220,000	419,597	549,589



# **FISCAL IMPACT REVIEW**


## **PROJECTED REVENUES PROPOSED PROJECT VERSUS PRIOR APPROVAL**

**SAFEWAY TERRAMAR PROJECT BUILDOUT TOTAL REVENUES**

**580,300**

**NEW SYCAMORE CROSSING BUILDOUT TOTAL REVENUES**

**579,600**



The background of the slide is a light gray gradient, decorated with numerous realistic water droplets of various sizes. Some droplets are clustered in the top left corner, while others are scattered across the bottom right. The droplets have highlights and shadows, giving them a three-dimensional appearance.

# **THE NEW SYCAMORE CROSSING**

COST OF PROJECT START UP