

Comparison of Development Intensities

| Project | Building Area (s.f.) | Floor Area Ratio (FAR) |
|------------------------------------|----------------------|------------------------|
| Crocker Park | 3,668,743 | 0.43 |
| Sierra Point (Brisbane) | 1,911,555 | 0.76 |
| Sierra Point (South San Francisco) | 512,749 | 0.43 |
| Cove at Oyster Point | 1,015,744 | 1.94 |
| Brisbane Baylands | 5,000,000 | 0.66 |
| Brisbane Baylands | 7,000,000 | 0.92 |

Potential Financial Impact of Baylands Development on City's General Fund

| | Revenues | Expenditures | Net |
|---|--------------|--------------|----------------|
| 1,800 Residential Units | \$ 2,437,000 | \$ 3,582,000 | \$ (1,145,000) |
| 2,200 Residential Units | \$ 3,050,000 | \$ 4,408,000 | \$ (1,358,000) |
| 4.5 Million Sq. Ft. Commerical | \$ 5,670,000 | \$ 2,745,000 | \$ 2,925,000 |
| 5.5 Million Sq. Ft. Commerical | \$ 6,930,000 | \$ 3,355,000 | \$ 3,575,000 |
| 6.5 Million Sq. Ft. Commerical | \$ 8,190,000 | \$ 3,965,000 | \$ 4,225,000 |
| 500,000 Sq. Ft. Hotel 700 rooms | \$ 3,900,000 | \$ 500,000 | \$ 3,400,000 |
| | | | |
| Fixed loss of revenues due to development | | | \$ (1,266,000) |

- Information based on KMA reports of 2016 and 2018

Outstanding Liabilities

| | Outstanding Liability |
|--|----------------------------|
| PERs (City Retirement Plan) | |
| • Public Safety | \$9,968,731 |
| • Non-Public Safety | <u>\$10,287,145</u> |
| Total PERs¹ | \$20,272,184 |
| | |
| Other Post Employment Benefits (OPEB)² | <u>\$8,143,961</u> |
| | |
| Total Outstanding Liabilities | <u>\$28,416,145</u> |

1 Based on June 30, 2016 Valuation Report

2 Based on June 30, 2017 Valuation Report

General Fund Capital Projects

| Department | Amount |
|--------------------------------|----------------------------|
| City Council Generated | \$385,000 |
| Public Works Generated | \$1,031,300 |
| Storm Drains | \$11,661,000 |
| Parks and Recreation Generated | \$490,000 |
| Police Generated | <u>\$161,000</u> |
| Total | <u>\$13,728,300</u> |