

**Table 1a**  
**Municipal Service and Redevelopment Reimbursement Fee -- Revenues**  
**Hamilton Army Airfield**  
**Novato, CA**

	Methodology	Formula Variables	Provided by KMA Developer		Value of Variable	Source	Revenue Calculation
<b>I. Revenues</b>							per unit
<b>A. Unit Property tax to General Fund</b>	<i>Unit assessed value x .01 x.20 x City's tax rate factor</i>	1) Unit assessed value 2) City's tax rate factor		<b>X</b>	1) _____ 2) <u>10%</u>	n/a (1)	\$____
<b>B. Unit sales tax revenue</b>	<i>(SBOE City of Novato retail store taxable sales for previous yr. x .01) /number of hshlds in Novato</i>	1) 1997 SBOE retail taxable sales 2) # of hshlds in Novato	<b>X</b>		1) <u>\$403,528,000</u> 2) <u>17,644</u>	(2) (3)	\$229
<b>C. Motor vehicle in-lieu fees</b>	<i>1997/98 fees/ number of households in Novato</i>	1) 1997/98 fees 2) # of hshlds in Novato	<b>X</b>		1) <u>\$2,099,130</u> 2) <u>17,644</u>	(4) (3)	\$119
<b>D. Fines and forfeitures</b>	<i>1997/98 revenues/ number of households in Novato</i>	1) 1997/98 revenues 2) # of hshlds in Novato	<b>X</b>		1) <u>\$129,130</u> 2) <u>17,644</u>	(4) (3)	\$7
<b>E. Franchise tax revenues</b>	<i>1997/98 revenues generated by residential hshlds/ number of Novato households</i>	1) 1997/98 revenues generated by hshlds 2) # of hshlds in Novato	<b>X</b>		1) <u>\$658,000</u> 2) <u>17,644</u>	(4) (3)	\$37
<b>F. Gas tax revenues (if streets will be maintained by City)</b>	<i>1997/98 revenues allocated to GF/ number of households in Novato</i>	1) 1997/98 revenues allocated to General Fund 2) # of hshlds in Novato	<b>X</b>		1) <u>\$755,376</u> 2) <u>17,644</u>	(4) (3)	\$43
<b>G. Total Annual Recurring General Fund Reveunes per Unit</b>							\$____

Sources:

- (1) Estimated by Keyser Marston Associates, Inc.
- (2) California State Board of Equalization, 1997 Taxable Retail Sales for the City of Novato.
- (3) California Department of Finance, January 1, 1998 estimates.
- (4) Adopted Budget of Municipal Services, Fiscal Year 1998/99, City of Novato.
- (5) Estimated by Robert Bein, William Frost & Associates.
- (6) Hamilton Field Community Recreation Facilities Implementation Plan, Final Report, BSA Architects, 1/20/98.
- (7) City of Novato Police Department, 1997/98 Total number of dispatched service calls.

**Table 1b  
Municipal Service and Redevelopment Reimbursement Fee-- Expenses  
Hamilton Army Airfield  
Novato, CA**

	Methodology	Formula Variables	Provided by		Value of Variable	Source	Expense Calculation
			KMA	Developer			
<b>II. Expenses</b>							per unit
<b>A. Central Admin., Admin. Services, Community Development admin., Bldg Maintenance costs</b>	<i>1997/98 expenses/ number of Novato households</i>	1) 1997/98 expenses 2) # of hshlds in Novato	X X		1) <u>\$5,181,483</u> 2) <u>17,644</u>	(4) (3)	\$294
<b>B. Street maintenance costs</b> , if not privatized	<i>((City engineer's cost est. for fully maintaining and replacing streets per sq. ft.) x (sq. ft. of streets proposed subdivision))/ number of units in proposed subdivision</i>	1) City engineer's cost per square feet 2) # of street sq. ft. in proposed subdivision 3) # of units in subdivision	X	X X	1) <u>\$0.30/sq. ft.</u> 2) _____ 3) _____	(5) n/a n/a	\$____
<b>C. Street trees, medians &amp; lighting costs</b> , if not privatized	<i>((City engineer's cost est. for fully maintaining and replacing lights, trees, med., per lineal ft.) x (lineal ft. in proposed subdivision))/ number of units in proposed subdivision</i>	1) City engineer's cost per lineal foot 2) # of lineal feet in proposed subdivision 3) # of units in subdivision	X	X X	1) <u>\$1/lineal ft.</u> 2) _____ 3) _____	(5) n/a n/a	\$____
<b>D. Hamilton facilities, park and recreation costs</b>	<i>((1997/98 budget + estimated net cost to operate facilities at Hamilton) - (fee revenues))/ no. of Novato hshlds</i>	1) 1997/98 Park & Recreation budget 2) Net cost to operate pool and Community Center at Hamilton 3) Park & Rec. Fee revenues 4) # of Novato hshlds	X X X X		1) <u>\$2,897,948</u> 2) <u>\$81,825</u> 3) <u>\$1,940,094</u> 4) <u>17,644</u>	(4) (6) (4) (3)	\$59
<b>E. (1) Community Park maintenance costs</b> (if not private)	<i>((City engineer's per acre cost estimate to fully maintain park) x (park acres in proposed subdivision))/ no. of units in proposed subdivision.</i>	1) City engineer's per acre cost estimate to maintain park 2) Park acres in proposed subdivision 3) # of units in subdivision	X	X X	1) <u>\$10,000/acre</u> 2) _____ 3) _____	(5) n/a n/a	\$____

Sources: See Table 1a.

Table 1b (cont.)  
Municipal Service and Redevelopment Reimbursement Fee-- Expenses  
Hamilton Army Airfield  
Novato, CA

	Methodology	Formula Variables	Provided by		Value of Variable	Source	Expense Calculation
			KMA	Developer			
<b>II. Expenses (cont.)</b>							per unit
<b>E. (2) Open Space maintainance costs</b> (if maintained by the City)	<i>((City engineer's per acre cost estimate to fully maintain open space) x (acres of open space in proposed subdivision))/number of units in proposed subdivision.</i>	1) City engineer's per acre cost estimate to maintain open space 2) Acres in proposed subdivision 3) # of units in subdivision	X		1) <u>\$3,000/acre</u> 2) _____ 3) _____	(5) n/a n/a	\$____
<b>F. Police protection</b> (if not gated or privatized)	<i>(1997/98 Police expense/ number of hshlds in Novato</i>	1) 1997/98 police expenses 2) # of hshlds in Novato	X		1) <u>\$6,887,220</u> 2) <u>17,644</u>	(4) (3)	\$390
<b>G. Police protection if gated or private security</b>	<i>((1997/98 Police expense/ # of service calls citywide) x (projected # of service calls))/ # of proposed units</i>	1) 1997/98 police expenses 2) 1997/98 # of service calls 3) Projected number of calls 4) # of proposed units	X X		1) <u>\$6,887,220</u> 2) <u>27,282</u> 3) _____ 4) _____	(4) (7) n/a n/a	\$____
<b>H. Total Annual Recurring General Fund Expenses per Unit</b>							\$____

Sources: See Table 1a.

Table 1c  
**Municipal Service and Redevelopment Reimbursement Fee-- Annual Per Unit Calculation**  
 Hamilton Army Airfield  
 Novato, CA

III. Fee Calculation					
	Methodology	Formula Variables	Value of Variable	Calculation	
A) Annual per Unit City Deficit	<i>Annual per unit Revenues - Annual per unit Expenses</i>	1) Annual per unit revenues 2) Annual per unit expenses	_____ _____	\$_____	a
B) Per Unit Fiscal Deficit Mitigation Fee for Annual General Fund Deficits	<i>Annual per Unit City Deficit/ 0.07</i>	1) Annual per unit deficit 2) .07	_____ n/a	\$_____	b
C) Per Unit Share of Predevelopment Expenses	<i>Predevelopment Expense of \$3.6 million/ proposed number of units</i>	1) \$3.6 million 2) proposed number of units in entire development	<u>\$3.6 million</u> _____	\$_____	c
D) Total Per Unit Municipal Service and Predevelopment Reimbursement Fee				\$_____	(b+c)