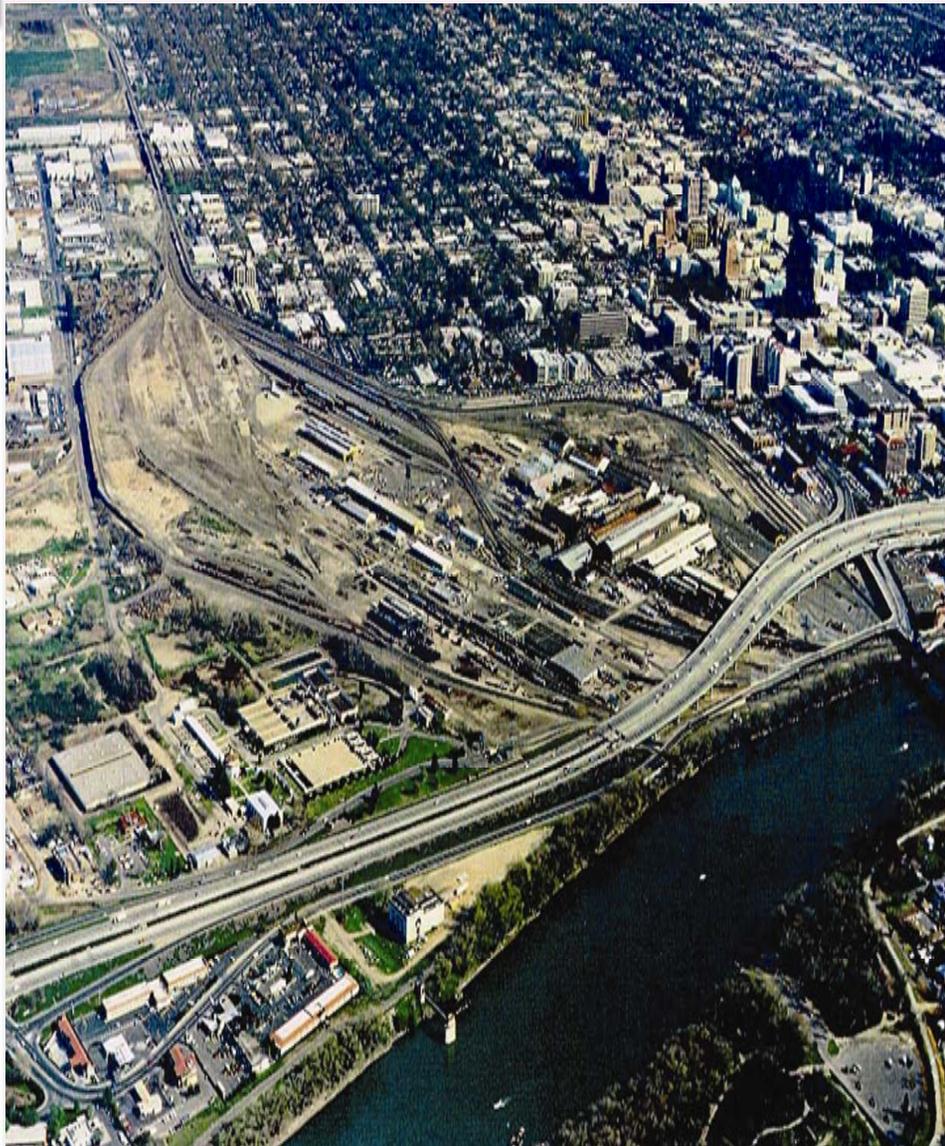


CITY OF SACRAMENTO

ECONOMIC DEVELOPMENT DEPARTMENT



Railyards Funding Agreement and Owner Participation Agreements

Dave Harzoff
Economic Development
Manager

May 13, 2008

Pro Forma Results

	Value of Development	Development Costs And Profit	Value Net of Costs
Phase 1	\$1,395,680,000	\$1,347,000,000	\$48,680,000
Phase 2	\$782,640,000	\$628,980,000	\$153,660,000
Phase 3	\$2,256,580,000	\$2,749,930,000	(\$493,350,000)
Phase 4	\$2,102,200,000	\$2,672,690,000	(\$570,490,000)
Total Project	\$6,537,100,000	\$7,398,600,000	(\$861,493,835)

Pro Forma Results

Phase 1

- Developer can contribute \$49 million towards \$290 million infrastructure/public facilities
- \$240 million gap justifies public financial participation

Pro Forma Results

Phase 2

- \$154 million capacity to pay for infrastructure
- \$232 million in infrastructure/facilities costs

Initial Phase (Phases 1&2)

Infrastructure/facilities costs	\$522,000,000
Combined funding capacity	\$203,000,000
Financial gap	\$319,000,000

Major Business Terms

City business terms

- \$28 million in transportation funds
- \$600,000 Central City park fee reserves

Agency business terms

- \$50 million in tax increment, 6% annual inflator
- Qualified list of infrastructure and facilities

Public participation towards infrastructure

= \$79 million to offset \$750 million in infrastructure, public facilities

Major Business Terms

5th and 6th Street Public Parking Garage

- City build all/portion of garage (est. \$80m)
- Commit \$2 million in annual debt service
- Feasibility analysis
 - Monthly parkers (County lease)
 - Intermodal users
 - Private development demand (Ph. 1A & 1B.1)

CITY OF SACRAMENTO

ECONOMIC DEVELOPMENT DEPARTMENT

CENTRAL SHOPS AREA

April 29 2008



CITY OF SACRAMENTO

ECONOMIC DEVELOPMENT DEPARTMENT

INITIAL PHASE

LAND USE PLAN

Illustrative Exhibit

November 27, 2007

