IN LIEU OF
DIRECTORS' MEETING
MONDAY, APRIL 30, 2007

I. MAYOR

1. NEWS RELEASE. Mayor Announces Developer For Downtown Project. Negotiations with Lincoln Synergy Group to begin.
2. NEWS ADVISORY. News Conferences for Mayor Seng on Thursday, April 26, 2007. One at 10:00 am at the Woods Park Picnic Shelter with Lincoln Electric Announcing a New Public Tree Initiative, and the second at 11:00 am at Voices of Hope, an agency receiving donation from Verizon Wireless, at 2545 "N" Street.
3. NEWS RELEASE. City and LES Partner on "Right Tree - Right Place".
4. NEWS RELEASE. Public invited to comment on use of federal funds, Thursday, May 3, 2007 from 4:30 pm to 6:30 pm at the Center Team Police Station at 27th and Holdrege Streets.
5. NEWS ADVISORY. Mayor Coleen Seng will announce plans for Trago Park at news conference on Friday, April 27, 2007, 10:30 am at Trago Park.
6. Washington Report, April 20, 2007.

II. DIRECTORS

PLANNING COMMISSION FINAL ACTION

1. Special Permit No. 07008. Expansion of nonconforming Use, Casey's. (North Cotner Boulevard and Leighton Avenue) Resolution No. PC-01048.
2. Special Permit No. 07010. Expansion of nonconforming use, Casey's. (Southwest corner of North 70th Street and Havelock Avenue) Resolution No. PC-01047.

PARKS AND RECREATION

1. Letter from Lynn Johnson, Parks and Recreation Director, to the Substance Abuse Action Coalition Prevention Leadership Team on possible amendments to City regulations regarding alcoholic beverages in parks.

PUBLIC WORKS & UTILITIES

1. ADVISORY. Water Main Project #700276. Sumner Street; 27th - Jefferson.
2. ADVISORY. Storm Sewer Project #702191.

2.b. Map for Storm Sewer Project #70291.

III. CITY CLERK

IV. COUNCIL REQUESTS/CORRESPONDENCE

ROBIN ESCHLIMAN

1. Request to ~~Don Herz, Finance Director~~ - RE: Keno Funds (Eschliman RFI#7 - 04/03/07) **- SEE RESPONSE FROM DON HERZ, CITY FINANCE DIRECTOR ON ESCHLIMAN RFI#7.**

1.b. Follow up Questions to ~~Don Herz, Finance Director~~, on RFI#7. **- SEE RESPONSE FROM DON HERZ, CITY FINANCE DIRECTOR ON FOLLOW UP QUESTIONS TO ESCHLIMAN RFI#7.**

V. MISCELLANEOUS

1. Email from Carol B. Sanford interactive website promoting Nebraska Motorplex unveiled.
2. Email from Neb Economis, Shannon McGovern, text amendments.
3. Email from Shannon McGovern, motor sports locations consultant.

3.b. Email attachment from Shannon McGovern. Riverside Motorsports Park single site evaluation and preliminary incentive assessment final report.

4. Email from Lisa Wheeler. Neighborhood dogs not being leashed or in an enclosed yard.

VI. ADJOURNMENT

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CITY OF LINCOLN
NEBRASKA

NEWS RELEASE

MAYOR COLEEN J. SENG

lincoln.ne.gov

OFFICE OF THE MAYOR
555 S. 10th Street, Lincoln, NE 68508, 441-7511, fax 441-7120

FOR IMMEDIATE RELEASE: April 25, 2007
FOR MORE INFORMATION: Diane Gonzolas, Citizen Information Center, 441-7831
Dallas McGee, Urban Development, 441-7857

MAYOR ANNOUNCES DEVELOPER FOR DOWNTOWN PROJECT

Mayor Coleen J. Seng today accepted an advisory board recommendation and authorized the City to begin negotiations with Lincoln Synergy Group to redevelop part of the downtown block bounded by 13th, 14th "P" and "Q" streets.

Lincoln Synergy Group proposes a $180 million project including a 22-story tower with a parking garage for 726 cars, a 150-room hotel, 104 apartment condominiums and more than 140,000 square feet of office and retail space on the southwest corner. The proposal also includes an 18-story tower across the street on the northwest corner of 14th and "Q" streets. It would house a garage for 702 cars, 245 retirement housing units, 17,000 square feet for the University of Nebraska - Lincoln and 14,5000 square feet for retail.

"We call this the Catalyst Project because it will spur more development downtown," said Mayor Seng. "This major investment will change our skyline and result in even more economic development in our City core. The Lincoln Synergy Group proposal embraced that vision with its proposal to build the towers."

Mayor Seng also thanked Dial Realty Corp. for its $45 million proposal, which included a 13-story building with parking for 600 cars, a 112-room Residence Inn by Marriott, 14 condominiums, a sports bar and entertainment complex and a smaller building with office and retail space.

The Lincoln Synergy Group is a partnership between Lincoln developer Monte Froehlich and several out-of-town investors. Froehlich is with U.S. Property and owns properties on the redevelopment block, including the site of the former Taste of China. The Taste of China and Wasabi restaurants are relocating, and the former buildings will be torn down next month in preparation for the project. The rest of the project site already has been cleared. Other plans for the block include a civic plaza at the vacant corner of 13th and "P" streets where the former Douglas 3 Theatre building stood.

The City will begin negotiations with the Lincoln Synergy Group immediately and prepare a redevelopment agreement that the City Council will consider.

The 11-member advisory group that made the recommendation included representatives of the downtown community, the Mayor's Office, the City Urban Development Department and the Chamber of Commerce.

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CITY OF LINCOLN
NEBRASKA

NEWS ADVISORY

MAYOR COLEEN J. SENG

lincoln.ne.gov

OFFICE OF THE MAYOR
555 South 10th Street, Lincoln, NE 68508, 441-7511, fax 441-7120

DATE: April 25, 2007
FOR MORE INFORMATION: Diane Gonzolas, Citizen Information Center, 441-7831

Mayor Coleen J. Seng will participate in two news conferences on **Thursday, April 26:**

- At **10 a.m.**, the Mayor and Lincoln Electric System CEO Terry Bundy will announced a new public tree initiative at the **Woods Park picnic shelter, 31st and "J" streets.** The announcement is part of the City's Arbor Day celebration, which will include children from St. Teresa's School. Parking is available in the lot south of the Health Department, 3140 "N" Street, which can be reached from "N" Street. In case of inclement weather, the announcement and celebration will move to St. Teresa's school gym, 735 South 36th Street.
- At **11 a.m.**, the Mayor will speak at a news conference at **Voices of Hope, 2545 "N' Street.** The agency is receiving a major donation from Verizon Wireless.

CITY OF LINCOLN
NEBRASKA

NEWS RELEASE

MAYOR COLEEN J. SENG lincoln.ne.gov

OFFICE OF THE MAYOR
555 South 10th Street, Lincoln, NE 68508, 441-7511, fax 441-7120

FOR IMMEDIATE RELEASE: April 26, 2007
FOR MORE INFORMATION: Diane Gonzolas, Citizen Information Center, 441-7831
Steve Schwab, City Forester, 441-7035
Russ Reno, Lincoln Electric System, 473-3284

CITY AND LES PARTNER ON "RIGHT TREE - RIGHT PLACE"

Mayor Coleen J. Seng today announced that the City of Lincoln and Lincoln Electric System (LES) will implement the National Arbor Day Foundation's "The Right Tree in the Right Place" program to replace street trees on City rights of way that conflict with overhead power lines. Mayor Seng made the announcement at the City's Arbor Day celebration at Woods Park.

"This program will reduce the City's tree trimming costs and damage to trees while increasing the reliability of electric service," said Mayor Seng. "'The Right Tree in the Right Place' campaign emphasizes the need for everyone – the City, contractors, nurseries and homeowners – to consider what is in the best interests of the tree, the home and the utility company. Homeowners will not be assessed any costs and will not be responsible for maintenance."

"The Right Tree in the Right Place" program encourages research; the planning and planting of appropriate trees to cool homes and reduce winter winds; and appropriate placement to avoid conflicts with electric lines. Under the program, the City and LES will equally share costs in purchasing replacement street trees that are planted on City rights of way beneath power lines. The maximum growth height will be 15 to 20 feet, ensuring that the trees do not grow into power lines.

"Trees cause many power outages every year and they can be a fire threat, so choosing the right trees to plant near power lines is critical," said LES CEO Terry Bundy. "This cooperative effort between LES and the City will improve the health and aesthetics of Lincoln's urban forest and reduce maintenance costs."

City Forester Steve Schwab said Lincoln has more than 121,000 trees on City property and an estimated 250,000 trees on private property. He said that Lincoln's public tree infrastructure provides both environmental and monetary benefits that currently total nearly $70 million dollars. In addition to reducing tree maintenance costs, Schwab said that planting the right types of trees beneath power lines will result in healthier trees and will allow for a greater variety of trees to be planted.

- more -

Trees that conflict with overhead lines will first be lowered by LES so they can be removed safely. The Forestry Division of the City Parks and Recreation Department will schedule crews to remove the trees and handle planting and long-term maintenance of the replacement trees.

Other national partners in the National Arbor Day Foundation's "The Right Tree in the Right Place" campaign are the Society of Municipal Arborists and the Utility Arborist Association.

The National Arbor Day Foundation recently designated Lincoln as a "Tree City USA" for the 30th year. The Foundation also has designated LES as a "Tree Line USA" utility for two years, which requires LES to take part in tree planting and public education. Lincoln is one of only 66 communities nationwide to earn both designations. The City also was recognized for its high level of municipal tree care with a Tree City USA Growth Award for the 16th consecutive year.

Information about utility friendly trees and shrubs are available on the LES Web site at www.les.com. In addition, LES has worked with local nurseries who can assist customers to identify appropriate trees and shrubs for their yards. For more information on the City's tree program, visit the City's Web site at lincoln.ne.gov (keyword: trees).

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CITY OF LINCOLN
NEBRASKA

NEWS RELEASE

MAYOR COLEEN J. SENG lincoln.ne.gov

URBAN DEVELOPMENT DEPARTMENT
808 "P"Street, Suite 400, Lincoln, NE 68508, 441-7606, fax 441-8711

FOR IMMEDIATE RELEASE: April 26, 2007
FOR MORE INFORMATION: Kathy Northrop, Urban Development, 441-7861

PUBLIC INVITED TO COMMENT ON USE OF FEDERAL FUNDS

The public is invited to an open house the evening of Thursday, May 3 to discuss the City's use of $2.9 million in federal entitlements to be administered by the City Urban Development Department in the 2007-2008 fiscal year. The meeting is from 4:30 to 6:30 p.m. at the Center Team Police station at 27th and Holdrege streets.

Each year, the Urban Development Department develops a one-year action plan to define goals and objectives for the federal entitlements for the upcoming fiscal year. Public input and opinion are critical parts of the action plan process. At the open house, Urban Development staff will be available to discuss the proposed programs and projects and listen to feedback. Light refreshments will be served.

For more information on the open house, contact Kathy Northrop at Urban Development at 441-7861 or knorthrop@lincoln.ne.gov.

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CITY OF LINCOLN
NEBRASKA

NEWS ADVISORY

MAYOR COLEEN J. SENG

lincoln.ne.gov

OFFICE OF THE MAYOR
555 South 10th Street, Lincoln, NE 68508, 441-7511, fax 441-7120

FOR IMMEDIATE RELEASE: April 26, 2007
FOR MORE INFORMATION: Diane Gonzolas, Citizen Information Center, 441-7831

Mayor Coleen J. Seng will announce proposed plans for Trago Park at a news conference at **10:30 a.m. Friday, April 27 at the park's picnic shelter.** To reach the shelter, take "U" Street west at 22nd Street and park along the cul-de-sac. If the weather is bad, the news conference will be held in the Mayor's Conference Room, 555 South 10th Street.

CITY OF LINCOLN Washington Office

Volume 13, Issue 13
April 20, 2007

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Washington Report

Archived at: www.capitaledge.com/archive.html

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HOUSE APPROVES WATER RESOURCES MEASURE

BUDGET

Congress returns from recess to address budget issues. House members returned to Washington this week after a two-week spring recess, while Senators were forced to report back to work last week, primarily to consider legislation regarding stem-cell research.

Budget matters are likely to dominate the next several weeks of legislative work prior to the Memorial Day recess. First up is a FY 2007 supplemental appropriations bill to fund overseas military activities and domestic disaster response. A House-Senate conference committee is attempting to iron out the differences between the two measures, particularly language that would suggest a timetable for withdrawing troops from Iraq, and the bill should be on the House and Senate floors next week. A White House veto threat over withdrawal language has yet to convince Democratic leaders to remove it, so it remains to be seen how long the stalemate will go on.

The next item to address would be the FY 2008 budget resolution, which sets a broad spending outline for the year under which the Appropriations Committees operate when funding individual agencies. It is also currently in a House-Senate conference committee, but does not require Presidential approval. Both the House and Senate budget resolutions propose increases in domestic discretionary spending, something the White House has not recommended in several years.

Once the budget resolution is complete, the Appropriations Committees can begin consideration of FY 2008 spending in earnest. Subcommittees have been holding hearings on proposed budgets for departments under their jurisdiction, and they are likely to receive their FY 2008 allocations shortly after final approval of the budget resolution, or after May 15, whichever comes first.

In a related item, Senate Appropriations Committee Chairman Robert Byrd (D-WV) announced this week that he would institute new rules for earmark disclosure that would require each Senator to publicly declare their project requests and certify that they or their spouses would not benefit from the project. The House has enacted similar rules, but a Senate earmark reform package has stalled. As conservative Republicans in the Senate have turned up the heat on earmark disclosure, Byrd thought it would be prudent to act rather than wait for Senate approval.

And, like his counterpart, House Appropriations Committee Chairman David Obey (D-WI), Byrd has remarked that his panel will reduce funds available for earmarks in FY 2008 from previous year's levels. Obey has proclaimed that there would be half as much available in FY 2008 than there was in FY 2006 (all earmarks were eliminated in FY 2007).

WATER RESOURCES

House overwhelmingly approves WRDA. By a vote of 394-25, the House passed legislation (HR 1495) that would authorize approximately $15 billion for hundreds of Army Corps of Engineers flood control, navigation, coastal restoration and environmental restoration projects.

Congress generally passes such legislation, known as the Water Resources Development Act (WRDA), every two years but has not done so since 2000. In the previous Congress, both the House and Senate passed a WRDA bill but were unable to conference the measures because of concerns about passing a "pork" bill prior to the election, concerns about the cost of the bill and disagreements

over how best to reform the Corps of Engineers project selection and development process.

The House also approved an amendment offered by Reps. Earl Blumenauer (D-OR) and Peter Welch (D-VT) that would require the Corps to update its project selection and evaluation process. Under the Blumenauer-Welch Amendment, the Corps process would have to:

- Provide for the consideration of environmental restoration costs and benefits;
- Incorporate new techniques in risk and uncertainty analysis;
- Eliminate biases and disincentives for nonstructural flood damage reduction projects as compared to structural flood damage reduction projects;
- Encourage, to the maximum extent practicable, the restoration of aquatic ecosystems, and
- Ensure that water resources projects are justified by benefits that accrue to the public at large.

Blumenauer and Welch argued that their amendment brings the House bill more in line with its Senate counterpart, which has been approved by the Environment and Public Works Committee.

Attention on this issue now shifts to the Senate. The leadership has not yet scheduled floor time for the Senate WRDA bill, but has stated that it is a priority. That bill would authorize $13 billion for Corps projects, many of them not included in the House bill.

After the House passed HR 1495, Oberstar confidently told reporters that he expects the Senate to act soon and that both chambers will approve a conference report by mid-June. However, conferees will face steep hurdles in reconciling the two measures, most notably as they address issues of cost and Corps reform. In addition, President Bush has hinted that he may veto WRDA if a bill reaches his desk, though this week's House vote appears to indicate that his veto would be easily overridden.

ENERGY

Key Senators introduce comprehensive energy measure. Legislation (S 1115) was introduced in the Senate this week that would authorize a new block grant to assist local governments with energy efficiency programs.

The bipartisan bill is sponsored by Senate Energy and Natural Resources Committee Chairman Jeff Bingaman (D-NM) and Ranking Republican Pete Domenici (R-NM). They are joined by Senators Daniel Akaka (D-HI), Byron Dorgan (D-SD), Ken Salazar (D-CO), John Kerry (D-MA), Richard Lugar (R-IN), Larry Craig (R-ID), Lisa Murkowski (R-AK), and Olympia Snowe (R-ME).

The "Energy Efficiency Promotion Act" would: promote advanced lighting technologies; require the Department of Energy (DOE) to expedite energy efficiency standards; provide incentives for the creation of energy efficient vehicles; set national goals for energy savings, and enhance federal efforts in the practice of energy efficiency and use of renewable energy.

The final title of the bill is designed to assist states and local governments with energy efficiency, and includes a proposal for an Energy and Environmental Block Grant that would provide formula funding to local governments to develop energy conservation strategies. Modeled after the Community Development Block Grant (CDBG) program, the initiative would provide direct funding to cities over 35,000 in population and counties with population over 200,000.

No specific funding level for the program was proposed, but 30 percent of the funding would be allocated to states that would have to pass a portion of those funds on to smaller communities. The program would be conducted in two phases where awardees would receive 100 percent federal assistance for the development of energy conservation plans, and would then be awarded funds to implement those plans that would require a 25 percent local match.

Senate Energy and Natural Resources Committee Chairman Jeff Bingaman (D-NM) hopes to expedite consideration of S 1115, beginning with an April 23 hearing in his panel. Senate Majority Leader Harry Reid (D-NV) has pledged to gain approval of an energy package on the Senate floor prior to a scheduled congressional recess beginning on May 25; and it is Bingaman's hope that his measure can be part of that package.

A copy of the legislation may be found at: www.capitaledge.com/energy.pdf

PUBLIC SAFETY

Senate passes bill to improve security for state and local court systems. The Senate approved S 378, the Court Security Improvement Act of 2007, sponsored by Senate Judiciary Committee Chairman Patrick Leahy (D-VT).

This bill would authorize $20 million each year from FY 2007 to FY 2011 to create and improve protection programs for victims and witnesses as part of the Community Based Justice program. Also, to improve court protection, the bill would authorize funds for grants to expand the Federal Criminal Justice Training programs. These training grants would increase security for state and local court systems and would be awarded based on security risk. S 378 would also amend the Law Enforcement Armored Vest Program to make State and local court officers eligible for armored vests.

House Judiciary Committee Chairman John Conyers (D-MI) has introduced a similar bill (HR 660), but it has not seen any action.

GRANT OPPORTUNITIES

Department of Labor
The Employment and Training Administration is soliciting applications for Responsible Reintegration of Youthful Offender grant funds. The program provides training and services to ex-offenders (ages 18-29) with the goal of helping these ex-offenders to become contributing members of society while also reducing recidivism. Funding will be used to support service coordinators with enrollment, individual assessment, and case management for 225 participants at a site. ETA has approximately $5 million available and intends on awarding 5 applicants an average of $1million; there is no match required. The deadline is May 25, 2007. For more information see the April 16 *Federal Register*, pages 19026-19039.

Department of Justice
The Department is accepting applications for the Weed and Seed Communities Competitive Program for FY 2008, pending congressional approval of FY 2008 program appropriations. The Weed and Seed Programs was designed to reduce and control gang-related violence and drug related activities in communities. Of the funding being provided, 50 percent must go to law enforcement and community policing for the "Weed" strategy, while 40 percent must go to the "Seed" portion which is prevention, intervention, treatment and neighborhood restoration. Applicants must develop a five year plan that involves partners in the community and highlights support resources and designates the area of activity. Communities can receive up to $1 million over a 5 year period and a 25 percent match is required. Notice of Intent must be submitted by May 31, 2007 and applications are due August 20, 2007. For more information see:
http://www.ojp.usdoj.gov/ccdo/ws/fy08wscompetitive.pdf

PLANNING COMMISSION FINAL ACTION
NOTIFICATION

TO : Mayor Coleen Seng
Lincoln City Council

FROM : Jean Walker, Planning

DATE : April 26, 2007

RE : **Special Permit No. 07008** - Expansion of nonconforming use - Casey's (N. Cotner Boulevard and Leighton Avenue)
Resolution No. PC-01048

The Lincoln City-Lancaster County Planning Commission took the following action at their regular meeting on Wednesday, April 25, 2007:

> Motion made by Carroll, seconded by Taylor, to approve **Special Permit No. 07008,** with conditions, requested by Casey's Retail Company, for authority to expand a nonconforming use for the sale of alcoholic beverages for consumption off the premises and a modification of the design standards to allow one stacked vehicle per pump instead of two, on property located at North Cotner Boulevard and Leighton Avenue.
>
> Motion for conditional approval carried 8-1: Cornelius, Larson, Sunderman, Taylor, Esseks, Krieser, Carroll and Strand voting 'yes'; Carlson voting 'no'.

The Planning Commission's action is final, unless appealed to the City Council by filing a Letter of Appeal with the City Clerk within 14 days of the date of the action by the Planning Commission.

Attachment

cc: Building & Safety
Rick Peo, City Attorney
Public Works
Mark Hunzeker, 1045 Lincoln Mall, #200, 68508
Kelly Read, Casey's General Stores, Inc., 1 SE Convenience Blvd., Ankeny, IA 50021
Larry Coffey, P.O. Box 81463, 68501
Gary Nichelson Revocable Trust, 182 W. Lakeshore Drive, 68528
Scott Stewart <scott@npcenter.com>
Mike and Aggie Gesch <aggiemikegesch@alltel.net>

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RESOLUTION NO. PC-01048

SPECIAL PERMIT NO. 07008

WHEREAS, Casey's Retail Company has submitted an application designated as Special Permit No. 07008 for authority to expand a nonconforming use for the sale of alcoholic beverages for consumption off the premises and a modification of the design standards to allow one stacked vehicle per pump instead of two, at N. Cotner Boulevard and Leighton Avenue, and legally described as:

> Lots 1-4, Block 21, Bethany Heights Addition, Lincoln, Lancaster County, Nebraska; and

WHEREAS, the Lincoln City-Lancaster County Planning Commission has held a public hearing on said application; and

WHEREAS, the community as a whole, the surrounding neighborhood, and the real property adjacent to the area included within the site plan for this expansion of a non-standard area and sale of alcoholic beverages for consumption off the premises will not be adversely affected by granting such a permit; and

WHEREAS, said site plan together with the terms and conditions hereinafter set forth are consistent with the comprehensive plan of the City of Lincoln and with the intent and purpose of Title 27 of the Lincoln Municipal Code to promote the public health, safety, and general welfare.

NOW, THEREFORE, BE IT RESOLVED by the Lincoln City-Lancaster County Planning Commission of Lincoln, Nebraska:

That the application of Casey's Retail Company, hereinafter referred to as "Permittee", to expand a nonconforming use for the sale of alcoholic beverages for consumption off the premises on property described above be and the same is hereby granted under the provisions of Section 27.63.280 of the Lincoln Municipal Code upon condition that construction of said area be in strict compliance with said application, the site plan, and the following additional express terms, conditions, and requirements:

1. This permit approves the expansion of a nonconforming use for the sale of alcohol for consumption off the premises.

2. This permit approves a modification to Section 3.7 of the driveway design standards for on property waiting vehicle storage requirements for service station service islands to allow one stacked vehicle per pump instead of two.

3. A revised site plan must be submitted for approval of the Public Works Department and Planning Department before building permits may be issued. The revised site plan must show a 6' landscape strip along entire frontage of N. Cotner Boulevard, excluding the addition of the driveway return.

4. This approval does not allow an automobile wash facility.

5. Before occupying the building, all development and construction is to comply with the approved plans.

6. All privately-owned improvements, including landscaping, are to be permanently maintained by the Permittee.

7. The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.

8. This resolution's terms, conditions, and requirements bind and obligate the Permittee, its successors and assigns.

9. The applicant shall sign and return the letter of acceptance to the City Clerk within 60 days following the approval of the special permit, provided, however, said 60-day period may be extended up to six months by administrative amendment. The City Clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.

The foregoing Resolution was approved by the Lincoln City-Lancaster County Planning Commission on this 25 day of April, 2007.

ATTEST:

Chair

Approved as to Form & Legality:

Chief Assistant City Attorney

PLANNING COMMISSION FINAL ACTION
NOTIFICATION

TO : Mayor Coleen Seng
Lincoln City Council

FROM : Jean Walker, Planning

DATE : April 26, 2007

RE : **Special Permit No. 07010 -** Expansion of nonconforming use - Casey's (Southwest corner of N. 70th Street and Havelock Avenue)
Resolution No. PC-01047

The Lincoln City-Lancaster County Planning Commission took the following action at their regular meeting on Wednesday, April 25, 2007:

> Motion made by Larson, seconded by Strand, to approve **Special Permit No. 07010,** with conditions, requested by Casey's Retail Company, for authority to expand a nonconforming use for the sale of alcoholic beverages for consumption off the premises and a modification of the design standards to allow one stacked vehicle per pump instead of two, on property located at the southwest corner of North 70th Street and Havelock Avenue.
>
> Motion for conditional approval carried 8-1: Cornelius, Larson, Sunderman, Taylor, Esseks, Krieser, Carroll and Strand voting 'yes'; Carlson voting 'no'.

The Planning Commission's action is final, unless appealed to the City Council by filing a Letter of Appeal with the City Clerk within 14 days of the date of the action by the Planning Commission.

Attachment

cc: Building & Safety
Rick Peo, City Attorney
Public Works
Mark Hunzeker, 1045 Lincoln Mall, #200, 68508
Kelly Read, Casey's General Stores, Inc., 1 SE Convenience Blvd., Ankeny, IA 50021
Millhaven, LLC, 6941 Havelock Avenue, 68507
Raymond and Kathryn Hain, 6701 N.W. 105th Street, Malcolm, NE 68402
Larry Coffey, P.O. Box 81463, 68501
Darlene J. Arnold, 6950 Ballard Avenue, 68507
Sharon Riggs, 6701 Burlington Avenue, 68507
Larry Menebroker, 6954 Ballard Avenue, 68507
Janet Claycomb, 1901 Arctic Drive, 68521
Doug Kerns, Havelock Neighborhood Assn., 6120 Havelock Avenue, 68507

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RESOLUTION NO. PC-01047

SPECIAL PERMIT NO. 07010

WHEREAS, Casey's Retail Company has submitted an application designated as Special Permit No. 07010 for authority to expand a nonconforming use for the sale of alcoholic beverages for consumption off the premises and a modification of the design standards to allow one stacked vehicle per pump instead of two, at N. 70th Street and Havelock Avenue, and legally described as:

> Lots 1, 2, and 3, Block 24, Havelock Addition, Lincoln, Lancaster County, Nebraska; and

WHEREAS, the Lincoln City-Lancaster County Planning Commission has held a public hearing on said application; and

WHEREAS, the community as a whole, the surrounding neighborhood, and the real property adjacent to the area included within the site plan for this expansion of a non-standard area and sale of alcoholic beverages for consumption off the premises will not be adversely affected by granting such a permit; and

WHEREAS, said site plan together with the terms and conditions hereinafter set forth are consistent with the comprehensive plan of the City of Lincoln and with the intent and purpose of Title 27 of the Lincoln Municipal Code to promote the public health, safety, and general welfare.

NOW, THEREFORE, BE IT RESOLVED by the Lincoln City-Lancaster County Planning Commission of Lincoln, Nebraska:

That the application of Casey's Retail Company, hereinafter referred to as "Permittee", to expand a nonconforming use for the sale of alcoholic beverages for consumption off the premises on property described above be and the same is hereby granted under the provisions of Section 27.63.280 of the Lincoln Municipal Code upon condition that construction of said area be in strict compliance with said application, the site plan, and the following additional express terms, conditions, and requirements:

1. This permit approves the expansion of a nonconforming use for the sale of alcohol for consumption off the premises.

2. This permit approves a modification to Section 3.7 of the driveway design standards for on property waiting vehicle storage requirements for service station service islands to allow one stacked vehicle per pump instead of two.

3. A revised site plan must be submitted for approval of the Public Works Department and Planning Department before building permits may be issued. The revised site plan must show a 6' landscape strip along entire frontage of Havelock Avenue, excluding the addition of the driveway return.

4. This approval does not allow an automobile wash facility.

5. The City Council must approve Change of Zone #07020.

6. Before occupying the building, all development and construction is to comply with the approved plans.

7. All privately-owned improvements, including landscaping, are to be permanently maintained by the Permittee.

8. The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.

9. This resolution's terms, conditions, and requirements bind and obligate the Permittee, its successors and assigns.

10. The applicant shall sign and return the letter of acceptance to the City Clerk within 60 days following the approval of the special permit, provided, however, said 60-day period may be extended up to six months by administrative amendment. The City Clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.

The foregoing Resolution was approved by the Lincoln City-Lancaster County Planning Commission on this 25 day of April, 2007.

ATTEST:

Chair

Approved as to Form & Legality:

Chief Assistant City Attorney

CITY OF LINCOLN
NEBRASKA

MAYOR COLEEN J. SENG

lincoln.ne.gov

Parks and Recreation Department
Lynn Johnson, Director
2740 "A" Street
Lincoln, Nebraska 68502
402-441-7847
fax: 402-441-8706

"Making Lincoln a Better Place to Live"

April 24, 2007

Substance Abuse Action Coalition
Prevention Leadership Team
914 "L" Street
Lincoln, NE 68508

Dear Team Members:

Thank you for your letter regarding possible amendments to City regulations regarding alcoholic beverages in parks. I believe that we share a common concern regarding inappropriate consumption of alcohol. As you may know, the Parks & Recreation Advisory Board has forwarded a set of four recommendations for allowing alcoholic beverages to be consumed at park facilities under limited and controlled circumstances. It is likely that the Mayor and City Council will be considering these recommendations later this year.

We will share your letter with the Advisory Board members prior to their May 3, 2007, monthly meeting, and with City Council members in conjunction with consideration of possible proposed changes to regulations regarding alcohol in parks.

Please phone me at 441-8265 with questions or comments.

Sincerely,

Lynn Johnson

Lynn Johnson, Director
Parks & Recreation Department

cc: Mayor Coleen J. Seng
Lincoln City Council Members
Joan Ross, City Clerk
Tom Casady, Police Chief
Deena Winter, Lincoln Journal Star
Charles P. Brown
League of Women Voters

F:\FILES\QPPJAB\WPDOCS\LJ.Substance Abuse Coalition ltr

LINCOLN
The Community of Opportunity

CITY OF LINCOLN
NEBRASKA

PUBLIC WORKS & UTILITIES
ADVISORY

MAYOR COLEEN J. SENG

www.ci.lincoln.ne.us

April 20, 2007

WATER MAIN PROJECT #700276
Sumner Street; 27th - Jefferson

The week of April 23 or April 30, 2007, K2 Construction of Lincoln will be starting construction (weather permitting) of a replacement water main for the Engineering Services Division of the Public Works and Utilities Department.

The construction limits of the proposed new 6" water main are in Sumner from 27th Street to 28th Street and 29th Street to Jefferson Avenue. All water services will be connected to the new water mains throughout the project including the existing water services between 28th and 29th Street. The proposed construction completion is mid June, 2007 barring weather or unforeseen conditions. Sumner Street will be closed, but local traffic will be allowed for the home owners.

The City of Lincoln realizes this project may temporarily inconvenience you. Notifications of closures or access to your property will be given in a timely order to you as the contractor progresses through the project. This project is being built with no extra cost to you and is funded from the Selected Replacement Main Projects of the Lincoln Water Division.

If you have any problems or questions during the construction period, please contact K2 Construction Superintendent Tom Rogge at (402) 770-5728 or the City of Lincoln Project Manager, Charlie Wilcox.

Charlie Wilcox, Senior Engineering Specialist
Engineering Services
Public Works and Utilities Department
531 Westgate Boulevard, Suite 100
Lincoln, NE 68528
Cellular Phone Number: (402) 440-6067
Fax Number: (402) 441-6576

K2 Construction
Office Hours: 8:00 a.m. - 5:00 p.m.
(402) 467-2355

700276 Adv tdq.wpd

CITY OF LINCOLN
NEBRASKA

PUBLIC WORKS & UTILITIES ADVISORY

MAYOR COLEEN J. SENG

www.ci.lincoln.ne.us

April 23, 2007

STORM SEWER PROJECT TO START
PROJECT #702191

Next week the City of Lincoln Public Works & Utilities Department will be starting a storm sewer project in your area. We are issuing this advisory because the businesses and homes in your neighborhood will be affected by this construction.

- **The reason for the work and limits of the construction are as follows:**
  This construction will add new pipes and inlets to the existing storm sewer system which will increase the capacity and improve storm water drainage. The limits of construction will be from just east of 33rd Street on the north side of Highway 2, north on South Gate Boulevard to Loveland Drive (see map on back).

- **Construction Schedule:**
  The Contractor for this project is General Excavating. Their schedule is to begin work Monday, April 30, 2007 in the Runza drive-in parking lot and proceed north. Weather permitting and barring unforeseen conditions, they plan to be completed with the project in approximately eight weeks.

- **Temporary Inconvenience:**
  The City of Lincoln realizes this construction project may temporarily inconvenience you. The contractor will try to maintain access to individual properties but at times may have to close the access during that portion of the project.

- **Commonly Asked Questions:**
  Q: Will this project cost me directly?
  A: No not directly, but as a taxpayer we all share in the costs of community improvements.

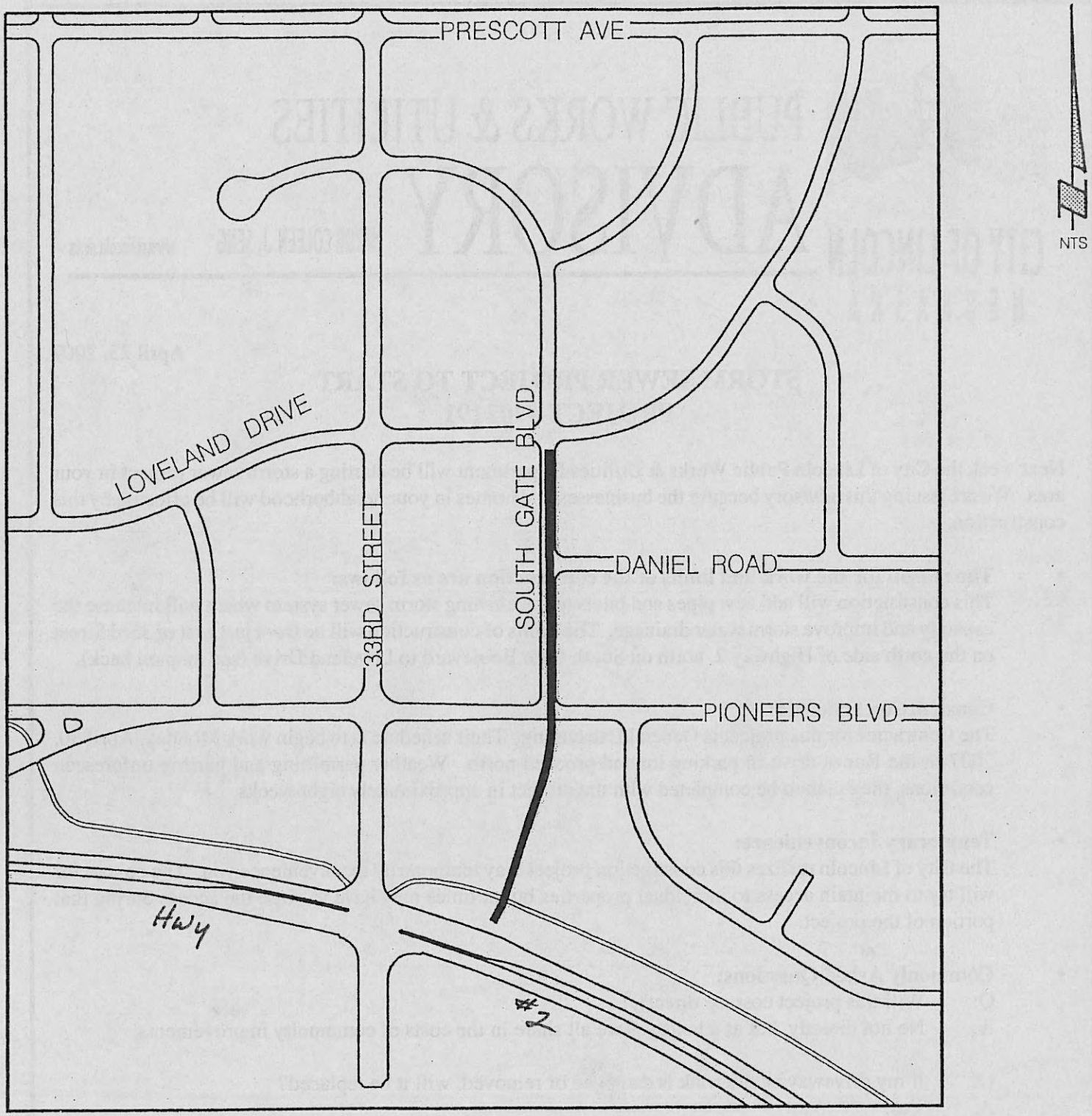
  Q: If my driveway or sidewalk is damaged or removed, will it be replaced?
  A: Yes.

  Q: If my lawn is disturbed by the construction activities, will it be restored to its original condition?
  A: Yes, the earthwork will be completed as needed and sod will be placed in the disturbed areas.

- **Contacts for this project if you have questions:**

Brian Egr, Project Manager
General Excavating
(402) 416-6832

Brian Dittmann, Project Manager
City of Lincoln, Engineering Services
(402) 525-5646


PRESCOTT AVE
LOVELAND DRIVE
33RD STREET
SOUTH GATE BLVD.
DANIEL ROAD
PIONEERS BLVD
Hwy
#2
NTS

Donald R Herz/Notes
04/19/2007 04:42 PM

To CouncilPacket/Notes@Notes
cc Tammy J Grammer/Notes@Notes, Mayor/Notes@Notes
bcc
Subject Re: REschlimanRFI#7A

Following are the responses to the four follow-up questions from Robin Eschliman regarding my initial response to RFI#7.

1. On April 26, 1993, the City Council by Resolution A-75378 adopted the current funding allocation. Here is a link to that resolution:

http://www.lincoln.ne.gov/asp/city/clerk/docman.asp?vRecNum=43255

2. I assume this is referring to the four payments made in FY 2006/2007 to Senator Beutler. For this fiscal year, the Council Adopted budget provided for the Fund Development contract to be paid out of the Keno fund. These are the monthly payments made under the contract. The refund made by Senator Beutler occurred in April of 2007 and were deposited in the Keno fund. The next report that will cover the period ending April 30, 2007 will show these funds being credited to the Keno fund.

3. The payments to Senator Beutler were for services rendered. As stated in response to question 2, this is in accordance with the Council Adopted budget for FY 2006/2007.

4. I assume this is referring to the $63,100 that is shown in the FY 2005/2006 Keno detailed listing. In this fiscal year, the Council Adopted budget for the first time called for Keno Funds to pay for the fund-raising contract. If you refer to page 5 of the Parks budget and Page 9 of the Finance Department budget, you will see that this change was made. In this fiscal year, the monthly payments were made out of the Parks General Fund, but $63,100 was transferred from Keno to the General Fund to cover the cost of the contract. There was a one-time payment of $63,100 from Keno to the General fund that shows up as an O&M transfer on the Keno Fund's ledger on November 30, 2005.

Don Herz
Finance Director
City of Lincoln

Phone: 402-441-7411
Cell: 402-440-6070
Fax: 402-441-8325
E-mail: dherz@lincoln.ne.gov

Tammy J Grammer/Notes

Tammy J Grammer/Notes
04/06/2007 04:38 PM

To Donald R Herz/Notes
cc campjon@aol.com, jcookcc@aol.com, robine@neb.rr.com, amcroy@mccrealty.com, newman2003@neb.rr.com, ksvoboda@alltel.net, dmarvin@neb.rr.com, Mayor/Notes@Notes, Mark D Bowen/Notes@Notes, Linda K Quenzer/Notes@Notes, Deborah L Engstrom/Notes@Notes, Jamie R Phillips/Notes@Notes
Subject REschlimanRFI#7A

FROM: Robin Eschliman - RFI#7A

TO: Don Herz, Finance Director

RE: Keno Funds

Request For Information #7A from Robin Eschliman. If you will send your response to the Council Office at CouncilPacket@lincoln.ne.gov, in a pdf format, I will distribute your response in the usual manner on the Directors' Agenda. The Subject line need only read EschlimanRFI#7A.

1.) Is there a "mission statement" or resolution passed that explains how we in Lincoln decide to make our expenditures in the pie chart that shows in the first part of the report?
2.) The 4 miscellaneous payments appear to cover the gap in Senator Beutler's contract. Were the Keno funds reimbursed? If not, why?
3.) Please explain what the reimbursements to Senator Beutler were for. If not for capital items in the Parks and Libraries, were they paid back to the Keno Funds?
4.) What is the $63,000 for O & M transfers?

Thank-you.

Tammy Grammer
City Council Office
441-6867
CONFIDENTIALITY NOTICE: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

"Carol B"
<carolserv@hotmail.com>
04/19/2007 08:15 PM

To
cc
bcc
Subject For Immediate Release

http://www.nemotorplex.com/

Wednesday Lincoln resident Greg Sanford unveiled his new highly interactive website promoting Nebraska Motorplex. You can take a virtual ride along down the proposed track or tour the plans for the proposed facility. Greg Sanford is continuing his plans on building the fastest and most fan friendly facility in the Midwest. He has purchased 160 acres of land that is one mile long by ¼ mile wide at Hwy 77 and Branched Oak Road. The site is 5 miles north of the I-80 and Hwy 77 interchange and will allow easy accessibility and provide many opportunities for economic growth in and around the area.

For more information about this proposed facility or the vitual website contact:
Greg Sanford 402-466-1759 or email nemotorplex@neb.rr.com

http://www.nemotorplex.com/

MSN is giving away a trip to Vegas to see Elton John. Enter to win today.
http://msnconcertcontest.com?icid-nceltontagline

"Neb Economis"
<nebeconomicsupport@hotmail.com>
04/19/2007 11:48 PM

To SHolmes@ci.lincoln.ne.us, workbob@msn.com, rstevens@lancaster.ne.gov, plan@lincoln.ne.gov, morningshowmail@aol.com, MDekalb@ci.lincoln.ne.us,
cc
bcc
Subject Text Amendments

Has anyone seen the Economic Impact Report, Text , Special Permits or Public Hearing Meeting for Proposed Motocross Track the County Board has pledged $50,000 to get started?
I have been reviewing progress of Proposed Drag Race Track.
County Change of Zone No. 06065 and also County Special Permit No. 06051
Please notice pages 42-60
http://www.lincoln.ne.gov/city/plan/strmln/cz06065.pdf

The text amendments seem to be an issue the county/city are working on to accommodate 12-14 homes within a mile of proposed location on Hwy 77. The Health Department has Dr. Cheenne that seem to know about the sound issues related to drag racing. The information Dr. Cheenne provided to current motorsports task force. Combined with the test result the health department conducted on June 6th 2002 at the Lincoln airport with live drag race cars. Note these test were conducted on hundreds of feet of flat concrete. See pages 4-7 of Dr.Cheenne's presentation to task force here.
http://www.lincoln.ne.gov/cnty/commiss/motor/013107.pdf

If Lancaster County can not put together a chart or computer simulation with all the number you have before you here. Combined with the examples provided from other counties and there text amendments. I personally believe the Health Department and or County. Should work with acoustical engineering firm since the text amendments are the for Lancaster county area. This would be a great way for the County and City of Lincoln to work closely together in assisting the current private investor or any investors that my come along in the future. This project will economically benefit the entire State of Nebraska. I am speaking for thousands of tax payers that would like to see our local government working with private investors to make the best decision for all involved.

Thank you for your time
Shannon Mcgovern
(402) 202-1461
Take a virtual tour of proposed drag race track.
http://www.nemotorplex.com/

"SW McGovern"
<midwestminichoppers@hotmail.com>

04/22/2007 04:59 PM

To gjulifs@lancaster.ne.gov

cc angi_guenther@hotmail.com, carolserv@hotmail.com, mdekalb@lincoln.ne.gov, commish@lancaster.ne.gov, commish@lincoln.ne.gov, council@lincoln.ne.gov,

bcc

Subject FW: Motor sports Locations Consultants

Gary,
In response to your letter that is on pubic record on page 32 here:
http://www.lincoln.ne.gov/city/council/agenda/2007/041607/d041607.pdf

To clarify any of your doubts about my personal experience with Global Location Strategies there services and fees. I would like to share with you what I know about the company. I have personally not commissioned there services myself and choose to refer them in order to have a neutral parties view on the situation here in Lancaster county in order to be fair to all involved.

We came across Global Location Strategies from doing research about race tracks that have been and are being developed in the last few years in order to assure the citizens of Lancaster county get treated fairly about having a motorsports venue in our area. After reading there recommendations and research from Riverside Raceway Park they have just completed. This track was located on AG land with a Dairy farm, Chicken farm, Orchards farms and rual residents surrounding the raceway. This company also works with local governments on recommendations for text amendments.

Since the Lancaster County Board seems to be hiding behind Mike Dekalb in Planning and the Health Department about sound. Many tax paying business owner and residents of Lancaster County do not understand why this decision is so difficult when there are only 12-14 homes within a mile of proposed site on Hwy 77. Do our tax dollars not pay your wages? I have taken it upon myself to speak for thousands of tax paying voters when making this recommendation. I have also spoke with GLS Jim Kupferer Phone: (864) 281-8326 about there services and fees. He was very interested in the information I provided and we spoke for over an hour on the phone. I thought that was very nice of him since his company charges from $80 to $325 an hour. Which is a very conservative fee for these types of services. He said it was very good that our economic impact report was done locally. All of there work is done on factual research and they do go about issues on a neutral parties view. Who knows they may find that the Hwy 77 location is not the best choice for Lancaster county. They would also contract acoustical engineering firm that has experience with the sound that concerns the residents in Northern Lancaster County. So in order for the county board to make a professional decision about having a Drag race track in our County. I do believe using these services would be the fairest thing for all involved.

Attached is The Final Report from Global Location Strategies on Riverside Raceway. This in a fine example of how a professional decision is made about allowing motorsports on AG land and how to deal with the issue.

We have also reviewed minutes from soil mining permit. Your name is in the list of opposition against Greg Sanford's permit to soil mine to help a local contractor. Mr. Sanford was totally caught off guard and had no intentions of building a Drag Race track at that time at that location. The soil that was to be mined was found highly corrosive and was perfect for its intended use after mined. If Greg had planned on a drag strip to go in at

the Hwy77 location the soil mining plans would have been for removing or moving 3 times the amount of soil. So here we are today.
I hope you find this information helpful and amusing.

Please visit the New Nebraska Motorplex Website please read "BENIFITS" and "ABOUT" pages.
http://www.nemotorplex.com/

Sincerely,
Shannon Mcgovern
(402) 202-1461

>From: "Neb Economis" <nebeconomicsupport@hotmail.com>
>To: midwestminichoppers@hotmail.com
>Subject: Motor sports Locations Consultants
>Date: Thu, 05 Apr 2007 15:02:49 -0500
>
>Hello,
>We have been keeping up on the progress of private investor Greg Sanford to
>spend $10,000,000.00 to bring a Drag race track to Northern Lancaster
>County. We have found that private investor has spent over $2,000,000.00 on
>this project already. We have seen consultants hired by local and state
>governments in your area for projects much smaller than this. In order to
>assist the private sector. We recommend using this consulting firm that has
>experience with locating Motor sports venues. The cost of there services is
>very reasonable.
>Sincerely,
>Nebraska Economic Support Team
>http://www.globallocationstrategies.com/services/index.html
>
>_____
>Can’t afford to quit your job? – Earn your AS, BS, or MS degree online in 1
>year.
>http://www.classesusa.com/clickcount.cfm?id=866145&goto=http%3A%2F%2Fwww.clas
sesusa.com%2Ffeaturedschools%2Fonlinedegreesmp%2Fform-dyn1.html%3Fsplovr%3D866
143
>

- FluorGLSFinalRMPEconReport26Apr04.pdf

April 26, 2004

Riverside Motorsports Park Single Site Evaluation & Preliminary Incentive Assessment Final Report

Global Location Strategies

FLUOR®

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- *Electric Utility Usage Plan*

Summary of Findings

Summary of Findings

Global Location Strategies (GLS), a division of Fluor Corporation, was engaged in March of 2004 to conduct a single site evaluation and preliminary incentive assessment for the proposed Riverside Motorsports Park (RMP) in Merced County, California. The objective of the study was to identify possible incentives at the federal, state and local level to offset costs associated with the development of the greenfield site near the cities of Atwater and Merced.

The proposed motorsports facility will feature 8 racing venues for every form of automobile, truck, motorcycle and kart racing, offering a diverse package of world-class motorsports and entertainment to race fans based on a single-ticket admission, and offering the newest, most advanced competition venues to professional and amateur racing organizations. The 1300-acre park is scheduled to be partially operational by end of 2005, with major events and a full operating season beginning in 2006.

GLS conducted the study over a two-week period in March of 2004 when a GLS consultant visited the site and interviewed various officials from both the local and state level. A complete list of meetings that were held is included in the Appendix. During the two weeks several things were accomplished including the following:

- Several opportunities for cost offsets were identified and will be outlined later in this report.
- It was established that Scott Galbraith of Merced County Economic Development Corporation (MCEDCO) will be the lead economic developer for the project at the local level. MCEDCO is a private, non-profit corporation supported by industry members within the county. MCEDCO has taken the lead to assist RMP with local economic development and promotional issues.
- The profile of the project was raised to the state level, and Greg Hribar was assigned as project manager.
- An alternative dialogue was initiated with local planning and public works officials to explore ways to work together to determine the fees and mitigation measures that would be required of RMP and a schedule for the project review and approval.
- An electric utility usage and cost estimate was prepared and utilized as an input to the financial pro forma.
- A preliminary economic benefit analysis to estimate the anticipated revenue of the county of Merced, the cities of Atwater and Merced, and the State of California was developed. The economic benefit analysis also estimates the influx of spending in the county by park participants, guests and employees.
- A preliminary financial pro forma estimating certain categories of investment and recurring costs was developed.
- Significant risks to the project were identified and quantified preliminarily with regard to their potential impact to cost, schedule and function.
- A comprehensive list of all incentives and other cost offset opportunities was developed. Included is a brief description of the method by which to obtain such benefits, an assessment on the likelihood of approval, and an estimated value of each benefit.

Project Location Overview

Merced County is located in the San Joaquin Valley of California, the agricultural hub of the state. Although the county has both urban and rural areas, most of the population of 214,400[1] is concentrated along the Highway 99 corridor which dissects the county from North to South. The

[1] All demographic figures are from the 2000 US Census unless otherwise noted.

City of Merced with 63,000 people is the largest city in the county followed by Los Banos (29,120), Atwater (27,794), and Livingston (12,666). The proposed Riverside Motorsports Park is next to the City of Atwater and adjacent to the Castle Airport facility and a federal penitentiary. The park is roughly seven miles northwest of the City of Merced. With the exception of residential and commercial development in the City of Atwater, the area surrounding the park is primarily agricultural. Principal crops include almonds, peaches and grapes. A large chicken farm is adjacent to the site on the southeast corner, and there are several small dairies in the area.

The County of Merced is growing much more rapidly than the rest of the State. Its population is projected to change 24.4% from 2000 to 2010 bringing its total population to just under 270,000 residents. This is compared to a projected growth rate for the state of approximately 17%. Some of these new residents will be relocating to the county to escape the high property prices in the Bay Area and Silicon Valley, and they may continue to work in those areas and commute on a daily basis. However, providing job and recreational opportunities for those residents who wish to work and play locally is very important.

Merced County is a racially and ethnically diverse population with many Hispanic and Asian/Pacific Islanders. The percentage of the population under the age of 34 in Merced County is 58.6%, compared to only 51.5% for the State of California. In addition, the percentage below the poverty line (1999) is 21.7% compared to 14.2% for the state. Unemployment is 14.8% for the county and 6.7% for the state.

Currently, Merced County has total expenditures of $220.7 million per year. That is an average of $1025 per capita compared with $890 per capita for the state. Most of the difference comes in the form of public assistance. The county spends $461.07 per capita on public assistance compared to only $305.29 for the state. Yet, it spends only $6.81 and $5.23 on education and recreational and cultural services respectively compared with $8.31 and $8.02 for the state. RMP could help alleviate the problems associated with public assistance by providing jobs and opportunity to residents of the county thereby allowing them to reduce their dependence on public assistance. Additionally, the county should redirect some funds toward education in order to improve the skills in the community and towards recreational and cultural activities such as RMP to improve the quality of life.

The adjacent Castle Airport is a former airforce base that closed in 1995. Prior to that is was busy as a Strategic Air Command facility with a 12,000-foot runway. Until its closure, "…the base provided basic flight training and military support for over 50 years…..Castle AFB employed up to 7,300 individuals on base."[2] It was projected that the economic impact of the closure would be "…a population loss of approximately 16,000 persons, direct and indirect employment loss of nearly 9,000 jobs, and regional income loss approaching 162 million dollars."[3]

Today, the County's vision of transforming the 3000-acre base into a profitable business center has only been half realized. Pac Bell has turned "…many of the administrative buildings into call centers, and the base hospital is now a civilian medical center. The auditorium, bowling alley and officer's club have been converted to civilian use. A variety of other businesses ranging from light manufacturing to telesales operations are occupying many of the other structures…. But the aviation side of the field is still looking for a major tenant or two to keep the huge ramp and 11,802'x300' runway busy."[4] Their has been many discussions regarding the relocation of an air

---

[2] "Public Health Assessment: Castle Air Force Base, Atwater, Merced County, California." *Agency for Toxic Substances and Disease Registry*. http://www.atsdr.cdc.gov/HAC/PHA/castle/cas_p1.html (26 April 2004).
[3] "91 DoD Report: Castle Air Force Base, California." *Air Force Real Property Agency*. http://www.afrpa.hq.af.mil/library/BRAC/91dodBases/91dodcastleafb.html (26 April 2004).
[4] Gat, Michael. "Castle Airport and Air Museum." *AV Web.* http://www.avweb.com/news/places/183121-1.html (26 April 2004).

national guard base to the site and/or designating the airport for commercial use, but neither of these have been approved to date.

Also adjacent to the proposed park is a federal penitentiary. Construction was begun in 1998 and completed in 2001. The institution is comprised of "…a 580,000-sf high-security penitentiary with living units and support facilities to house 960 inmates" and a "…an 82,000-sf minimum-security federal prison camp for 128 inmates.[5]

Some may argue that the new facility will tax the utility and road infrastructure of Merced County and the City of Atwater. With the exception of the strain and required improvement of some local roads leading directly into the park, nothing could be further from the truth. The water and sewer infrastructure for the area was designed to serve the Castle AFB. Before the base was closed, both the county and the city agreed to provide the base with a specified volume of capacity. Very little of that capacity is currently being used by Castle tenants. RMP will be contracting with Castle for a portion of the remaining capacity for waste water treatment. Additionally, RMP will be providing water to the city through a system of on-site wells with treatment capabilities. That water will be used to service the park with any unused capacity going to the city for distribution to other customers.

Costs, Potential Incentives and Cost Offsets

Without a doubt, millions of dollars are at stake for the Riverside Motorsports Park project. However, much more research and analysis is required to determine if pursuing these costs offsets is advantageous to the project. Grant and low-interest financing opportunities exist that could easily be worth up to $10 million to pay for the completion of public works projects (construction of new roads, improvement of existing roads, water and sewer lines, etc.); but this assistance, as well as any public assistance from the federal or State government, comes with strings attached. Namely, any project that receives public assistance in the State of California must pay prevailing wages (see Senate Bill 975 on http://www.novoco.com/State_Legislature/SB_975.pdf). Prevailing wages are specific, minimum hourly rates, predetermined monthly by the California Department of Industrial Relations that must be paid to construction workers on public works projects receiving assistance. Prevailing wages also stipulate fringe benefit amounts for health insurance, pension, vacation and holiday time off. Individual rates are determined for various crafts and trades (e.g., operating engineers, carpenters, cement mason, laborers, ironworkers, pipefitters, etc.) for different experience levels, tasks and types of projects.

Rates are usually, but not always, based on local collective bargaining agreements. Unfortunately, there is no local classification for the Central Valley, so prevailing wages for Merced County is determined by the wages in the Bay Area. Currently, the prevailing wage for a laborer is approximately $21/hour + benefits and burdens. His fully burdened rate would be more than $28/hour. According to Scott Galbraith of MCEDCO, this can cause the wage component of a project in the Central Valley to be 30-40% higher than it would be otherwise.

The local Building Industry Association has been trying for many years to get a separate classification for the Central Valley without success. It could be possible for RMP to join forces with this association and UC Merced (also likely to use prevailing wage in the construction of the new campus) to push the State for the designation of such a classification.

Another complication with the prevailing wage requirement is that the general contractor and its subs must track all of the hours of each craftsperson on a job and report this information. For general contractors and subs that are unionized and already equipped to do so, the burden is not

---

[5] Florendo, Virginia. "Luster Selected to Manage Construction of New Federal Penitentiary." *Luster National*. http://www.luster.com/news/press1998_fbop.htm (26 April 2004).

too great. It can be extremely burdensome, however, for those that are not accustomed to reporting in such a way thus reducing the number of subs that would be qualified and/or willing to bid on the project.

Most of these programs also require SEQA and/or NEPA. As a result, RMP needs to ensure that the requirements of both programs are fulfilled during the entitlement process. The National Environmental Policy Act (NEPA) was passed by Congress in 1969 to set forth the first comprehensive environmental policy of the United States. Some states have recognized the need for environmental assessment of state and local government actions as well as federal actions. They have enacted state environmental quality acts (SEQAs), or "little NEPAs." These state acts generally mirror the federal Act and require state, county, and/or municipal governments to consider the environmental impacts of their actions and decisions. California's "little NEPA" is called the California Environmental Quality Act (CEQA).

In addition to grants and low-interest financing, cost offsets can be negotiated with the county and the City of Atwater in the form of property tax abatements, credits or deferrals; rebates or deferrals of fees; and rebates or deferrals of mitigation measures. At this point, the county has not proposed a schedule of fees and mitigation measures. GLS attempted to define these during its two week visit to Merced County, but until the administrative draft of the Environmental Impact Report is released, the county is unwilling or unable to provide an estimate of these costs. This type of assistance would also likely trigger prevailing wage requirements.

The following is a list of all incentive and cost offset opportunities developed during the two-week study:

- Property Tax Credit, Abatement or Deferral (County) - Assuming that the property taxes will be levied on the installed cost of the park (estimated for the purposes of this study to be $223 million), the total property taxes over a ten-year period would amount to nearly $27 million. Negotiating the timing of payments, the method by which the land is assessed, or the abatement of taxes should be a top priority for RMP. It is worth noting, however, that it has been many years (15 years or more) since an abatement was granted in Merced County.

  Currently, total county revenues are $224 million per year; $21.5 million of that is property taxes. If RMP were to pay an average of $2.7 million per year, that would equate to more than 11% of the county's total revenue stream from property taxes not to mention the indirect effect on property taxes from new residential and commercial development resulting from activity at the park. In order to negotiate a tax abatement, these numbers along with the fact that Merced County spends only 65% of what the state does on recreational and cultural services needs to be demonstrated to those county leaders that have the ability to grant the abatement.

- Economic Development Association Grants and Loans (federal), Community Development Block Grants (CDBG) (state), and low-interest loans from the California Infrastructure and Economic Development Bank's Infrastructure Revolving Loan Fund (ISFR) Program- These funds could potentially be used to pay for public works including road improvements and additions; the extension of wastewater lines and upgrades to lift stations; the installation of new potable water wells and treatment capabilities on site and extension of water lines. For all of these programs, Merced County must be the applicant. John Fowler and Lorraine Schlosser of Merced County Department of Business Economic Opportunities have indicated that they are willing and able to complete the applications once the Board of Supervisors have given their approval. A brief description of each of these programs is included below. More information on these programs can be found on the following web sites:

  - http://a257.g.akamaitech.net/7/257/2422/14mar20010800/edocket.access.gpo.gov/2003/pdf/03-8612.pdf

- http://commerce.ca.gov/ttca/pdfs/link_overview/inf_bank/D_ISRF_CritPriorGuide_01_06_04.pdf
- http://commerce.ca.gov/ttca/pdfs/detail/inf_bank/ISRF_PreApp_01_06_04_vPDF.pdf

- Economic Development Association Public Works Program- "The Public Works Program empowers distressed communities in economic decline to revitalize, expand, and upgrade their physical infrastructure to attract new industry, encourage business expansion, diversify local economies, and generate or retain long-term, private sector jobs and investment."[6] The EDA funds typically fund between 50 and 80% of a public works project (i.e., road improvements) with the rest of the funds coming from a local match- CDBG funds, local grants or in-kind services, investor funds.
- Community Development Block Grants (CDBG) - The purpose of CDBG grants are to create or retain jobs for low-income workers in rural communities. Grants of up to $500,000 for eligible cities and counties are available to lend to identified businesses, or to use for infrastructure improvements necessary to accommodate the creation, expansion, or retention of identified businesses. The activities for the CDBG may include loans or loan guarantees to businesses for construction, on-site improvements, equipment purchase, working capital, and site acquisition. Other activities may also include loans for business start-ups, grants for publicly owned infrastructure, and loan or grants for small business incubators. CDBG funds can be used as matching funds for EDA assistance.
- California Infrastructure Economic Development Bank's Infrastructure State Revolving Fund (ISFR) Program- This program provides low-cost financing to public agencies for a wide variety of infrastructure projects. ISRF Program funding is available in amounts ranging from $250,000 to $10,000,000, with loan terms of up to 30 years. Interest rates are set on a monthly basis and are 67% of the A-rated bond rate. Currently the interest rate for a 30-year loan is 3% fixed. Interest cannot be deferred, but the principal is typically deferred until the expected completion date of the project.

– Rebates or Deferrals of Fees and/or Mitigation Measures- These incentives could be negotiated as an in-kind match to federal EDA funds or independently as an incentive for the park to move forward. These fees have not been fully estimated at this point, but they could potentially sum to a million dollars or more. In a cash-strapped region, any deferral or rebate of fee is and should be regarded as a show of support for the park.
  - Building Permit Fees
  - Plan Check Fees
  - Regional and county Traffic Impact Fees and/or mitigation measures
  - Noise mitigation measures
  - Water and sewer impact and tap fees
  - Water and sewer usage fees

– Relocation of electrical lines- In meetings with Pacific Gas & Electric (PG&E), the indication was given that PG&E would be responsible for the relocation of the electric lines along the sections of Fox and Olive that will be closed to the new Riverside Drive. The same would be true for the relocation of any electrical infrastructure required by the widening of roads. This is due to the franchise contract that PG&E has with the county. If the county takes a road out of service and puts in a new one, PG&E must relocate the power lines at their expense. RMP should request a letter of commitment from PG&E stating in writing that this is the case and

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[6] David A. Sampson, Assistant Secretary of Commerce For Economic Development

they will relocate the lines at no expense to RMP. The cost saving associated with this arrangement is likely in the hundreds of thousands of dollars and is based on the number of poles that would have to be moved at approximately $10,000 per pole.

- Off-site electric infrastructure- RMP requires extensive electrical infrastructure to support the 8 venues and support facilities and the 18.6 million VA of connected load. PG&E will conduct a study of the anticipated electric usage and revenue from RMP. Once this has been done, they will issue RMP with a revenue credit that will be used towards the off-site electrical infrastructure required to support the project. This can also be used towards the engineering studies that must be paid for in advance. Because PG&E is the electricity provider, electric infrastructure is not considered public and is ineligible for EDA, CDBG, or Infrastructure Bank's funds. If and when MID's service territory is expanded, the electric infrastructure may be classified as public and therefore an eligible expense. Currently the schedule or likelihood for this expansion of MID's territory is unknown.

- On-site electric and other infrastructure- The extensive infrastructure that is required on-site is, as the site is currently configured, the responsibility of RMP. For electric service, there are two feasible options. The first is to deliver electricity at transmission voltage (115 kV) and to build an on-site substation that would be owned and operated by RMP. The second option is to take service at primary distribution voltage in which case the off-site substation upgrades would be incorporated into the revenue credit granted to RMP by PG&E. However, the cost saving on the rate at transmission voltage is estimated to be approximately $400,000 annually. Once the cost of a new on-site substation is estimated, the payback period for the substation can be calculated.

  Currently, PG&E and the county consider RMP to be one owner and one customer. If the site plan were configured differently, it might be possible to establish separate legal entities for different parts of the park thereby creating multiple customers. Public right-of-ways for public infrastructure could then be designated so that assistance programs could be used to pay for this infrastructure. This would be similar to many industrial parks that have multiple tenants that own individual parcels but access their facilities through public right-of-ways for utilities (electric, water, wastewater, storm water drainage, etc.) and roads. Although this may lead to a less than ideal configuration for the park, the costs savings could be substantial. This option should be explored in greater detail with RMP management as well as the designers of the park.

- Expansion of Merced County Enterprise Zone- Merced County has a designated enterprise zone which was developed in order to give businesses tax credits when they invest in low income areas with high unemployment. Currently, the Merced designation will only last until 2006 although the county is attempting to obtain a five-year extension. It is unlikely that RMP could be designated an enterprise zone since the areas included must be contiguous. The closest enterprise zone area is in Winton. In order to join RMP, a corridor of at least ten feet must be designated, typically along a public right-of-way, to the park. Some acreage does remain at Merced County's designation, but it may not be enough to include the park. In order for the park to receive the benefits of the enterprise zone, the entire park need not be designated.

  Enterprise Zone companies are eligible for substantial tax credits and benefits including:
  1. Up to 100% Net Operating Loss (NOL) carry-forward. NOL may be carried forward 15 years.
  2. Firms can earn $29,234 or more in state tax credits for each qualified employee hired.
  3. Corporations can earn sales tax credits on purchases of $20 million per year of qualified machinery and machinery parts.
  4. Up-front expensing of certain depreciable property.
  5. Lenders to Zone businesses may receive a net interest deduction.

6. Unused tax credits can be applied to future tax years, stretching out the benefit of the initial investment.
7. Enterprise Zone companies can earn preference points on state contracts.

- Loans from Merced County's Revolving Loan Fund- Merced County has $310,000 in revolving loan funding. These funds could potentially be loaned to RMP, although these funds are typically used for gap financing.

- Recruiting, screening and hiring assistance and training incentives- Although these are "soft costs," human resource related assistance can be very valuable to an operation. Likely providers of this type of assistance are Merced County Department of Workforce Investment in conjunction with local colleges and universities. The negotiation of these incentives requires direct involvement from RMP staff to ensure that the programs and resources are tailored to fit the needs of the park and/or its tenants.

- Other minor incentives may be available to the park including tax credits for utilization of prison labor, clean-burning vehicles, etc. These are typically statutory, non-discretionary incentives that require an application and reporting process but no negotiation to receive.

Preliminary Financial Pro Forma and Economic Benefit Analysis Summary

In order to estimate the costs and the impact of any incentives and cost offsets to RMP, a 10-year preliminary financial pro forma was created. The financial pro forma is a working model and can be used throughout the project development and negotiation process to continue to monitor costs and cost savings. Cost factors estimated in the pro forma include the following investment costs: land, machinery and equipment, buildings, site prep, infrastructure improvements, tap fees, impact fees, permitting costs, mitigation measures and incentives that reduce investment costs. The following recurring costs are estimated in the pro forma: payroll including burdens and benefits; utilities; property, sales and franchise taxes; and incentives that reduce operating costs. The following assumptions were used in the pro forma:

- Project Assumptions
  - The Startup Year is 2006
  - Operating Weeks per Season Per Year - 39 weeks
  - Operating Weeks per Off-Season per Year - 13
- Labor Assumptions
  - 525 Seasonal Employees (394 Full Time Equivalents)
  - 140 Full Time Employees
  - Benefits and Burdens 30%
  - Payroll annual inflation rate 3%
- Utility Assumptions
  - Electric Usage- 27,137,000 KWh per year
  - Electric voltage delivery- transmission
  - Water usage- 79,000 gallons per day (average)
  - Sewer usage- 43,000 gallons per day (average)
  - Utility rate inflation rate 2.5%
- Park Financial Assumptions
  - Estimated Annual Sales (Revenue) - $91.3 million
  - Estimated Annual Income (Profit) - $18.9 million
  - Total Capital Investment - $223.3 million (Fluor estimate of 4/19/04)
  - 2006 Gross Sales - $39.3 million

- 2006 Taxable Income - $0
- 2006 Net Profit – ($2,720,204)
- Discount rate 8%

The information developed in the pro forma was subsequently used in the economic benefit analysis developed for this project. Like the financial pro forma, the economic benefit analysis is a working model and must be updated as more information becomes available. The purpose of the economic benefit analysis is to demonstrate to federal, state, and local officials the tremendous positive impact that RMP has on the city of Atwater, Merced County and the entire Central Valley region. The analysis should also quantify the negative financial impacts that the park will have on these areas such as additional burden on police and fire. The combination of the negative and positive impacts will no doubt tell a powerful story and, if used properly, will motivate officials to support rather than oppose the project and to dedicate resources to it. The following assumptions were used in the preliminary Economic Benefits Analysis:

- The Startup Year is 2006
- Operating Weeks per Season Per Year - 39 weeks
- Operating Weeks per Off-Season per Year - 13
- 525 Seasonal Employees (394 Full Time Equivalents)
- 140 Full Time Employees
- Multiplier on Direct Employees: 1.57
- Multiplier on Direct Employees Wages: 1.75
- On-site expenditures estimated at $23 per person
- Off-site expenditures for overnight guests estimated at $110 per person

Based on the assumptions listed above, GLS has preliminarily estimated the impact of guests to the park, the impact from direct employment and direct taxes paid by RMP and the impact from indirect employment. The expenditures per guests can be viewed as very conservative and require more investigation. Should these figures go up, tax revenues will increase in the same proportion. GLS has estimated that the average annual tax revenue from the park will be $16.3 million. Over one-half of that will go to the State of California, but the remaining will go to local or regional jurisdictions. Total expenditures of guests to the park are estimated to average $171.5 million annually with another nearly $10 million in increased expenditures to local businesses from both direct and indirect employment. The total tax revenue is estimated to be $106.6 million over a 10 year duration while the total expenditures for the above mentioned would be $1.7 billion over the same period of time.

In the analysis, it was assumed that, the City of Atwater would receive 10%, City of Merced 50%, and the county of Merced and other Central Valley areas would each receive 20% of the local tax revenues and expenditures. That means that 40% of the total revenue and tax-base is leaving the local area. Over time, the county, the City of Atwater and the City of Merced will develop more retail and lodging businesses to capture more share of these revenues. Although the total tax revenues and expenditures would not change, the value to the county and nearby cities would increase at whatever rate the development would support up to nearly 100%.

Typically a facility such as this will create a “halo-effect” of impact around the development. Not only will the county and nearby cities benefit from the revenues associated with the park attendees and employees, but also from a new and much better recognized image that would attract more than just tourists but also motorsports and non-motorsports related manufacturing and technology-based businesses.

RMP could also consider adding a head tax to every spectator ticket that could go to the county or to the City of Atwater to offset infrastructure costs, taxes and/or fees. A $0.50 head tax on each

ticket would result in approximately $185,000 per year (not included in the model). The economic impact analysis also excludes the one-time economic impact of construction activities. These may be estimated by RMP once more detailed construction timelines and man-hour estimates are complete. The following chart illustrates the preliminary estimates of the economic benefits of RMP to the state, county and nearby cities.

	10 Year Annual Average	Total 10 Year Period
Total Tax Revenue:	**$16.3 MM**	**$163 MM**
State of California	$8.5 MM	$85 MM
City of Atwater	$735 K	$7.4 MM
City of Merced	$3.7 MM	$36.8 MM
County of Merced	$1.9 MM	$19.1 MM
Other Central Valley Areas	$1.47 MM	$14.7 MM
Total Expenditures:	**$182 MM**	**$1.8 B**
City of Atwater	$18.2 MM	$182.3 MM
City of Merced	$91.1 MM	$911.4 MM
County of Merced	$36.5 MM	$364.6 MM
Other Central Valley Areas	$36.5 MM	$364.6 MM

The job estimates for the facility are 140 full-time employees as well as 525 seasonal employees (394 full-time equivalents) for a total of 534 total employees. The total indirect employment is estimated to be 305 employees. The multipliers used to determine the indirect employment and their wages were estimated from past experience and are reasonable to assume at this stage. Eventually, RMP will be required to attain the regional multipliers for output, earnings and employment for Merced County from the U.S. Bureau of Economic Analysis (BEA) in order to produce a more accurate estimate of the impacts from indirect employment.

The economic benefits of other racetracks supports these numbers. According to an article posted by Brant Motorsports Race Track Development Information, a typical race fan will travel 300 miles to attend a race event, spend about $280 a day and stay about two or three days for the event. On the average, figures show that the average annual economic output for a new racetrack is over $100 MILLION. The Route 66 Raceway in Joliet, IL, provides over $107 MILLION in economic output as well as over 1,300 jobs to the region. In addition, a one-time economic impact from construction activities has been estimated at $212 MILLION for Joliet.

The California Speedway totaled over $125 MILLION in its opening year of 1997 attracting almost 100,000 spectators. The Kansas International Speedway generates $170 MILLION annually and $40 MILLION per year in Wyandotte County alone. Chicagoland Speedway generated $320 MILLION in facility and community revenue in 2001.[7] According to David Tally, a spokesman for International Speedway, the track in Daytona pumps $1.8 billion annually into the economy.[8] The North Carolina Motor Speedway annually attracts some 200,000 fans and brings in $70 MILLION of economic impact to Rockingham and the surrounding communities.[9] That represents approximately $350 per spectator. If we were to draw a direct correlation to Riverside Motorsports, the economic impact would amount to $1.2 billion for Merced County and the surrounding areas.

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[7] "Proposed Mahoning Valley Facility." *Brant Motorsports Race Track Development Information*. http://www.brantmotorsports.com/parc/facility_benefits.php (26 Mar. 2004).
[8] Smith, Rob and Steve Wilhelm. "Racetrack operator eyes N.W. for NASCAR course." *The Business Journal Portland*. http://portland.bizjournals.com/portland/stories/2004/01/19/story5.html (26 Mar. 2004).
[9] "North Carolina Motor Speedway." *Tim Moser's Silhouette Racing*. http://www.silhouet.com/motorsport/tracks/rockingh.html (26 Mar. 2004).

Arizona State University College of Business conducted an Economic Impact Study for the Phoenix International Raceway in 2001 and found that in 1999, that facility generated $272 MILLION in direct and indirect annual economic impacts--the equivalent of 550 jobs--and $21 MILLION in direct and indirect state and local taxes. Phoenix International Raceway had an attendance of 400,000 in the year 2000 for an impact of almost $700 per guest. A similar economic impact for Riverside Motorsports would amount to more than $2 billion for the Central Valley region surrounding Merced County.

New tracks are always a draw for a community and a select number of Northwest communities are currently vying for a location. International Speedway Corporation is looking at up to 10 sites in the Northwest to build a new track. According to ISC estimates, a track with a Nextel Cup date would create $227 MILLION in economic impact during construction and $221 MILLION annually once open.[10] The loss of a big race also can have a huge impact on a community such as the loss of the Winston Cup for the North Carolina Speedway. It will mean a loss of $25 million to the community.[11]

Preliminary Project Issues Summary

GLS has identified several risks to the project. Certainly, the most threatening risk to the project is the entitlement and project approval process. The likelihood of the project not being approved, while still a possibility, is somewhat remote. Much more likely, however, is the risk of the project being delayed during the entitlement process. As such, GLS believes that the entitlement process should be the primary focus for RMP over the next few months.

Another risk whose impact could be significant is the risk that the air emissions exceed the thresholds permitted for a commercial operation in Merced County. Merced County like most of the Central Valley is classified as air quality non-attainment by the Environmental Protection Agency for particulate matter and ozone. This means that the county does not meet the minimum thresholds for air quality in those two categories. Meeting the particulate matter requirements should not be an issue for RMP, but automobile exhaust, particularly automobiles sitting in traffic, emit pollutants that deplete the ozone. RMP's environmental consultants should be able to address this in conjunction with the traffic study. If RMP exceeds the thresholds and is classified as a "major" source, then Title V permitting will be required and the schedule for the project could be extended for up to three years.

Other risks center around surrounding land use. The possible designation of Castle Airport as a commercial airport could have an impact on the design and possibly the schedule of RMP if the Traffic Security Administration or the Federal Aviation Agency require more stringent safety zones. This designation, however, is likely to be several years off. Nonetheless, its progress is worth monitoring as is the political impact of the possibility of such a designation. GLS did not have the opportunity to speak with the federal prison officials nor the developers of nearby proposed residential neighborhoods, but any requirements or requests that they may have could impact the development or operation of the park. However, RMP management has spoken with prison officials, and they have not, to date, indicated any major concerns or requests.

Recommendations

As stated above, the entitlement process is the most critical issue facing RMP. Pulling together all of the pieces of the puzzle that will enable RMP to receive the entitlements and ultimately approval from the Merced County Board of Supervisors is a considerable challenge. GLS recommends that all parties be aligned and understand all the objectives, the deliverables and

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[10] "Family of fans already has the fever; now all they need is the racetrack." http://www.theolympian.com/home/news/20040308/topstories/10114_ARC.shtml (26 Mar. 2004).
[11] Caraviello, David. "In Rockingham, they're losing more than just a race." *The Charleston Post and Courier*. http://www.charleston.net/stories/061503/car_15nascolm.shtml (26 Mar. 2004).

the desired timeframe. This involves not only RMP consultants, designers and staff but also their counterparts at the local level- the Merced County Planning and Public Works Departments, the City of Atwater, environmental permitting agencies, the California Department of Transportation, and others as applicable. Establishing a cooperative environment where each party understands the objectives and limitations of the others is critical to ensuring the project's success.

As a parallel and interrelated effort, negotiations should begin immediately to establish the additional costs to the project in the form of fees and mitigation measures and to negotiate any incentives that may be available as listed previously. Merced County as well as the City of Atwater are strapped for cash and may be looking to RMP to bridge the gap in their financing shortfalls. Since the county Board of Supervisors has not given a green light to the project (in fact, the administrative draft of the Environment Impact Report has not yet been submitted for their comment), the approach that RMP takes in negotiating the fees and mitigation measures that will be levied could make or break the project.

RMP sacrificed some negotiating leverage when it purchased the land. The perhaps misguided perception of many in the county is that RMP is going to Merced County and no other location. Once the entitlements are approved and RMP has the go ahead on the project, RMP will have much less negotiating leverage. For this reason, it is crucially important to negotiate fees and mitigation measures as well as any credits, deferrals, and rebates up front. In addition, the grant application process, which could take several months, should begin before the approval of the project. Although the county will not lodge any applications until the project is approved, RMP should request (in fact insist) that the process of applying begin as soon as possible so that the applications are ready to lodge as soon as project approval is received. The county must be made aware that even if they are not competing for the project with other locations, the project in all likelihood will not go forward without their financial and political support even if RMP receives the entitlements.

For the most part, GLS found in discussions with the general public that many in the county and surrounding areas were excited about the project if they were aware of it. There is also the perception among some in the county- including that of John Fowler, the Director of the Merced County Department of Business Economic Opportunities- that the project is not a "real" project and only progress made through the finalization of the land acquisition and the entitlement process will validate the project. GLS recommends that RMP take on an aggressive public relations campaign either with or without the help of an outside firm to accomplish the following: 1) raise local awareness of the project; 2) gain support from the general public and local leaders; 3) raise regional and statewide awareness of the project. GLS believes that these objectives will make it more likely that the Board of Supervisors will support the project and that the increased awareness and support will increase the negotiating leverage of the park.

Leverage could also be created through increased economic development interest due to the location of the park in the Merced area. The 650,000 square feet of industrial space that is included in the design of the park will cater to automotive and race related businesses. Visits from some of these companies and their expression of interest in Merced County because of the motorsports park could also bring more support for the project among many at the county level.

Another but perhaps much broader way to create leverage would be to form an alliance with UC Merced's engineering program and/or the local technical schools. As an example, Clemson University has teamed up with Greenville, South Carolina, BMW, Michelin and others to create Clemson University's International Center for Automotive Research (CUICAR). The research center is expected to create as many as 20,000 high-tech jobs related to the automotive industry. Perhaps, UC Merced and RMP could be a west coast extension of CUICAR. The possibilities for this scale of project are endless.

In conclusion, the next six months are the most critical for RMP. A comprehensive program that addresses the entitlements and the approval of the project and the determination and negotiation of all fees, mitigation measures, and incentives is essential to the success of the project.

Preliminary Ten-year Financial Pro Forma

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Cost Summary

	ITEM		COST	TOTAL	COST BASIS	COMMENT
1	**GENERAL REQUIREMENTS**			**$ 27,716,642**		
	RISK CONTINGENCY		$ 9,777,396		FLUOR	5.00%
	CM FIELD STAFF & HO SUPPORT		$ 5,920,903		FLUOR	OPERATIONS
	DIRECT FIELD DISTRIBUTABLES		$ 2,066,240		FLUOR	OPERATIONS
	PROJECT INSURANCE		$ 153,293		FLUOR	RISK DEPARTMENT
	PERFORMANCE & PAYMENT BOND		$ 2,248,801		FLUOR	1.15%
	CM FEE		$ 7,550,009		FLUOR	3.50%
2	**SITE WORK**			**$ 96,502,831**		
	OFF SITE INFRASTRUCTURE	Land	$ 1,049,100		GRANITE / FLUOR	
	SITEWORK, UTILITIES & PAVING	Land	$ 59,774,570		GRANITE / FLUOR	
	MIDWAY CIRCULATION / PUBLIC AREA	Land	$ 6,225,890			
	INFIELD TUNNELS	Land	$ 1,578,615			
	SITE ELECTRICAL	Land	$ 23,874,655		REX MOORE	
	LANDSCAPING	Land	$ 4,000,000		FLUOR	ALLOWANCE
3	**BUILDINGS**			**$ 47,941,589**		
	BLDG SHELL & FIT-OUT	BLDG	$ 42,502,799		FLUOR	1,000,000 GSF OF BUILDING SPACE
	VERTICAL TRANSPORTATION	ME	$ 629,288		FLUOR	HYDRAULIC / TRACTION ELEVATORS
	BLDG ELECTRICAL	BLDG	$ 4,809,502		REX MOORE	1,000,000 GSF OF BUILDING SPACE
4	**SPECIALTY CONTRACTS**			**$ 51,103,498**		
	GRANDSTANDS	BLDG	$ 15,783,632		SOUTHERN BLEACHER	FOUNDATIONS, SUPERSTRUCTURE & SEATING
	TRACK PAVEMENT, BARRIER WALLS & SAFETY FENCE	BLDG	$ 26,685,932		HOWARD S. WRIGHT	SAFETY FENCE at ALL VENUEs EXCEPT SPEEDWAY OVAL
	TRACK SAFER WALLS & SAFETY FENCE	BLDG	$ 2,883,750		ELROD	FENCE at SPEEDWAY OVAL ONLY
	TRACK LIGHTING & CONTROL LINK	ME	$ 3,859,891		MUSCO	

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Cost Summary

	ITEM			COST	TOTAL	COST BASIS	COMMENT
	SCOREBOARDS & PYLONS	ME	$	941,760		DAKTRONICS / FLUOR	
	TIMING / RACE CONTROL	ME	$	39,588		AMB TIMING	EXCLUDING DRAG STRIP VENUE
	TIMING / RACE CONTROL	ME	$	38,195		COMPULINK	DRAG STRIP VENUE
	FABRIC STRUCTURE	BLDG	$	870,750		BIRDAIR	MIDWAY VENUE
5	**PROJECT TOTAL**				**$ 223,264,559**		

NOTE: Detailed classification information on improvements to land & building and detailed investment information on machinery and equipment is needed to accurately portray depreciation schedules.

Total Land	$	96,502,831
Total Building	$	93,536,365
Total Machinery & Equipment	$	5,508,722

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Riverside Motorsports Park Project Assumptions				
PROJECT BASICS		**Daily**	**Monthly**	
Startup Year				2006
10-Year Analysis Start Year				2006
Operating Weeks per Season per Year				39
Operating Weeks per Off-Season per Year				13
LABOR				
Seasonal Employees				
Seasonal Employees				525
Full Time Equivalents (seasonal)				**394**
Full Time Employees				
VP				7
Directors				7
Managers				25
Staff				101
Full Time Equivalents (year round)				**140**
Base Hours (annual)				1560
OT Hours (annual)				0
Total				
Base Benefit Burden	30.0%			0
Payroll Inflation Rate	3.00%			0
UTILITES				
Electrical Power (KWH/Year)			20,137,530	0
Preferred Distribution Voltage	Transmission			
Water (1000 gallons/day)		79 [1]		0
Sewer (1000 gallons/day)		43 [2]		0
Utilities Inflation Rate	2.50%			0
TAXES				
Estimated Annual Sales (Revenue)				$91,297,692
Estimated Annual Income (Profit)				$18,863,385
Estimated Annual Revenue Growth Rate	5.00%			
Inventory				$0
Total Capital Investment				$223,264,559
Property factor				100%
Payroll factor				100%
Sales factor				100%
2006 Gross Sales			74,345,000	$39,272,723
2006 Taxable Income			20,017,000	$0
2006 Net Profit			11,680,000	($2,720,204)
2006 Payroll			12,900,000	$23,648,000
2006 Total Property Value			67,408,000	$0
2006 Franchise Base				$0
% Increase in Profit				5%
TRANSPORTATION				
Annual Outbound Freight				0
Annual Inbound Freight				0
Transportation Inflation Rate	2.00%			0
FINANCIAL				
NPV Discount Rate	8.00%			0
CAPITAL INVESTMENT				
Total Anticipated Cost				
GENERAL REQUIREMENTS	12.41%			$27,716,642
SITE WORK	43.22%			$96,502,831
BUILDINGS	21.47%			$47,941,589
SPECIALTY CONTRACTS	22.89%			$51,103,498
TOTAL	**100.00%**			**$223,264,559**
Construction Cost Index Base	100%			

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Riverside Motorsports Park Assumptions Notes

1	Wood Rogers Preliminary Water Study, September 19, 2003. 29,006,720 gallons / year demand
2	Wastewater estimates = .16 MGD * 24 days (8 weeks) + .12 MGD * 93 days (31 weeks) + .42 MGD * 2 days (1 weekend)- Wood Rogers Sewer Study, September 19, 2003
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Riverside Motorsports Park Cost Factor Inputs

	C1 Merced
PAYROLL	
Seasonal Wages	
Hourly Employees	$15.00
Full Time Employees	
VP	$100,000
Directors	$85,000
Managers	$70,000
Staff	$50,000
Workers' Comp Rate/ $100 payroll	$5.85
Unemployment Insurance Rate	3.40%
Base Taxable Wage	$7,000
Benefit Burden Multiplier	1.0
Benefit Burden %	30.00%
UTILITIES	
ELECTRICAL	
Rate/KWH	
Transmission Voltage	$0.0873
Primary Distribution Voltage	$0.1080
Secondary Distribution Voltage	$0.1236
Sales Tax	0.00%
NATURAL GAS:	
Rate/MCF	
Phase 1	
Sales Tax	0.00%
WATER	
Rate/1000 gallons	
6" meter- 1st 20,000 gal/mo[4]	2.865
6" meter- above 20,000 gal/mo[4]	3.365
Sales Tax	0.00%
SEWER	
Applicable sewer rates	Industrial Users Class 1
Rate/1000 gallons	
Industrial Users Class 1[1]	$0.3300
Industrial Users Class 3[2]	
Castle Airport[3]	$0.0015
Sales Tax	0.00%
SOLID WASTE	
Rate/Ton	

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Riverside Motorsports Park Cost Factor Inputs

	C1 Merced
INVESTMENT	
CONSTRUCTION	
Construction Cost Index	100.0
Multiplier	100.000
Site Prep	$0
PROPERTY	
GENERAL REQUIREMENTS	$27,716,642
SITE WORK	$96,502,831
BUILDINGS	$47,941,589
SPECIALTY CONTRACTS	$51,103,498
UTILITIES	
On-site Substation	$0
Transmission Line	$0
Water Extension	$0
Water Tap Fee5	$36,550
Sewer Extension	$0
Sewer Tap Fee6	$400
ACCESS	
Road Improvements	$0
SALES TAX	
Machinery & Equipment	7.25%
Building Materials	7.25%
Pollution Equipment	7.25%
IMPACT FEES & PERMITS	

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Riverside Motorsports Park Cost Factor Inputs

	C1 Merced
TAXES	
State & Local Sales Tax	7.25%
State Income Tax Rate	8.84%
Effective Inc. Tax Rate	8.84%
Property existing in state	100%
Payroll existing in state	100%
Sales existing in state	100%
PROPERTY	
Land	
Tax Rate	$0.01053
Assessment	100.00%
Building	
Tax Rate	$0.01053
Assessment	100.00%
Appreciation / year	2%
Machinery & Equip	
Tax Rate	$0.01053
Assessment	100.00%
Depreciation (years)	10.0
Depreciation (percentage)	9.00%
Salvage	10.00%
Office/Other	
Tax Rate	$0.01053
Assessment	100.00%
Appreciation / year	2%
Franchise Tax Rate	0.00%
Inventory Tax Rate	0.00%
TRANSPORTATION	
Transportation Multiplier	0
Annual Outbound Freight	$0
Annual Inbound Freight	$0

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Riverside Motorsports Park Inputs Notes

1	Industrial Users Class 1 as defined by the City of Atwater as facilities utilized for industrial purposes having a single sewer line through which domestic an/or industrial waste is conducted. Surcharges also exist for BOD and total suspended solids. These have not been estimated nor included in this pro forma.
2	Industrial Users Class 3 as defined by the City of Atwater as facilities utilized for industrial purposes having a sewer that bypasses the primary treatment processes and whose discharge meets primary treatment requirements prescribed by the City. No rate was given for this class, but if pretreatment is required before discharging to the City of Atwater, a more favorable rate may be negotiated.
3	Castle Airport, Aviation and Development Center, Merced County shall pay for the treatment of sewage of each residential, commercial, and industrial user connected to its sewerage system, adjusted to reflect payment for Treatment Plant operation and maintenance costs only . The charge shall be $463.83 monthly for each 10,000 gallons of average daily flow.
4	As quoted by the City of Atwater for a 6" meter. For the first 20,000 gallons/month the metered rate shallbe $57.29. For all usage in excess of 20,000 gallons/month, the rate shall be an additional 50 cents per each 1000 gallons, or any part thereof.
5	$400 tap fee plus $3150 + connection fee/meter size (Business Park) & 6" Fee/Meter Size is $30K for Reg Service & $3000 for Fire Service
6	$400 Tap fee plus connection charges which are to be individually determined from discharge characteristics
7	
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Riverside Motorsports Park Appreciation / Depreciation Worksheet

	1 2006	2 2007	3 2008	4 2009	5 2010	6 2011	7 2012	8 2013	9 2014	10 2015
0 Years - Straight Line Appreciation										
Land & Building Base Cost	$190,039,196									
Apreciation Rate	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Apreciation	$3,800,784	$189,963,180	$193,762,444	$197,637,693	$201,590,447	$205,622,256	$209,734,701	$213,929,395	$218,207,983	$222,572,142
Apreciated Value	$186,238,412	$189,963,180	$193,762,444	$197,637,693	$201,590,447	$205,622,256	$209,734,701	$213,929,395	$218,207,983	$222,572,142
Property Tax	$1,961,090	$2,000,312	$2,040,319	$2,081,125	$2,122,747	$2,165,202	$2,208,506	$2,252,677	$2,297,730	$2,343,685
10 Years - Straight Line Depreciation										
M&E Base Cost	$5,508,722									
Salvage Value	$550,872	$550,872	$550,872	$550,872	$550,872	$550,872	$550,872	$550,872	$550,872	$550,872
Depreciation Rate	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%
Depreciation	$495,785	$495,785	$495,785	$495,785	$495,785	$495,785	$495,785	$495,785	$495,785	$495,785
Depreciated Value	$5,012,937	$4,517,152	$4,021,367	$3,525,582	$3,029,797	$2,534,012	$2,038,227	$1,542,442	$1,046,657	$550,872
Property Tax	$52,786	$47,566	$42,345	$37,124	$31,904	$26,683	$21,463	$16,242	$11,021	$5,801

Fluor Global Location Strategies

Riverside Motorsports Park Recurring Cost Analysis

	Estimated Recurring Costs Years 1-10										
	1	2	3	4	5	6	7	8	9	10	Subtotal Years 1-10
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	
PAYROLL											
Seasonal Payroll	$9,219,600	$9,496,188	$9,781,074	$10,074,506	$10,376,741	$10,688,043	$11,008,685	$11,338,945	$11,679,113	$12,029,487	$69,609,213
Worker Compensation	$539,347	$555,527	$572,193	$589,359	$607,039	$625,251	$644,008	$663,328	$683,228	$703,725	$4,072,139
Unemployment Insurance	$93,772	$93,772	$93,772	$93,772	$93,772	$93,772	$93,772	$93,772	$93,772	$93,772	$629,218
Fringe Benefits	$2,765,880	$2,848,856	$2,934,322	$3,022,352	$3,113,022	$3,206,413	$3,302,605	$3,401,684	$3,503,734	$3,608,846	$20,882,764
Salaried Payoll	$8,095,000	$8,337,850	$8,587,986	$8,845,625	$9,110,994	$9,384,324	$9,665,853	$9,955,829	$10,254,504	$10,562,139	$61,118,332
Worker Compensation	$473,558	$487,764	$502,397	$517,469	$532,993	$548,983	$565,452	$582,416	$599,888	$617,885	$3,575,422
Unemployment Insurance	$33,320	$33,320	$33,320	$33,320	$33,320	$33,320	$33,320	$33,320	$33,320	$33,320	$223,580
Fringe Benefits	$2,428,500	$2,501,355	$2,576,396	$2,653,688	$2,733,298	$2,815,297	$2,899,756	$2,986,749	$3,076,351	$3,168,642	$18,335,500
Subtotal Payroll	**$23,648,976**	**$24,354,633**	**$25,081,459**	**$25,830,090**	**$26,601,180**	**$27,395,402**	**$28,213,452**	**$29,056,043**	**$29,923,911**	**$30,817,816**	**$178,446,167**
UTILITIES											
Electrical	$1,758,006	$1,801,957	$1,847,005	$1,893,181	$1,940,510	$1,989,023	$2,038,748	$2,089,717	$2,141,960	$2,195,509	$13,011,586
Natural Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Water	$97,471	$99,907	$102,405	$104,965	$107,589	$110,279	$113,036	$115,862	$118,759	$121,728	$721,413
Sewer	$5,227	$5,358	$5,492	$5,629	$5,770	$5,914	$6,062	$6,213	$6,369	$6,528	$38,688
Subtotal Utilities	$1,860,704	$1,907,222	$1,954,902	$2,003,775	$2,053,869	$2,105,216	$2,157,846	$2,211,793	$2,267,087	$2,323,765	$13,771,687
TAXES											
State Income Tax	$1,667,523	$1,750,899	$1,838,444	$1,930,367	$2,026,885	$2,128,229	$2,234,641	$2,346,373	$2,463,691	$2,586,876	$13,646,266
Property (Land)	$504,825	$504,825	$504,825	$504,825	$504,825	$504,825	$504,825	$504,825	$504,825	$504,825	$3,387,416
Property (Building)	$1,961,090	$2,000,312	$2,040,319	$2,081,125	$2,122,747	$2,165,202	$2,208,506	$2,252,677	$2,297,730	$2,343,685	$14,229,990
Property (Mach / Equip)	$52,786	$47,566	$42,345	$37,124	$31,904	$26,683	$21,463	$16,242	$11,021	$5,801	$218,585
Inventory	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Franchise	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Subtotal Taxes	$4,186,225	$4,303,602	$4,425,933	$4,553,441	$4,686,361	$4,824,940	$4,969,435	$5,120,116	$5,277,268	$5,441,186	$31,482,258
SALES TAXES											
Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Natural Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Water	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Subtotal Sales Taxes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TRANSPORTATION											
Outbound	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Inbound	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Subtotal Transportation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL	**$29,695,905**	**$30,565,457**	**$31,462,294**	**$32,387,306**	**$33,341,410**	**$34,325,558**	**$35,340,733**	**$36,387,951**	**$37,468,266**	**$38,582,766**	**$223,700,112**
										NPV of Recurring Costs Before Incentives =	**$223,700,112**

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Riverside Motorsports Park Recurring Cost Analysis

Incentive Analysis

	Estimated Incentives Years 1-10										
	1 2001	2 2002	3 2003	4 2004	5 2005	6 2006	7 2007	8 2008	9 2009	10 2010	Subtotal Years 1-10
FEDERAL TAX REDUCTIONS / INCENTIVES											
Economic Development Association Grant	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
STATE TAX REDUCTIONS / INCENTIVES											
Community Development Block Grants	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Infrastructure Revolving Loan Fund	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
LOCAL TAX REDUCTIONS / INCENTIVES											
Property Tax Credit/Abatement	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Enterprize Zone Credits	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Merced County Revolving Loan Fund	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Fee Rebates or Credits	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Subtotal Incentive	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL	**$29,695,905**	**$30,565,457**	**$31,462,294**	**$32,387,306**	**$33,341,410**	**$34,325,558**	**$35,340,733**	**$36,387,951**	**$37,468,266**	**$38,582,766**	**$223,700,112**
										Incentives as a % of Recurring Costs	**0.00%**
										NPV of Recurring Costs After Incentives =	**$223,700,112**

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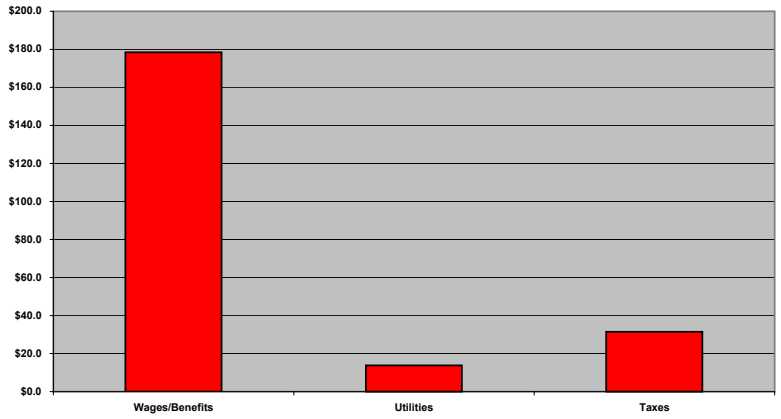
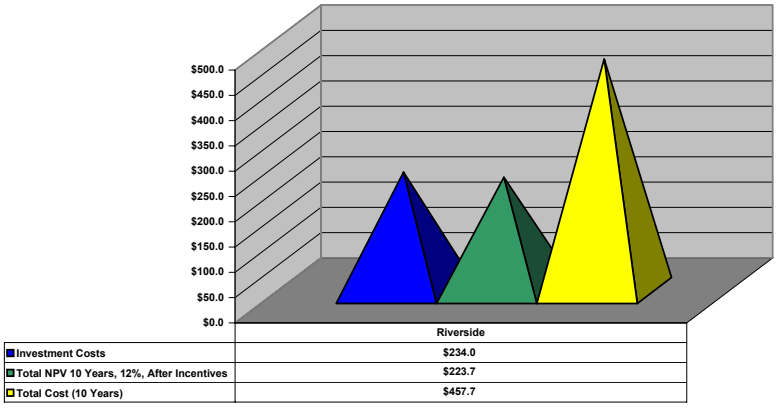
Riverside Motorsports Park Summary of Recurring Costs

	Riverside
Wages/Benefits	**$178.4**
Utilities	**$13.8**
Taxes	**$31.5**
Transportation	**$0.0**
Summary of Costs	
Investment Costs	**$234.0**
Total NPV 10 Years, 12%, After Incentives	**$223.7**
Total Cost (10 Years)	**$457.7**
Before vs. After Tax Incentives	
NPV Before Incentives	**$223.7**
NPV After Incentives	**$223.7**

Recurring Cost Analysis



Summary of Costs



Revenue and Profit

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Average Annual
Revenue											
Total Revenue	$39,272,723	$70,245,940	$78,692,386	$89,015,613	$93,466,394	$98,139,713	$103,046,699	$108,199,034	$113,608,986	$119,289,435	$91,297,692
Gross Profit	$30,382,098	$53,914,454	$60,665,770	$67,820,129	$71,211,135	$74,771,692	$78,510,277	$82,435,791	$86,557,580	$90,885,459	$69,715,439
Operating Profit	$6,441,988	$27,538,008	$32,789,894	$39,162,381	$41,120,500	$43,176,525	$45,335,351	$47,602,119	$49,982,225	$52,481,336	$38,563,033
Pre-Tax Profit	($2,720,204)	$18,475,392	$25,006,229	$32,678,317	$34,312,233	$36,027,844	$37,829,237	$39,720,699	$41,706,733	$43,792,070	$30,682,855
Taxable Income	$0	$4,413,379	$25,006,379	$32,678,317	$34,312,233	$36,027,844	$37,829,237	$39,720,699	$41,706,733	$43,792,070	$29,548,689
Net Income	($2,720,204)	$16,710,041	$15,003,737	$19,606,990	$20,587,340	$21,616,706	$22,697,542	$23,832,419	$25,024,040	$26,275,242	$18,863,385

Preliminary Economic Benefit Analysis

Estimated Direct Tax and Business Revenues from Spectators Guests

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
I. Estimated revenues from 2 Major events per season (Figures below are totals for 2 weekenc											
A. Number of Guests On Site (Day Guests		273,000	273,000	273,000	273,000	273,000	273,000	273,000	273,000	273,000	273,000
B. Number of Guests Overnite		98,000	98,000	98,000	98,000	98,000	98,000	98,000	98,000	98,000	98,000
C. On-site Expenditures	$23pp	$6,279,000.00	$6,279,000.00	$6,279,000.00	$6,279,000.00	$6,279,000.00	$6,279,000.00	$6,279,000.00	$6,279,000.00	$6,279,000.00	$6,279,000.00
D. Off-site Overnight Expenditures	$110pp	$10,780,000.00	$10,780,000.00	$10,780,000.00	$10,780,000.00	$10,780,000.00	$10,780,000.00	$10,780,000.00	$10,780,000.00	$10,780,000.00	$10,780,000.00
E. Off-site Day Guest Expenditures	$25pp	$4,375,000.00	$4,375,000.00	$4,375,000.00	$4,375,000.00	$4,375,000.00	$4,375,000.00	$4,375,000.00	$4,375,000.00	$4,375,000.00	$4,375,000.00
F. Sales Tax on Overnight Expenditure											
1. State Sales Tax on Overnight Expenditure		**$336,875.00**	**$336,875.00**	**$336,875.00**	**$336,875.00**	**$336,875.00**	**$336,875.00**	**$336,875.00**	**$336,875.00**	**$336,875.00**	**$336,875.00**
a. Food & Beverage Tax	6.25%	$214,375.00	$214,375.00	$214,375.00	$214,375.00	$214,375.00	$214,375.00	$214,375.00	$214,375.00	$214,375.00	$214,375.00
b. Supplies (including gasoline	6.25%	$122,500.00	$122,500.00	$122,500.00	$122,500.00	$122,500.00	$122,500.00	$122,500.00	$122,500.00	$122,500.00	$122,500.00
c. Accommodations	0.0%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2. Local Sales Tax on Overnight Expenditure		**$592,900.00**	**$592,900.00**	**$592,900.00**	**$592,900.00**	**$592,900.00**	**$592,900.00**	**$592,900.00**	**$592,900.00**	**$592,900.00**	**$592,900.00**
a. Food & Beverage Tax	1.0%	$34,300.00	$34,300.00	$34,300.00	$34,300.00	$34,300.00	$34,300.00	$34,300.00	$34,300.00	$34,300.00	**$34,300.00**
b. Supplies (including gasoline	1.0%	$19,600.00	$19,600.00	$19,600.00	$19,600.00	$19,600.00	$19,600.00	$19,600.00	$19,600.00	$19,600.00	**$19,600.00**
c. Accommodations	10.0%	$539,000.00	$539,000.00	$539,000.00	$539,000.00	$539,000.00	$539,000.00	$539,000.00	$539,000.00	$539,000.00	**$539,000.00**
G. Sales Tax on Day Guest Expenditures											
1. State Sales Tax on Day Guest Expenditures		**$273,437.50**	**$273,437.50**	**$273,437.50**	**$273,437.50**	**$273,437.50**	**$273,437.50**	**$273,437.50**	**$273,437.50**	**$273,437.50**	**$273,437.50**
a. Food & Beverage Tax	6.25%	$109,375.00	$109,375.00	$109,375.00	$109,375.00	$109,375.00	$109,375.00	$109,375.00	$109,375.00	$109,375.00	$109,375.00
b. Supplies (including gasoline	6.25%	$164,062.50	$164,062.50	$164,062.50	$164,062.50	$164,062.50	$164,062.50	$164,062.50	$164,062.50	$164,062.50	$164,062.50
c. Accommodations	0.0%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2. Local Sales Tax on Day Guest Expenditure		**$43,750.00**	**$43,750.00**	**$43,750.00**	**$43,750.00**	**$43,750.00**	**$43,750.00**	**$43,750.00**	**$43,750.00**	**$43,750.00**	**$43,750.00**
a. Food & Beverage Tax	1.0%	$17,500.00	$17,500.00	$17,500.00	$17,500.00	$17,500.00	$17,500.00	$17,500.00	$17,500.00	$17,500.00	$17,500.00
b. Supplies (including gasoline	1.0%	$26,250.00	$26,250.00	$26,250.00	$26,250.00	$26,250.00	$26,250.00	$26,250.00	$26,250.00	$26,250.00	$26,250.00
c. Accommodations	10.0%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
H. County of Merced Sales Tax on On-Site Expenditure		**$62,790.00**	**$62,790.00**	**$62,790.00**	**$62,790.00**	**$62,790.00**	**$62,790.00**	**$62,790.00**	**$62,790.00**	**$62,790.00**	**$62,790.00**
a. Food & Beverage Tax	1.0%	$32,760.00	$32,760.00	$32,760.00	$32,760.00	$32,760.00	$32,760.00	$32,760.00	$32,760.00	$32,760.00	$32,760.00
b. Arcade & Entertainmen	1.0%	$8,190.00	$8,190.00	$8,190.00	$8,190.00	$8,190.00	$8,190.00	$8,190.00	$8,190.00	$8,190.00	$8,190.00
c. Souvenir, Program & Renta	1.0%	$21,840.00	$21,840.00	$21,840.00	$21,840.00	$21,840.00	$21,840.00	$21,840.00	$21,840.00	$21,840.00	$21,840.00
II. Estimated revenues from 8 Feature events per season (Figures below are totals for 8 week											
A. Number of Guests On Site (Day Guests		888,000	888,000	888,000	888,000	888,000	888,000	888,000	888,000	888,000	888,000
B. Number of Guests Overnite		298,000	298,000	298,000	298,000	298,000	298,000	298,000	298,000	298,000	298,000
C. On-site Expenditures	$23pp	$20,424,000.00	$20,424,000.00	$20,424,000.00	$20,424,000.00	$20,424,000.00	$20,424,000.00	$20,424,000.00	$20,424,000.00	$20,424,000.00	$20,424,000.00
D. Off-site Overnight Expenditures	$110pp	$32,780,000.00	$32,780,000.00	$32,780,000.00	$32,780,000.00	$32,780,000.00	$32,780,000.00	$32,780,000.00	$32,780,000.00	$32,780,000.00	$32,780,000.00
E. Off-site Day Guest Expenditures	$25pp	$14,750,000.00	$14,750,000.00	$14,750,000.00	$14,750,000.00	$14,750,000.00	$14,750,000.00	$14,750,000.00	$14,750,000.00	$14,750,000.00	$14,750,000.00
F. Sales Tax on Overnight Expenditure											
1. State Sales Tax on Overnight Expenditure		**$1,024,375.00**	**$1,024,375.00**	**$1,024,375.00**	**$1,024,375.00**	**$1,024,375.00**	**$1,024,375.00**	**$1,024,375.00**	**$1,024,375.00**	**$1,024,375.00**	**$1,024,375.00**
a. Food & Beverage Tax	6.25%	$651,875.00	$651,875.00	$651,875.00	$651,875.00	$651,875.00	$651,875.00	$651,875.00	$651,875.00	$651,875.00	$651,875.00
b. Supplies (including gasoline	6.25%	$372,500.00	$372,500.00	$372,500.00	$372,500.00	$372,500.00	$372,500.00	$372,500.00	$372,500.00	$372,500.00	$372,500.00
c. Accommodations	0.0%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2. Local Sales Tax on Overnight Expenditure		**$1,802,900.00**	**$1,802,900.00**	**$1,802,900.00**	**$1,802,900.00**	**$1,802,900.00**	**$1,802,900.00**	**$1,802,900.00**	**$1,802,900.00**	**$1,802,900.00**	**$1,802,900.00**
a. Food & Beverage Tax	1.0%	$104,300.00	$104,300.00	$104,300.00	$104,300.00	$104,300.00	$104,300.00	$104,300.00	$104,300.00	$104,300.00	$104,300.00
b. Supplies (including gasoline	1.0%	$59,600.00	$59,600.00	$59,600.00	$59,600.00	$59,600.00	$59,600.00	$59,600.00	$59,600.00	$59,600.00	$59,600.00
c. Accommodations	10.0%	$1,639,000.00	$1,639,000.00	$1,639,000.00	$1,639,000.00	$1,639,000.00	$1,639,000.00	$1,639,000.00	$1,639,000.00	$1,639,000.00	$1,639,000.00
G. Sales Tax on Day Guest Expenditures											
1. State Sales Tax on Day Guest Expenditures		**$921,875.00**	**$921,875.00**	**$921,875.00**	**$921,875.00**	**$921,875.00**	**$921,875.00**	**$921,875.00**	**$921,875.00**	**$921,875.00**	**$921,875.00**
a. Food & Beverage Tax	6.25%	$368,750.00	$368,750.00	$368,750.00	$368,750.00	$368,750.00	$368,750.00	$368,750.00	$368,750.00	$368,750.00	$368,750.00
b. Supplies (including gasoline	6.25%	$553,125.00	$553,125.00	$553,125.00	$553,125.00	$553,125.00	$553,125.00	$553,125.00	$553,125.00	$553,125.00	$553,125.00
c. Accommodations	0.0%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2. Local Sales Tax on Day Guest Expenditure		**$147,500.00**	**$147,500.00**	**$147,500.00**	**$147,500.00**	**$147,500.00**	**$147,500.00**	**$147,500.00**	**$147,500.00**	**$147,500.00**	**$147,500.00**
a. Food & Beverage Tax	1.0%	$59,000.00	$59,000.00	$59,000.00	$59,000.00	$59,000.00	$59,000.00	$59,000.00	$59,000.00	$59,000.00	$59,000.00
b. Supplies (including gasoline	1.0%	$88,500.00	$88,500.00	$88,500.00	$88,500.00	$88,500.00	$88,500.00	$88,500.00	$88,500.00	$88,500.00	$88,500.00
c. Accommodations	10.0%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
H. County of Merced Sales Tax on On-Site Expenditure		**$204,240.00**	**$204,240.00**	**$204,240.00**	**$204,240.00**	**$204,240.00**	**$204,240.00**	**$204,240.00**	**$204,240.00**	**$204,240.00**	**$204,240.00**
a. Food & Beverage Tax	1.0%	$106,560.00	$106,560.00	$106,560.00	$106,560.00	$106,560.00	$106,560.00	$106,560.00	$106,560.00	$106,560.00	$106,560.00
b. Arcade & Entertainmen	1.0%	$26,640.00	$26,640.00	$26,640.00	$26,640.00	$26,640.00	$26,640.00	$26,640.00	$26,640.00	$26,640.00	$26,640.00
c. Souvenir, Program & Renta	1.0%	$71,040.00	$71,040.00	$71,040.00	$71,040.00	$71,040.00	$71,040.00	$71,040.00	$71,040.00	$71,040.00	$71,040.00

Estimated Direct Tax and Business Revenues from Spectators Guests

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
III. Estimated revenues from 31 Non-feature events per season (Figures below are totals for 31 weel											
A. Number of Guests On Site (Day Guests		1,689,500	1,689,500	1,689,500	1,689,500	1,689,500	1,689,500	1,689,500	1,689,500	1,689,500	1,689,500
B. Number of Guests Overnite		240,250	240,250	240,250	240,250	240,250	240,250	240,250	240,250	240,250	240,250
C. On-site Expenditures	$23pp	$16,895,000.00	$16,895,000.00	$16,895,000.00	$16,895,000.00	$16,895,000.00	$16,895,000.00	$16,895,000.00	$16,895,000.00	$16,895,000.00	$16,895,000.00
D. Off-site Overnight Expenditures	$110pp	$26,427,500.00	$26,427,500.00	$26,427,500.00	$26,427,500.00	$26,427,500.00	$26,427,500.00	$26,427,500.00	$26,427,500.00	$26,427,500.00	$26,427,500.00
E. Off-site Day Guest Expenditures	$25pp	$36,231,250.00	$36,231,250.00	$36,231,250.00	$36,231,250.00	$36,231,250.00	$36,231,250.00	$36,231,250.00	$36,231,250.00	$36,231,250.00	$36,231,250.00
F. Sales Tax on Overnight Expenditure											
1. State Sales Tax on Overnight Expenditure		**$825,859.38**	**$825,859.38**	**$825,859.38**	**$825,859.38**	**$825,859.38**	**$825,859.38**	**$825,859.38**	**$825,859.38**	**$825,859.38**	**$825,859.38**
a. Food & Beverage Tax	6.25%	$525,546.88	$525,546.88	$525,546.88	$525,546.88	$525,546.88	$525,546.88	$525,546.88	$525,546.88	$525,546.88	$525,546.88
b. Supplies (including gasoline	6.25%	$300,312.50	$300,312.50	$300,312.50	$300,312.50	$300,312.50	$300,312.50	$300,312.50	$300,312.50	$300,312.50	$300,312.50
c. Accommodations	0.0%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2. Local Sales Tax on Overnight Expenditure		**$1,453,512.50**	**$1,453,512.50**	**$1,453,512.50**	**$1,453,512.50**	**$1,453,512.50**	**$1,453,512.50**	**$1,453,512.50**	**$1,453,512.50**	**$1,453,512.50**	**$1,453,512.50**
a. Food & Beverage Tax	1.0%	$84,087.50	$84,087.50	$84,087.50	$84,087.50	$84,087.50	$84,087.50	$84,087.50	$84,087.50	$84,087.50	$84,087.50
b. Supplies (including gasoline	1.0%	$48,050.00	$48,050.00	$48,050.00	$48,050.00	$48,050.00	$48,050.00	$48,050.00	$48,050.00	$48,050.00	$48,050.00
c. Accommodations	10.0%	$1,321,375.00	$1,321,375.00	$1,321,375.00	$1,321,375.00	$1,321,375.00	$1,321,375.00	$1,321,375.00	$1,321,375.00	$1,321,375.00	$1,321,375.00
G. Sales Tax on Day Guest Expenditures											
1. State Sales Tax on Day Guest Expenditures		**$2,264,453.13**	**$2,264,453.13**	**$2,264,453.13**	**$2,264,453.13**	**$2,264,453.13**	**$2,264,453.13**	**$2,264,453.13**	**$2,264,453.13**	**$2,264,453.13**	**$2,264,453.13**
a. Food & Beverage Tax	6.25%	$905,781.25	$905,781.25	$905,781.25	$905,781.25	$905,781.25	$905,781.25	$905,781.25	$905,781.25	$905,781.25	$905,781.25
b. Supplies (including gasoline	6.25%	$1,358,671.88	$1,358,671.88	$1,358,671.88	$1,358,671.88	$1,358,671.88	$1,358,671.88	$1,358,671.88	$1,358,671.88	$1,358,671.88	$1,358,671.88
c. Accommodations	0.0%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2. Local Sales Tax on Day Guest Expenditure		**$362,312.50**	**$362,312.50**	**$362,312.50**	**$362,312.50**	**$362,312.50**	**$362,312.50**	**$362,312.50**	**$362,312.50**	**$362,312.50**	**$362,312.50**
a. Food & Beverage Tax	1.0%	$144,925.00	$144,925.00	$144,925.00	$144,925.00	$144,925.00	$144,925.00	$144,925.00	$144,925.00	$144,925.00	$144,925.00
b. Supplies (including gasoline	1.0%	$217,387.50	$217,387.50	$217,387.50	$217,387.50	$217,387.50	$217,387.50	$217,387.50	$217,387.50	$217,387.50	$217,387.50
c. Accommodations	10.0%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
H. County of Merced Sales Tax on On-Site Expenditures		**$168,950.00**	**$168,950.00**	**$168,950.00**	**$168,950.00**	**$168,950.00**	**$168,950.00**	**$168,950.00**	**$168,950.00**	**$168,950.00**	**$168,950.00**
a. Food & Beverage Tax	1.0%	$88,147.83	$88,147.83	$88,147.83	$88,147.83	$88,147.83	$88,147.83	$88,147.83	$88,147.83	$88,147.83	$88,147.83
b. Arcade & Entertainmen	1.0%	$22,036.96	$22,036.96	$22,036.96	$22,036.96	$22,036.96	$22,036.96	$22,036.96	$22,036.96	$22,036.96	$22,036.96
c. Souvenir, Program & Renta	1.0%	$58,765.22	$58,765.22	$58,765.22	$58,765.22	$58,765.22	$58,765.22	$58,765.22	$58,765.22	$58,765.22	$58,765.22
IV. Estimated revenues from 50 Weeks of school and business center operations per season (Figures below are totals for 50 wee											
A. Driving Students		14,400	14,400	14,400	14,400	14,400	14,400	14,400	14,400	14,400	14,400
B. Business Center Guests		12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
C. Students & Guests Overnigh		16,080	16,080	16,080	16,080	16,080	16,080	16,080	16,080	16,080	16,080
D. On-site Expenditures	$20pp	$528,000.00	$528,000.00	$528,000.00	$528,000.00	$528,000.00	$528,000.00	$528,000.00	$528,000.00	$528,000.00	$528,000.00
E. Off-site Overnight Expenditures	$110pp	$1,768,800.00	$1,768,800.00	$1,768,800.00	$1,768,800.00	$1,768,800.00	$1,768,800.00	$1,768,800.00	$1,768,800.00	$1,768,800.00	$1,768,800.00
F. Off-site Day Guest Expenditures	$25pp	$258,000.00	$258,000.00	$258,000.00	$258,000.00	$258,000.00	$258,000.00	$258,000.00	$258,000.00	$258,000.00	$258,000.00
G. Sales Tax on Overnight Expenditure											
1. State Sales Tax on Overnight Expenditure		**$55,275.00**	**$55,275.00**	**$55,275.00**	**$55,275.00**	**$55,275.00**	**$55,275.00**	**$55,275.00**	**$55,275.00**	**$55,275.00**	**$55,275.00**
a. Food & Beverage Tax	6.25%	$35,175.00	$35,175.00	$35,175.00	$35,175.00	$35,175.00	$35,175.00	$35,175.00	$35,175.00	$35,175.00	$35,175.00
b. Supplies (including gasoline	6.25%	$20,100.00	$20,100.00	$20,100.00	$20,100.00	$20,100.00	$20,100.00	$20,100.00	$20,100.00	$20,100.00	$20,100.00
c. Accommodations	0.0%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2. Local Sales Tax on Overnight Expenditure		**$97,284.00**	**$97,284.00**	**$97,284.00**	**$97,284.00**	**$97,284.00**	**$97,284.00**	**$97,284.00**	**$97,284.00**	**$97,284.00**	**$97,284.00**
a. Food & Beverage Tax	1.0%	$5,628.00	$5,628.00	$5,628.00	$5,628.00	$5,628.00	$5,628.00	$5,628.00	$5,628.00	$5,628.00	$5,628.00
b. Supplies (including gasoline	1.0%	$3,216.00	$3,216.00	$3,216.00	$3,216.00	$3,216.00	$3,216.00	$3,216.00	$3,216.00	$3,216.00	$3,216.00
c. Accommodations	10.0%	$88,440.00	$88,440.00	$88,440.00	$88,440.00	$88,440.00	$88,440.00	$88,440.00	$88,440.00	$88,440.00	$88,440.00
H. Sales Tax on Day Guest Expenditures											
1. State Sales Tax on Day Guest Expenditures		**$16,125.00**	**$16,125.00**	**$16,125.00**	**$16,125.00**	**$16,125.00**	**$16,125.00**	**$16,125.00**	**$16,125.00**	**$16,125.00**	**$16,125.00**
a. Food & Beverage Tax	6.25%	$6,450.00	$6,450.00	$6,450.00	$6,450.00	$6,450.00	$6,450.00	$6,450.00	$6,450.00	$6,450.00	$6,450.00
b. Supplies (including gasoline	6.25%	$9,675.00	$9,675.00	$9,675.00	$9,675.00	$9,675.00	$9,675.00	$9,675.00	$9,675.00	$9,675.00	$9,675.00
c. Accommodations	0.0%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2. Local Sales Tax on Day Guest Expenditure		**$2,580.00**	**$2,580.00**	**$2,580.00**	**$2,580.00**	**$2,580.00**	**$2,580.00**	**$2,580.00**	**$2,580.00**	**$2,580.00**	**$2,580.00**
a. Food & Beverage Tax	1.0%	$1,032.00	$1,032.00	$1,032.00	$1,032.00	$1,032.00	$1,032.00	$1,032.00	$1,032.00	$1,032.00	$1,032.00
b. Supplies (including gasoline	1.0%	$1,548.00	$1,548.00	$1,548.00	$1,548.00	$1,548.00	$1,548.00	$1,548.00	$1,548.00	$1,548.00	$1,548.00
c. Accommodations	10.0%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
I. County of Merced Sales Tax on On-Site Expenditures		**$5,280.00**	**$5,280.00**	**$5,280.00**	**$5,280.00**	**$5,280.00**	**$5,280.00**	**$5,280.00**	**$5,280.00**	**$5,280.00**	**$5,280.00**
a. Food & Beverage Tax	1.0%	$2,754.78	$2,754.78	$2,754.78	$2,754.78	$2,754.78	$2,754.78	$2,754.78	$2,754.78	$2,754.78	$2,754.78
b. Arcade & Entertainmen	1.0%	$688.70	$688.70	$688.70	$688.70	$688.70	$688.70	$688.70	$688.70	$688.70	$688.70
c. Souvenir, Program & Renta	1.0%	$1,836.52	$1,836.52	$1,836.52	$1,836.52	$1,836.52	$1,836.52	$1,836.52	$1,836.52	$1,836.52	$1,836.52
V. Total estimated benefits:											
A. State Tax revenues		**$5,718,275.00**	**$5,718,275.00**	**$5,718,275.00**	**$5,718,275.00**	**$5,718,275.00**	**$5,718,275.00**	**$5,718,275.00**	**$5,718,275.00**	**$5,718,275.00**	**$5,718,275.00**
B. Local Tax Revenues		**$4,502,739.00**	**$4,502,739.00**	**$4,502,739.00**	**$4,502,739.00**	**$4,502,739.00**	**$4,502,739.00**	**$4,502,739.00**	**$4,502,739.00**	**$4,502,739.00**	**$4,502,739.00**
C. Co. of Merced Taxes on On-Site Expenditures		**$441,260.00**	**$441,260.00**	**$441,260.00**	**$441,260.00**	**$441,260.00**	**$441,260.00**	**$441,260.00**	**$441,260.00**	**$441,260.00**	**$441,260.00**
D. Local business revenues		**$171,496,550.00**	**$171,496,550.00**	**$171,496,550.00**	**$171,496,550.00**	**$171,496,550.00**	**$171,496,550.00**	**$171,496,550.00**	**$171,496,550.00**	**$171,496,550.00**	**$171,496,550.00**

VI. TOTAL TEN YEAR IMPACT	
A. TOTAL TAX REVENUES	**$106,622,740.00**
1. Total State Tax Revenues	**$57,182,750.00**
2. Total Local Tax Revenues	**$45,027,390.00**
3. Total Merced County On-Site Taxes	**$4,412,600.00**
B. TOTAL LOCAL BUSINESS REVENUES	**$1,714,965,500.00**

Estimated Direct Tax and Business Revenues

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
FTE (Total Number of Full-time Equivalents)		534	534	534	534	534	534	534	534	534	534
Hourly Rate Paid		$18.35	$18.72	$19.09	$19.47	$19.86	$20.26	$20.67	$21.08	$21.50	$21.93
Avg. Annual Earnings (per employee)		$38,168.00	$38,931.36	$39,709.99	$40,504.19	$41,314.27	$42,140.56	$42,983.37	$43,843.03	$44,719.90	$45,614.29
Avg. Annual Payroll (Total FTE x Ave. Annual Earnings)		$20,381,712.00	$20,789,346.24	$21,205,133.16	$21,629,235.83	$22,061,820.54	$22,503,056.96	$22,953,118.09	$23,412,180.46	$23,880,424.07	$24,358,032.55
I. Estimated distribution of employees	**%**										
A. New residents	10%	53.4	53.4	53.4	53.4	53.4	53.4	53.4	53.4	53.4	53.4
B. Existing residents	80%	427.2	427.2	427.2	427.2	427.2	427.2	427.2	427.2	427.2	427.2
C. Residents of surrounding area	10%	53.4	53.4	53.4	53.4	53.4	53.4	53.4	53.4	53.4	53.4
II. Revenues from new resident employment											
A. Sales Tax											
1. Number of new resident employees		53.4	53.4	53.4	53.4	53.4	53.4	53.4	53.4	53.4	53.4
2. Average annual income		$38,168.00	$38,931.36	$39,709.99	$40,504.19	$41,314.27	$42,140.56	$42,983.37	$43,843.03	$44,719.90	$45,614.29
3. Percentage of income for retail sales		0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4
4. Estimated retail expenditures (2 x3)		$15,267.20	$15,572.54	$15,883.99	$16,201.67	$16,525.71	$16,856.22	$17,193.35	$17,537.21	$17,887.96	$18,245.72
5. Percentage spent locally		0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8
6. New Emp. local ret. sales (1x4x5)		$652,214.78	$665,259.08	$678,564.26	$692,135.55	$705,978.26	$720,097.82	$734,499.78	$749,189.77	$764,173.57	$779,457.04
7. Estimated State sales tax	6.25%	**$40,763.42**	**$41,578.69**	**$42,410.27**	**$43,258.47**	**$44,123.64**	**$45,006.11**	**$45,906.24**	**$46,824.36**	**$47,760.85**	**$48,716.07**
8. Estimated local sales tax	1.00%	**$6,522.15**	**$6,652.59**	**$6,785.64**	**$6,921.36**	**$7,059.78**	**$7,200.98**	**$7,345.00**	**$7,491.90**	**$7,641.74**	**$7,794.57**
B. Property Tax											
1. Number of new residential employees		135	53.4	53.4	53.4	53.4	53.4	53.4	53.4	53.4	53.4
2. % of owner occupied housing		0.587	0.587	0.587	0.587	0.587	0.587	0.587	0.587	0.587	0.587
3. % of renter occupied housing		0.413	0.413	0.413	0.413	0.413	0.413	0.413	0.413	0.413	0.413
4. Assessed value of avg. house		$111,100.00	$111,100.00	$111,100.00	$111,100.00	$111,100.00	$111,100.00	$111,100.00	$111,100.00	$111,100.00	$111,100.00
5. Assessed value of avg. rental	67%	$74,070.37	$74,070.37	$74,070.37	$74,070.37	$74,070.37	$74,070.37	$74,070.37	$74,070.37	$74,070.37	$74,070.37
6. Number of new owner housing units (1x2)		79.245	31.3458	31.3458	31.3458	31.3458	31.3458	31.3458	31.3458	31.3458	31.3458
7. Number of new rental units (1x3)		55.755	22.0542	22.0542	22.0542	22.0542	22.0542	22.0542	22.0542	22.0542	22.0542
9. Property taxes from new housing (4x6x8)	1.00%	$88,041.20	$34,825.18	$34,825.18	$34,825.18	$34,825.18	$34,825.18	$34,825.18	$34,825.18	$34,825.18	$34,825.18
10. Property taxes from new rental (5x7x8)	1.00%	$41,297.93	$16,335.63	$16,335.63	$16,335.63	$16,335.63	$16,335.63	$16,335.63	$16,335.63	$16,335.63	$16,335.63
11. Total Property taxes (9+10)		**$129,339.13**	**$51,160.81**	**$51,160.81**	**$51,160.81**	**$51,160.81**	**$51,160.81**	**$51,160.81**	**$51,160.81**	**$51,160.81**	**$51,160.81**
III. Estimated revenues from emp. of residents											
A. Number of employees existing residents		427.2	427.2	427.2	427.2	427.2	427.2	427.2	427.2	427.2	427.2
B. Average annual income		$38,168.00	$38,931.36	$39,709.99	$40,504.19	$41,314.27	$42,140.56	$42,983.37	$43,843.03	$44,719.90	$45,614.29
C. Percentage of income for retail sales		0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4
D. Estimated total retail expenditures (AxBxC)		$6,522,147.84	$6,652,590.80	$6,785,642.61	$6,921,355.46	$7,059,782.57	$7,200,978.23	$7,344,997.79	$7,491,897.75	$7,641,735.70	$7,794,570.42
E. Percentage spent locally		0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8
F. Local retail sales related to new empl.(DxE)		**$5,217,718.27**	**$5,322,072.64**	**$5,428,514.09**	**$5,537,084.37**	**$5,647,826.06**	**$5,760,782.58**	**$5,875,998.23**	**$5,993,518.20**	**$6,113,388.56**	**$6,235,656.33**
G. Estimated State sales tax from emp. of res.	6.25%	**$326,107.39**	**$332,629.54**	**$339,282.13**	**$346,067.77**	**$352,989.13**	**$360,048.91**	**$367,249.89**	**$374,594.89**	**$382,086.79**	**$389,728.52**
H. Local sales tax from emp. of res. (FxH)	1%	**$52,177.18**	**$53,220.73**	**$54,285.14**	**$55,370.84**	**$56,478.26**	**$57,607.83**	**$58,759.98**	**$59,935.18**	**$61,133.89**	**$62,356.56**
IV. Estimated revenues from nonresidents											
A. Number of employees who are non-residents		53.4	53.4	53.4	53.4	53.4	53.4	53.4	53.4	53.4	53.4
B. Average annual income		$38,168.00	$38,931.36	$39,709.99	$40,504.19	$41,314.27	$42,140.56	$42,983.37	$43,843.03	$44,719.90	$45,614.29
C. Percentage of income spent on retail sales		0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4
D. Estimated total retail sales		$815,268.48	$831,573.85	$848,205.33	$865,169.43	$882,472.82	$900,122.28	$918,124.72	$936,487.22	$955,216.96	$974,321.30
E. Percentage spent locally		0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
F. Local retail sales from non-residents		**$407,634.24**	**$415,786.92**	**$424,102.66**	**$432,584.72**	**$441,236.41**	**$450,061.14**	**$459,062.36**	**$468,243.61**	**$477,608.48**	**$487,160.65**
G. Estimated States sale tax from emp. of non-residents	6.25%	**$25,477.14**	**$25,986.68**	**$26,506.42**	**$27,036.54**	**$27,577.28**	**$28,128.82**	**$28,691.40**	**$29,265.23**	**$29,850.53**	**$30,447.54**
H. Local sales tax from emp. of non-resident:	1%	**$4,076.34**	**$4,157.87**	**$4,241.03**	**$4,325.85**	**$4,412.36**	**$4,500.61**	**$4,590.62**	**$4,682.44**	**$4,776.08**	**$4,871.61**
V. Taxes from Operations											
A. Property Tax from Building, Land, & M&E		**$2,518,701.63**	**$2,552,702.83**	**$2,587,488.46**	**$2,623,074.21**	**$2,659,476.10**	**$2,696,710.43**	**$2,734,793.86**	**$2,773,743.37**	**$2,813,576.29**	**$2,854,310.27**
B. State Income Tax		**$1,667,523.25**	**$1,750,899.42**	**$1,838,444.39**	**$1,930,366.61**	**$2,026,884.94**	**$2,128,229.18**	**$2,234,640.64**	**$2,346,372.68**	**$2,463,691.31**	**$2,586,875.88**
IV. Total estimated benefits:											
A. Tax revenues		**$4,770,687.65**	**$4,818,989.16**	**$4,950,604.28**	**$5,087,582.47**	**$5,230,162.30**	**$5,378,593.69**	**$5,533,138.44**	**$5,694,070.85**	**$5,861,678.28**	**$6,036,261.83**
1. State Tax Revenues		**$2,059,871.21**	**$2,151,094.33**	**$2,246,643.20**	**$2,346,729.40**	**$2,451,574.98**	**$2,561,413.03**	**$2,676,488.17**	**$2,797,057.15**	**$2,923,389.47**	**$3,055,768.00**
2. Local Tax Revenues		**$2,710,816.44**	**$2,667,894.83**	**$2,703,961.08**	**$2,740,853.07**	**$2,778,587.31**	**$2,817,180.66**	**$2,856,650.28**	**$2,897,013.70**	**$2,938,288.81**	**$2,980,493.82**
B. Local business revenues		**$6,277,567.30**	**$6,403,118.64**	**$6,531,181.01**	**$6,661,804.64**	**$6,795,040.73**	**$6,930,941.54**	**$7,069,560.37**	**$7,210,951.58**	**$7,355,170.61**	**$7,502,274.02**

X. TOTAL TEN YEAR IMPACT	
A. TOTAL DIRECT EMPLOYMENT IMPACT	**534**
B. TOTAL 10-YEAR PAYROLL	**$223,174,059.90**
C. TOTAL TAX REVENUES	**$53,361,768.94**
1. Total State Tax Revenues	**$25,270,028.95**
2. Total Local Tax Revenues	**$28,091,739.99**
D. TOTAL LOCAL BUSINESS REVENUES	**$68,737,610.45**

Estimated Indirect Tax and Business Revenues

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Multiplier on Direct Employees (1)		1.57	1.57	1.57	1.57	1.57	1.57	1.57	1.57	1.57	1.57
FTE (Total Number of Full-time Equivalents)		534	534	534	534	534	534	534	534	534	534
Indirect Employees	57%	304.38	304.38	304.38	304.38	304.38	304.38	304.38	304.38	304.38	304.38
Hourly Rate Paid		$18.35	$18.72	$19.09	$19.47	$19.86	$20.26	$20.67	$21.08	$21.50	$21.93
Multiplier on Direct Employee wages (2)		$1.75	$1.75	$1.75	$1.75	$1.75	$1.75	$1.75	$1.75	$1.75	$1.75
Avg. Annual Earnings (per employee)		$38,168.00	$38,931.36	$39,709.99	$40,504.19	$41,314.27	$42,140.56	$42,983.37	$43,843.03	$44,719.90	$45,614.29
Indirect Average Annual Earnings (per employee)	75%	$28,626.00	$29,198.52	$29,782.49	$30,378.14	$30,985.70	$31,605.42	$32,237.53	$32,882.28	$33,539.92	$34,210.72
Avg. Annual Payroll (Indirect Employees x Indirect Ave. Annual Earni		$8,713,181.88	$8,887,445.52	$9,065,194.43	$9,246,498.32	$9,431,428.28	$9,620,056.85	$9,812,457.99	$10,008,707.15	$10,208,881.29	$10,413,058.91
I. Estimated distribution of employees											
A. New residents	10%	30.438	30.438	30.438	30.438	30.438	30.438	30.438	30.438	30.438	30.438
B. Existing residents	80%	243.504	243.504	243.504	243.504	243.504	243.504	243.504	243.504	243.504	243.504
C. Residents of surrounding area	10%	30.438	30.438	30.438	30.438	30.438	30.438	30.438	30.438	30.438	30.438
II. Revenues from new resident employment											
A. Sales Tax											
1. Number of new resident employees		30.438	30.438	30.438	30.438	30.438	30.438	30.438	30.438	30.438	30.438
2. Average annual income		$38,168.00	$38,931.36	$39,709.99	$40,504.19	$41,314.27	$42,140.56	$42,983.37	$43,843.03	$44,719.90	$45,614.29
3. Percentage of income for retail sales		0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4
4. Estimated retail expenditures (2 x3)		$15,267.20	$15,572.54	$15,883.99	$16,201.67	$16,525.71	$16,856.22	$17,193.35	$17,537.21	$17,887.96	$18,245.72
5. Percentage spent locally		0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8
6. New Emp. local ret. sales (1x4x5)		**$371,762.43**	**$379,197.68**	**$386,781.63**	**$394,517.26**	**$402,407.61**	**$410,455.76**	**$418,664.87**	**$427,038.17**	**$435,578.93**	**$444,290.51**
7. Estimated State sales tax	6.25%	**$23,235.15**	**$23,699.85**	**$24,173.85**	**$24,657.33**	**$25,150.48**	**$25,653.48**	**$26,166.55**	**$26,689.89**	**$27,223.68**	**$27,768.16**
8. Estimated local sales tax (6x7)	1.00%	**$3,717.62**	**$3,791.98**	**$3,867.82**	**$3,945.17**	**$4,024.08**	**$4,104.56**	**$4,186.65**	**$4,270.38**	**$4,355.79**	**$4,442.91**
B. Property Tax											
1. Number of new residential employees		30.438	30.438	30.438	30.438	30.438	30.438	30.438	30.438	30.438	30.438
2. % of owner occupied housing		0.587	0.587	0.587	0.587	0.587	0.587	0.587	0.587	0.587	0.587
3. % of renter occupied housing		0.413	0.413	0.413	0.413	0.413	0.413	0.413	0.413	0.413	0.413
4. Assessed value of avg. house		$111,100.00	$111,100.00	$111,100.00	$111,100.00	$111,100.00	$111,100.00	$111,100.00	$111,100.00	$111,100.00	$111,100.00
5. Assessed value of avg. rental	67%	$74,070.37	$74,070.37	$74,070.37	$74,070.37	$74,070.37	$74,070.37	$74,070.37	$74,070.37	$74,070.37	$74,070.37
6. Number of new owner housing units (1x2)		17.867106	17.867106	17.867106	17.867106	17.867106	17.867106	17.867106	17.867106	17.867106	17.867106
7. Number of new rental units (1x3)		12.570894	12.570894	12.570894	12.570894	12.570894	12.570894	12.570894	12.570894	12.570894	12.570894
8. Property tax rate		0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
9. Property taxes from new housing (4x6x8)	1%	$1,985.04	$1,985.04	$1,985.04	$1,985.04	$1,985.04	$1,985.04	$1,985.04	$1,985.04	$1,985.04	$1,985.04
10. Property taxes from new rental (5x7x8)	1%	$931.13	$931.13	$931.13	$931.13	$931.13	$931.13	$931.13	$931.13	$931.13	$931.13
11. Total Property taxes (9+10)		**$2,916.17**	**$2,916.17**	**$2,916.17**	**$2,916.17**	**$2,916.17**	**$2,916.17**	**$2,916.17**	**$2,916.17**	**$2,916.17**	**$2,916.17**
III. Estimated revenues from emp. of residents											
A. Number of employees existing residents		243.504	243.504	243.504	243.504	243.504	243.504	243.504	243.504	243.504	243.504
B. Average annual income		$38,168.00	$38,931.36	$39,709.99	$40,504.19	$41,314.27	$42,140.56	$42,983.37	$43,843.03	$44,719.90	$45,614.29
C. Percentage of income for retail sales		0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4
D. Estimated total retail expenditures (AxBxC)		$3,717,624.27	$3,791,976.75	$3,867,816.29	$3,945,172.62	$4,024,076.07	$4,104,557.59	$4,186,648.74	$4,270,381.72	$4,355,789.35	$4,442,905.14
E. Percentage spent locally		0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8
F. Local retail sales related to new empl.(DxE)		**$2,974,099.42**	**$3,033,581.40**	**$3,094,253.03**	**$3,156,138.09**	**$3,219,260.85**	**$3,283,646.07**	**$3,349,318.99**	**$3,416,305.37**	**$3,484,631.48**	**$3,554,324.11**
G. Estimated State sales tax from emp. of res.	6.25%	**$185,881.21**	**$189,598.84**	**$193,390.81**	**$197,258.63**	**$201,203.80**	**$205,227.88**	**$209,332.44**	**$213,519.09**	**$217,789.47**	**$222,145.26**
H. Local sales tax from emp. of res. (FxH)	1%	**$29,740.99**	**$30,335.81**	**$30,942.53**	**$31,561.38**	**$32,192.61**	**$32,836.46**	**$33,493.19**	**$34,163.05**	**$34,846.31**	**$35,543.24**
IV. Estimated revenues from nonresidents											
A. Number of employees who are non-residents		30.438	30.438	30.438	30.438	30.438	30.438	30.438	30.438	30.438	30.438
B. Average annual income		$38,168.00	$38,931.36	$39,709.99	$40,504.19	$41,314.27	$42,140.56	$42,983.37	$43,843.03	$44,719.90	$45,614.29
C. Percentage of income spent on retail sales		0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4
D. Estimated total retail sales		$464,703.03	$473,997.09	$483,477.04	$493,146.58	$503,009.51	$513,069.70	$523,331.09	$533,797.71	$544,473.67	$555,363.14
E. Percentage spent locally		0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
F. Local retail sales from non-residents		**$232,351.52**	**$236,998.55**	**$241,738.52**	**$246,573.29**	**$251,504.75**	**$256,534.85**	**$261,665.55**	**$266,898.86**	**$272,236.83**	**$277,681.57**
G. Estimated States sale tax from emp. of non-residents	6.25%	**$14,521.97**	**$14,812.41**	**$15,108.66**	**$15,410.83**	**$15,719.05**	**$16,033.43**	**$16,354.10**	**$16,681.18**	**$17,014.80**	**$17,355.10**
H. Local sales tax from emp. of non-resident	1%	**$2,323.52**	**$2,369.99**	**$2,417.39**	**$2,465.73**	**$2,515.05**	**$2,565.35**	**$2,616.66**	**$2,668.99**	**$2,722.37**	**$2,776.82**
V. Total estimated benefits:											
A. Tax revenues		**$262,336.63**	**$267,525.04**	**$272,817.22**	**$278,215.24**	**$283,721.22**	**$289,337.33**	**$295,065.75**	**$300,908.74**	**$306,868.59**	**$312,947.64**
1. State Tax Revenues		**$223,638.33**	**$228,111.10**	**$232,673.32**	**$237,326.79**	**$242,073.33**	**$246,914.79**	**$251,853.09**	**$256,890.15**	**$262,027.95**	**$267,268.51**
2. Local Tax Revenues		**$38,698.30**	**$39,413.94**	**$40,143.90**	**$40,888.45**	**$41,647.90**	**$42,422.53**	**$43,212.66**	**$44,018.59**	**$44,840.64**	**$45,679.13**
B. Local business revenues		**$3,578,213.36**	**$3,649,777.63**	**$3,722,773.18**	**$3,797,228.64**	**$3,873,173.21**	**$3,950,636.68**	**$4,029,649.41**	**$4,110,242.40**	**$4,192,447.25**	**$4,276,296.19**

VI. TOTAL TEN YEAR IMPACT

A. TOTAL INDIRECT EMPLOYMENT IMPACT	**304.38**
B. TOTAL 10-YEAR PAYROLL	**$95,406,910.61**
C. TOTAL TAX REVENUES	**$2,869,743.41**
1. Total State Tax Revenues	**$2,448,777.37**
2. Total Local Tax Revenues	**$420,966.04**
D. TOTAL LOCAL BUSINESS REVENUES	**$39,180,437.96**

(1) Multipl
(2) Multipl

Summary of Tax and Business Revenues

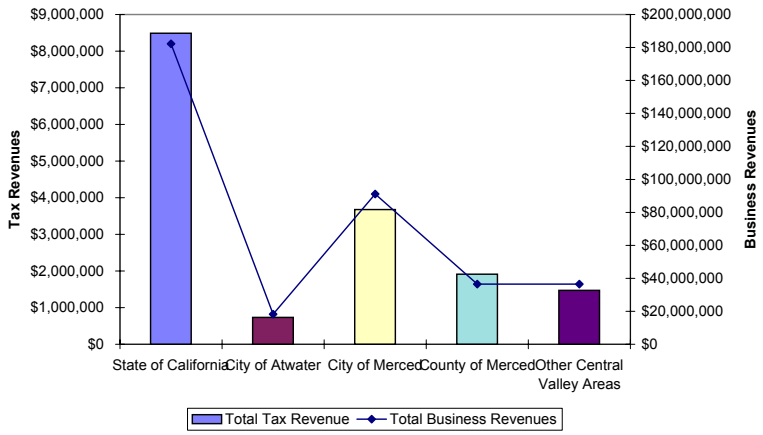
10-year Impact		Guests/Spectators		Direct Benefits		Indirect Employment		TOTALS	
	% of State	Total Tax Revenue	Total Expenditures	Total Tax Revenue	Total Expenditures	Total Tax Revenue	Total Expenditures	Total Tax Revenue	Total Expenditures
State of California	100%	$57,182,750	$1,714,965,500	$25,270,029	$68,737,610	$2,448,777	$39,180,438	$84,901,556	$1,822,883,548
	% of Local								
City of Atwater	10%	$4,502,739	$171,496,550	$2,809,174	$6,873,761	$42,097	$3,918,044	$7,354,010	$182,288,355
City of Merced	50%	$22,513,695	$857,482,750	$14,045,870	$34,368,805	$210,483	$19,590,219	$36,770,048	$911,441,774
County of Merced	20%	$13,418,078	$342,993,100	$5,618,348	$13,747,522	$84,193	$7,836,088	$19,120,619	$364,576,710
Other Central Valley Areas	20%	$9,005,478	$342,993,100	$5,618,348	$13,747,522	$84,193	$7,836,088	$14,708,019	$364,576,710
	100%	$49,439,990	$1,714,965,500	$28,091,740	$68,737,610	$420,966	$39,180,438	$77,952,696	$1,822,883,548

Annual Impact

Total Tax Revenue	1	2	3	4	5	6	7	8	9	10	TOTAL	AVG
State of California	$8,001,785	$8,097,480	$8,197,592	$8,302,331	$8,411,923	$8,526,603	$8,646,616	$8,772,222	$8,903,692	$9,041,312	**$84,901,556**	**$8,490,156**
City of Atwater	$725,225	$721,005	$724,684	$728,448	$732,297	$736,234	$740,260	$744,377	$748,587	$752,891	**$7,354,010**	**$735,401**
City of Merced	$3,626,127	$3,605,024	$3,623,422	$3,642,240	$3,661,487	$3,681,171	$3,701,301	$3,721,886	$3,742,934	$3,764,456	**$36,770,048**	**$3,677,005**
County of Merced	$1,891,711	$1,883,270	$1,890,629	$1,898,156	$1,905,855	$1,913,728	$1,921,780	$1,930,014	$1,938,434	$1,947,042	**$19,120,619**	**$1,912,062**
Other Central Valley Areas	$1,450,451	$1,442,010	$1,449,369	$1,456,896	$1,464,595	$1,472,468	$1,480,520	$1,488,754	$1,497,174	$1,505,782	**$14,708,019**	**$1,470,802**

	1	2	3	4	5	6	7	8	9	10	TOTAL	AVG
Total Business Revenues	$181,352,331	$181,549,446	$181,750,504	$181,955,583	$182,164,764	$182,378,128	$182,595,760	$182,817,744	$183,044,168	$183,275,120	**$1,822,883,548**	**$182,288,355**
City of Atwater	$18,135,233	$18,154,945	$18,175,050	$18,195,558	$18,216,476	$18,237,813	$18,259,576	$18,281,774	$18,304,417	$18,327,512	**$182,288,355**	**$18,228,835**
City of Merced	$90,676,165	$90,774,723	$90,875,252	$90,977,792	$91,082,382	$91,189,064	$91,297,880	$91,408,872	$91,522,084	$91,637,560	**$911,441,774**	**$91,144,177**
County of Merced	$36,270,466	$36,309,889	$36,350,101	$36,391,117	$36,432,953	$36,475,626	$36,519,152	$36,563,549	$36,608,834	$36,655,024	**$364,576,710**	**$36,457,671**
Other Central Valley Areas	$36,270,466	$36,309,889	$36,350,101	$36,391,117	$36,432,953	$36,475,626	$36,519,152	$36,563,549	$36,608,834	$36,655,024	**$364,576,710**	**$36,457,671**

Average Annual Tax and Business Revenues



Appendices

- *Contact Information*
- *List of Meetings Weeks of March 8th and 15th, 2004*
- *Electric Utility Usage Plan*

Contact Information

Roma Cristia-Plant Municipal Finance Manager ***California Infrastructure & Econ. Development Bank (I-Bank)*** 1001 I Street, 19th Floor Sacramento, CA 95814 T: (916) 324-8942 F: (916) 322-6314	**Greg Hribar** Project Manager ***California. Business Investment Services*** 722 Capitol Mall, MIC 47 Sacramento, CA 95814 T: 916-653-8240 F: 916-654-5378 ghribar@edd.ca.gov www.edd.ca.gov	**Scott Galbraith** President & CEO ***Merced County Econ. Dev. Corp.*** 470 W. Main Street. Suite 1 Merced, Ca 95340 T: 209-723-3889 F: 209-723-4450 Cell: 209-658-2340 sgalbraith@mercedcountyedc.com www.mercedcountyedc.com
Jeffrey Emanuels Manager, Conduit Financing ***California Infrastructure & Econ. Development Bank (I-Bank)*** P.O. Box 2830 Sacramento, CA 95812-2830 E-mail: jemanuels@ibank.ca.gov (916) 324-1299 (Voice) (916) 322-6314 (FAX)	**Jason Blum** ***Rex Moore Elec. Contractors*** 3601 Parkway Place W. Sacramento, CA 95798 T: 916-372-1300 F: 916-372-4079 Cell: 916-502-4790 j.blum@rexmoore.com	**Andrew Szura** ***Rex Moore Elec. Contractors*** 3601 Parkway Place W. Sacramento, CA 95798 T: 916-372-1300 ext.154 F: 916-372-4079 Cell: 916-502-6246 a.szura@rexmoore.com
Steve Murphy Industrial Power Engineer ***Pacific Gas and Electric Company*** Yosemite Division 3185 “M” Street Merced, CA 95348 T: 209-726-6338 F: 209-726-6437 Pager: 209-725-9602 Spm9@pge.com	**Lane K. Puckett** Account Manager 1 ***Pacific Gas and Electric Company*** 3185 “M” Street Merced, CA 95348 T: 209-726-6438 F: 209-726-6435 Pager: 209-725-6438 Cell: 209-406-6795 Lkp1@pge.com	**Mark Hendrickson** Gov. Relations Consultant ***Pacific Gas and Electric Company*** 3185 “M” Street Merced, CA 95348 T: 209-726-6303 F: 209-726-6307 mjhy@pge.com
John F. Fowler Director ***Merced County Dept. of Business Econ. Opportunities*** 2000 M Street Merced, California 95340 T: 209-385-7686 F: 209-383-4959 Ab01@co.merced.ca.us	**Loretta Schlosser** Assistant Director ***Merced County Dept. of Business Econ. Opportunities*** 2000 M Street Merced, California 95340 T: 209-385-7686 F: 209-383-4959 Ab02@co.merced.ca.us	**Ronald L. Kinchloe** Assistant Auditor-Controller ***Merced County Dept. of Business Econ. Opportunities*** 2222 M Street Merced, California 95340 T: 209-385-7511 Ext.4321 F: 209-725-3900 Audit18@co.merced.ca.us
James Holland Planner III ***Merced County Planning & Community Development Dept.*** 2222 M Street Merced, California 95340 T: 209-385-7654 F: 209-726-1710 jholland@co.merced.ca.us www.co.merced.ca.us/planning	**Desmond Johnston, AICP** Deputy Director ***Merced County Planning & Community Development Dept.*** 2222 M Street Merced, California 95340 T: 209-385-7654 F: 209-726-1710 djohnston@co.merced.ca.us www.co.merced.ca.us/planning	**Michelle W. Allison** Program Manager ***Merced County Dept. of Workforce Investment*** 1880 W. Wardrobe Avenue Merced, California 95340 T: 209-724-2061 F: 209-724-2011 mallison@co.merced.ca.us
Stephen J. Hamilton Deputy Director ***Merced County Dept. of Public Works - Road Division*** 345 W. 7th St. Merced, California 95340 T: 209-385-7601 F: 209-722-7690 Cell: 209-769-7747 shamilton@co.merced.ca.us	**Mo Khatami** Assistant City Manager ***City of Atwater-Community Development Department*** 750 Bellevue Rd. Atwater, CA 95301 T: 209-357-6300 (City Admin) F: 209-357-6333 (Engineering) T: 209-357-6340 (Planning) mkhatami@data.co.merced.ca.us	

List of Meetings Weeks of March 8th & 15th, 2004

List of Meetings

- Merced County Department of Business Economic Opportunities- John Fowler, Director and Loretta Schlosser, Assistant Director
- Scott Galbraith, President and CEO- Merced County Economic Development Corporation
- Greg Hribar, Project Manager- California Business Investment Services, State of California Employment Development Department
- Pacific Gas & Electric- Steve Murphy, Industrial Power Engineer; Lane Puckett, Account Manager 1, Account Services; and Mark Hendrickson, Government Relations Consultant
- Merced County Auditors Office- Ron Kinchloe
- Merced County Association of Governments- Jesse Brown, Executive Director
- County of Merced Planning Department- Des Johnston, Deputy Director and James Holland, Planner III
- City of Atwater- Mo Khatami
- County of Merced Public Works Department- Stephen Hamilton, Deputy Director
- Jim Farley (associate of Kenny Shephard)
- California Infrastructure Bank, Jeff Immanuel, Manager Conduit Financing, Industrial Development Revenue Bond Program (by telephone) and Roma Christia Plant, Municipal Finance Manager, Infrastructure State Revolving Fund Program (by telephone)
- Riverside Motorsports Park- John Condren, CEO and Mark Melville, Director Special Services
- Rex Moore Electrical Contractors & Engineers, Andrew Szura, Director Special Projects and Jason Blum, Design/Build and Engineering Services
- Fluor Corporation- Steve Brooke, Mike Barrow, and Jared Grimes
- Attended first day of Fluor FOCUS Session, March 17, 2004

Electric Utility Usage Plan

Electric Usage

THE FOLLOWING ARE SANCTIONED COMPETITIVE EVENTS AND DO NOT INCLUDE WEEKDAY SCHOOLS, TESTING, TRACK RENTALS, MEDIA EVENTS, ETC.

		Number of events per year						
Venue	**Connected Load (VA)**	**Day Events (Qty)**	**Night Events (Qty)**	**Total**	**Event Duration (Hours)**	**% Connected Load (Daytime)**	**% Connected Load (Night)**	**Venue KWh/year**
Drag Strip	1,005,399	45	30	75	12	20%	100%	470,527
Road Course	1,123,485	108	12	120	8	20%	100%	301,993
Dirt Off Road Course	211,556	25	0	25	8	20%	100%	8,462
Dirt Motocross Course	106,568	30	30	60	8	20%	100%	30,692
Paved Ovals	486,765	15	35	50	6	20%	100%	110,982
Paved Kart Road Course	182,706	70	30	100	8	20%	100%	64,313
Dirt Oval	551,872	0	45	45	6	20%	100%	149,005
Speedway	1,678,899	15	10	25	8	20%	100%	174,605

THE FOLLOWING INCLUDE ALL ACTIVITIES - SCHOOLS, RENTALS, CONCERTS, COMPETITIVE EVENTS, ETC.

		Season		Off Season				
Structure	**Connected Load (VA)**	Day Hours per week (season): DEFINED AS 7AM 6PM	Night Hours per week (season): DEFINED AS 6PM - 11PM	**Day Hours per week (off-season)**	**Night Hours per week (off-season)**	**% Connected Load (Daytime)**	**% Connected Load (Night)**	**Structure KWh/year**
North Paddock Support Services	495,520	45	25	12	0	30%	100%	767,214
Speedway Paddock Support Services	3,278,064	22	5	11	0	30%	100%	1,623,625
Public Facilities (EXCL. ENTRYWAY)	2,915,158	40	25	16	0	30%	100%	4,388,479
Corporate Headquarters	1,591,860	77	25	60	10	30%	100%	3,565,607
Race Shop Lease Structures	4,961,700	70	15	45	10	30%	100%	8,482,026

Total Connected Load	**18,589,552**	**kWh/year**	**20,137,530**
		kWh/month	1,678,128

Number of Weeks (season)	39
Number of Weeks (off-season)	13

PG&E Average Rates (eff. 1/1/04)	rate		cost per year	Cost increase from tx voltage
Transmission voltage	$	0.0873	$ 1,758,006	$ -
Primary Distribution voltage	$	0.1080	$ 2,174,853	$ 416,847
Secondary Distribution voltage	$	0.1236	$ 2,488,999	$ 730,992

Tammy J Grammer/Notes
04/24/2007 08:05 AM

To "Lisa Wheeler - Transcriptionist" <lisaw@tabitha.org>
cc
bcc
Subject Re: Animal Control

Dear Lisa Wheeler: Your message has been received in the Council Office and will be forwarded to the Council Members. The City Council Meeting on Monday, April 23rd was at 1:30 p.m. The last Monday of the month are when the evening City Council Meetings are held at 5:30 p.m. Any questions, please let me know. Thank you for your input on this issue. Thanks.

Tammy Grammer
City Council Office
555 South 10th Street
Lincoln, NE 68508
Phone: 402-441-6867
Fax: 402-441-6533
E-Mail: tgrammer@lincoln.ne.gov

"Lisa Wheeler - Transcriptionist" <lisaw@tabitha.org>

"Lisa Wheeler - Transcriptionist" <lisaw@tabitha.org>
04/23/2007 01:35 PM

To <tgrammer@lincoln.ne.gov>
cc
Subject Animal Control

I am going to miss tonight's city council meeting as I have to work my second job, however I have an issue that needs to addressed. I live on A streetnear Cooper park and Park school. It's a great neighborhood, I really love it there and enjoy walking my dog around the park. Let me make it clear at this point, that at no time when I or my family walk our dog is she off the leash or not tethered to her zip line.

However, there is an issue with a number of the neighborhood dogs not being leashed or in an enclosed yard. They have been known to wander through the neighborhood or have gotten out of their yards or are simply unattended. The most recent example of this was yesterday when my sister Jennifer took our dog Keisha out to brush her. One of the dogs, a small fluffy thing came right up to Keisha and wouldn't leave her alone. Granted, this dog thought it was playing, however the other dog, (much larger) and a German Shepherd variety also came charging into the yard to protect his/her little friend. When these kinds of things are called into animal control I have been told by them that "they don't chase strays" and didn't even come out to look as we had a similar issue last year. Given the issue with the two dogs last year that were an issue to public safety, wouldn't it be in the city's best interest to be proactive about these things? I realize budgeting is an issue, but where does the budget go when someone's child gets bitten or hurt and the city gets taken to task because they didn't do anything.

My other beef is that my neighbor is 80…again 80 years old. She caught a raccoon that was destroying her garden and called animal control and was told they don't deal with wild animals. So she had to find a way to get this

animal safely somehow out of her yard. She did find someone to help her take it to wilderness park to release it, thank God. But if animal control doesn't control the animal population in town, domesticated or otherwise, what happens when there is a disease outbreak whether it be of rabies or something else? Who is then responsible for the state of those animals being OUT OF CONTROL if not the city.

I would appreciate the addressing of this issue.

Sincerely,

Lisa M. Wheeler

Tabitha Health Care Services
4720 Randolph St
Lincoln, NE68510

Privileged and Confidential: The information contained in this e-mail message is intended only for the personal and confidential use of the intended recipient(s). If the reader of this message is not the intended recipient or an agent responsible for delivering it to the intended recipient, you are hereby notified that you have received this document in error and that any review, dissemination, distribution, or copying of this message is strictly prohibited. Please notify us immediately by e-mail, and delete the original message and any attachments, if any. Opinions, conclusions, and other information in this message that do not relate to the official business of Tabitha Health Care Services shall be understood as neither given, nor supported, nor endorsed by Tabitha Inc.

AD D E N D U M
T O
D I R E C T O R S' A G E N D A
MONDAY, APRIL 30, 2007

I. MAYOR -

1. NEWS ADVISORY - RE: Mayor Seng's Public Schedule Week of April 28 through May 4, 2007 - Schedule subject to change.

2. NEWS RELEASE - RE: Mayor Unveils "Water Playground" For Trago Park - Open house on plans set for May 8th.

II. CITY CLERK - NONE

III. CORRESPONDENCE

A. COUNCIL REQUESTS/CORRESPONDENCE - NONE

B. DIRECTORS AND DEPARTMENT HEADS -

PUBLIC WORKS & UTILITIES

1. ADVISORY - RE: Water Main Project #700300 - Holdrege Street; 70th-73rd Street.

C. MISCELLANEOUS - NONE

daadd043007/tjg

CITY OF LINCOLN
NEBRASKA

NEWS ADVISORY

MAYOR COLEEN J. SENG

lincoln.ne.gov

Date: April 27, 2007
Contact: Diane Gonzolas, Citizen Information Center, 441-7831

Mayor Seng's Public Schedule
Week of April 28 through May 4, 2007
Schedule subject to change

Saturday, April 28
- Bethany Parade - 10:30 a.m., Bethany Park, 66th and Vine streets
- League of Women Voters State Convention, remarks - noon, Hillcrest Country Club, 9401 East "O" Street

Tuesday, May 1
- Nebraska Division of Travel and Tourism spring meeting, remarks - 9:30 a.m., Holiday Inn Downtown, 141 North 9th Street
- Fair Housing Conference, remarks and Key to the City presentations - noon, Embassy Suites atrium, 1040 "P" Street

Wednesday, May 2
- Lincoln Public Schools Gold Star Salute, Key to the City presentation - 6 p.m., Pershing Auditorium, 226 Centennial Mall South

Thursday, May 3
- Mayor's Prayer Breakfast, remarks - 7:30 a.m., Embassy Suites, 1040 "P" Street
- Awards ceremony for National Arts Program contest for City employees - 10 a.m., City Council Chambers, 555 South 10th Street
- International Association of Workforce Professionals spring conference, remarks - 2:30 p.m., Howard Johnson Inn, 5250 Cornhusker Highway

Friday, May 4
- Dedication of Jack Magorian Shooting Range - 4 p.m., 10th and Military Road

CITY OF LINCOLN
NEBRASKA

NEWS RELEASE

MAYOR COLEEN J. SENG

lincoln.ne.gov

OFFICE OF THE MAYOR
555 S. 10th Street, Lincoln, NE 68508, 441-7511, fax 441-7120

FOR IMMEDIATE RELEASE: April 27, 2007
FOR MORE INFORMATION: Diane Gonzolas, Citizen Information Center, 441-7831
Lynn Johnson, Parks and Recreation, 441-8265
J.J. Yost, Parks and Recreation, 441-8255

MAYOR UNVEILS "WATER PLAYGROUND" FOR TRAGO PARK

Open house on plans set for May 8

Mayor Coleen J. Seng today unveiled a new unique water playground that will be proposed as part of a new master plan for Trago Park near 22nd and "U" streets. Beginning in June, construction of the new Antelope Creek flood channel will be extended into the park south of Vine Street. The expanded park will include that channel and a new trail parallel to it along with a water playground and additional park improvements.

"The Antelope Valley Project gives us a great opportunity to improve this historic park in central Lincoln," said Mayor Seng. "Councilwoman Annette McRoy's leadership in developing this project was invaluable, and I want to thank her for advancing this project. Councilwoman McRoy was a strong advocate for her district on this project, and it could not have come together as it did without her participation. I also want to thank the steering committee that developed the plans. The surrounding neighborhoods are very excited about the new water and playground activities featured in the master plan."

City Parks and Recreation Director Lynn Johnson said the plans include a new concept for water recreation in Lincoln. An interactive sprayground water feature will be developed in conjunction with a relocated playground east of the park shelter. The sprayground features will be activated by a sensor and open to the community free of charge. Other improvements include renovation of the basketball courts, a new play field, areas for public art and information on the history of the Malone neighborhood, expanded parking and additional landscaping.

The community is invited to review the plans at an open house from 5 to 7:30 p.m. Tuesday, May 8, in the shelter at Trago Park. The proposed master plan also is available on the City Web site at lincoln.ne.gov (keyword: parks).

The committee formed last September to develop the master plan included representatives of the Malone and Hawley neighborhoods, the Malone Community Center, the Vietnamese Community Organization, the University of Nebraska - Lincoln, the Lower Platte South NRD and the City Parks and Recreation and Urban Development departments.

- more -

The plan has been reviewed by the Parks and Recreation Advisory Board, the Joint Antelope Valley Authority (JAVA) Citizens Committee and the JAVA Board.

The first phase of the playground relocation is scheduled to begin this summer, and the sprayground and playground are expected to be completed by summer 2008. The estimated cost of the project is $625,000, with $500,000 coming from the parks capital improvement fund. The remaining $125,000 would be raised through private contributions.

CITY OF LINCOLN
NEBRASKA

PUBLIC WORKS & UTILITIES
ADVISORY

MAYOR COLEEN J. SENG

www.ci.lincoln.ne.us

April 26, 2007

WATER MAIN PROJECT #700300
Holdrege Street; 70th - 73rd Street

The week of April 30, 2007, K2 Construction of Lincoln will be starting construction (weather permitting) of a water main and water service reconstruction for the Engineering Services Division of the Public Works and Utilities Department.

The scope of the work involves transferring water services from an existing 6" water main to a 12" water main. This takes place in Holdrege from 70th to 73rd. The construction will be complete in May, 2007 barring weather or unforeseen conditions. Holdrege Street from 70th to 73rd will be closed to through traffic for approximately 20 days.

The City of Lincoln realizes this project may temporarily inconvenience you. Notifications of closure or access to your property will be given to you in a timely order as the contractor progresses through the project.

If you have any problems or questions during the construction period, please contact K2 Construction Superintendent, Tom Rogge at (402) 770-5728 or the City of Lincoln Project Manager, Warren Wondercheck.

Warren Wondercheck, Senior Engineering Specialist
Engineering Services, Public Works and Utilities
Phone: (402) 441-7014
Cell: (402) 540-2750
Email: wwondercheck@lincoln.ne.gov

K2 Construction Office
Office Hours: 8:00 - 5:00
(402) 467-2355

700300 Adv WLW tdq.wpd