

Overview of Fiscal Impacts

	Annual (Stablized Year 15)	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
City of Mount Shasta			
Estimated Fiscal Revenues (Net of EIFD Allocation)	\$1,291,700	\$90,144,900	\$35,819,400
Potential EIFD Tax Increment Allocation	(\$75,700)	(\$4,539,700)	(\$1,878,900)
Estimated Fiscal Expenditures	(\$796,000)	(\$56,225,800)	(\$22,101,600)
Estimated Net Fiscal Impact to City	\$420,000	\$29,379,400	\$11,838,900
County of Siskiyou			
Estimated Fiscal Revenues (Net of EIFD Contribution)	\$208,470	\$12,878,500	\$5,271,200
Potential EIFD Tax Increment Allocation	(\$28,200)	(\$1,688,700)	(\$699,200)
Estimated Fiscal Expenditures	(\$134,200)	(\$9,471,700)	(\$3,722,900)
Estimated Net Fiscal Impact to County	\$46,070	\$1,718,100	\$849,100

Key Land Use Assumptions (Stabilized Year 15)

Project Component	
Market-Rate Residential	160 DU
Affordable Housing	40 DU
Hotel	75 rooms
Hostel	75 rooms
Commercial / Retail	27,500 SF
Office / Flex	10,000 SF
Industrial	25,000 SF

Notes:
 Assumes installation of necessary public infrastructure
 Values in 2022 dollars



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Summary of Estimated Fiscal Impacts to City

Stabilized

	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 40	Year 50	Stabilized Escalation Rate	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
	2028	2033	2038	2043	2048	2053	2063	2073			
City of Mount Shasta Revenues											
Property Tax	\$27,600	\$58,600	\$70,100	\$77,400	\$85,500	\$94,400	\$115,073	\$140,273	2.0%	\$4,207,700	\$1,741,700
Property Tax Allocation to EIFD	(\$13,800)	(\$29,300)	(\$35,100)	(\$38,700)	(\$42,700)	(\$47,200)	(\$57,537)	(\$70,137)	2.0%	(\$2,103,900)	(\$870,800)
Property Tax In-Lieu of MVLF	\$31,800	\$67,800	\$81,200	\$89,700	\$99,000	\$109,300	\$133,236	\$162,414	2.0%	\$4,871,500	\$2,016,200
Property Tax in-lieu of MVLF Allocation to EIFD	(\$15,900)	(\$33,900)	(\$40,600)	(\$44,850)	(\$49,500)	(\$54,650)	(\$66,618)	(\$81,207)	2.0%	(\$2,435,800)	(\$1,008,100)
Property Transfer Tax	\$1,100	\$2,300	\$2,800	\$3,100	\$3,400	\$3,700	\$4,510	\$5,498	2.0%	\$165,900	\$68,800
Bradley-Burns Sales and Use Tax - Direct / On-Site	\$29,200	\$67,700	\$108,000	\$125,200	\$145,100	\$168,200	\$226,047	\$303,788	3.0%	\$7,548,900	\$2,935,900
Bradley-Burns Sales and Use Tax - Indirect / Off-Site	\$20,200	\$58,900	\$72,400	\$83,900	\$97,300	\$112,800	\$151,594	\$203,729	3.0%	\$5,124,900	\$2,017,000
Transient Occupancy Tax	\$289,600	\$671,400	\$778,400	\$902,300	\$1,046,000	\$1,212,600	\$1,629,633	\$2,190,090	3.0%	\$55,582,400	\$22,069,100
Business License Tax	\$5,000	\$11,000	\$14,000	\$16,300	\$18,900	\$21,900	\$29,432	\$39,554	3.0%	\$994,800	\$391,600
Cannabis Related Taxes	\$8,400	\$21,000	\$26,900	\$31,200	\$36,200	\$42,000	\$56,444	\$75,857	3.0%	\$1,903,500	\$748,100
Fines & Forfeitures	\$400	\$1,000	\$1,200	\$1,400	\$1,700	\$1,900	\$2,553	\$3,432	3.0%	\$86,600	\$34,100
Franchise Tax	\$5,000	\$12,400	\$15,900	\$18,400	\$21,400	\$24,800	\$33,329	\$44,792	3.0%	\$1,124,400	\$441,900
Interest & Rental Revenues	\$200	\$600	\$800	\$900	\$1,000	\$1,200	\$1,613	\$2,167	3.0%	\$54,000	\$21,200
Current Service Charges	\$300	\$800	\$1,000	\$1,200	\$1,400	\$1,600	\$2,150	\$2,890	3.0%	\$72,400	\$28,400
Administrative Allocation	\$17,500	\$43,800	\$56,300	\$65,300	\$75,700	\$87,700	\$117,861	\$158,396	3.0%	\$3,976,900	\$1,563,400
Transfers In	\$6,800	\$16,900	\$21,700	\$25,100	\$29,100	\$33,800	\$45,424	\$61,047	3.0%	\$1,532,500	\$602,400
Other Misc. Revenues	\$12,800	\$32,000	\$41,000	\$47,600	\$55,200	\$63,900	\$85,876	\$115,411	3.0%	\$2,898,500	\$1,139,600
Estimated Total Revenues	\$426,200	\$1,003,000	\$1,216,000	\$1,405,450	\$1,624,700	\$1,877,950	\$2,510,622	\$3,357,993		\$85,605,200	\$33,940,500
City of Mount Shasta Expenditures											
Legislative	\$1,600	\$4,000	\$5,200	\$6,000	\$7,000	\$8,100	\$10,886	\$14,630	3.0%	\$367,300	\$144,400
Administration & Finance	\$47,200	\$118,100	\$151,600	\$175,800	\$203,700	\$236,200	\$317,433	\$426,603	3.0%	\$10,709,900	\$4,209,900
Public Safety - Police & Fire	\$123,400	\$308,700	\$396,500	\$459,600	\$532,900	\$617,700	\$830,137	\$1,115,635	3.0%	\$28,008,100	\$11,009,500
Buildings & Operations	\$50,700	\$126,900	\$163,000	\$189,000	\$219,100	\$253,900	\$341,220	\$458,572	3.0%	\$11,513,200	\$4,525,800
Public Works Dept.	\$24,800	\$62,000	\$79,700	\$92,400	\$107,100	\$124,100	\$166,780	\$224,138	3.0%	\$5,627,300	\$2,212,000
Estimated Total Expenditures	\$247,700	\$619,700	\$796,000	\$922,800	\$1,069,800	\$1,240,000	\$1,666,456	\$2,239,578		\$56,225,800	\$22,101,600
Estimated Annual Net Fiscal Impact	\$178,500	\$383,300	\$420,000	\$482,650	\$554,900	\$637,950	\$844,166	\$1,118,415		\$29,379,400	\$11,838,900
<i>Revenue / Expenditure Ratio</i>	1.72	1.62	1.53	1.52	1.52	1.51	1.51	1.50		1.52	1.54

Notes:
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 Values in 2022 dollars
 Select years shown for illustration



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Summary of Estimated Fiscal Impacts to County

Stabilized

	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 40	Year 50	Stabilized Escalation Rate	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
	2028	2033	2038	2043	2048	2053	2063	2073			
County of Siskiyou Revenues											
Property Tax - County General	\$22,200	\$47,000	\$56,300	\$62,200	\$68,700	\$75,850	\$92,461	\$112,710	2.0%	\$3,380,500	\$1,399,200
Property Tax - County Allocation to EIFD	(\$11,100)	(\$23,500)	(\$28,200)	(\$31,100)	(\$34,300)	(\$37,870)	(\$46,163)	(\$56,273)	2.0%	(\$1,688,700)	(\$699,200)
Property Tax in Lieu of MVLFF	\$44,200	\$94,400	\$113,100	\$124,900	\$137,900	\$152,253	\$185,595	\$226,240	2.0%	\$6,784,900	\$2,807,900
Property Transfer Tax	\$1,100	\$2,300	\$2,800	\$3,100	\$3,400	\$3,754	\$4,576	\$5,578	2.0%	\$167,300	\$69,200
Sales Tax - Direct / On-Site	\$5,850	\$13,590	\$21,690	\$25,110	\$29,160	\$33,804	\$45,430	\$61,055	3.0%	\$1,516,800	\$589,800
Sales Tax - Indirect / Off-Site	\$4,050	\$11,790	\$14,580	\$16,830	\$19,530	\$22,641	\$30,427	\$40,891	3.0%	\$1,029,000	\$405,100
Estimated County Revenues	\$66,300	\$145,580	\$180,270	\$201,040	\$224,390	\$250,432	\$312,327	\$390,201		\$11,189,800	\$4,572,000
County of Siskiyou Expenditures											
General	\$3,800	\$9,400	\$12,100	\$14,000	\$16,200	\$18,780	\$25,239	\$33,919	3.0%	\$851,800	\$334,800
Public Protection	\$16,300	\$40,700	\$52,300	\$60,600	\$70,300	\$81,497	\$109,525	\$147,193	3.0%	\$3,695,100	\$1,452,500
Public Ways & Facilities	\$4,000	\$10,000	\$12,800	\$14,800	\$17,200	\$19,940	\$26,797	\$36,013	3.0%	\$904,200	\$355,500
Health & Sanitation	\$8,800	\$22,100	\$28,400	\$32,900	\$38,200	\$44,284	\$59,514	\$79,982	3.0%	\$2,007,400	\$788,900
Public Assistance	\$8,300	\$21,600	\$27,900	\$32,300	\$37,400	\$43,357	\$58,268	\$78,307	3.0%	\$1,965,400	\$772,300
Education	\$200	\$500	\$700	\$800	\$900	\$1,043	\$1,402	\$1,884	3.0%	\$47,800	\$18,900
Estimated County Expenditures	\$41,400	\$104,300	\$134,200	\$155,400	\$180,200	\$208,901	\$280,746	\$377,299		\$9,471,700	\$3,722,900
Estimated County Net Fiscal Impact	\$24,900	\$41,280	\$46,070	\$45,640	\$44,190	\$41,531	\$31,581	\$12,902		\$1,718,100	\$849,100
<i>Revenue / Expenditure Ratio</i>	<i>1.60</i>	<i>1.40</i>	<i>1.34</i>	<i>1.29</i>	<i>1.25</i>	<i>1.20</i>	<i>1.11</i>	<i>1.03</i>		<i>1.18</i>	<i>1.23</i>

Notes:
 Assumes installation of necessary public infrastructure
 Additional potential County revenues (e.g. court fines, penalties, interest and costs on delinquent taxes) not included
 Values in 2022 dollars
 Select years shown for illustration



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Project Description

Project Component	Year 5	Year 10	Year 15
	2028	2033	2038
Market-Rate Residential	64 DU	144 DU	160 DU
Affordable Housing	16 DU	36 DU	40 DU
Total Residential	80 DU	180 DU	200 DU
Hotel	75 rooms	75 rooms	75 rooms
Hostel	0 rooms	75 rooms	75 rooms
Commercial / Retail	10,000 SF	20,000 SF	27,500 SF
Office / Flex	10,000 SF	10,000 SF	10,000 SF
Industrial	0 SF	25,000 SF	25,000 SF
<i>Annual Escalation Factor</i>	<i>2.0%</i>	<i>1.10</i>	<i>1.22</i>
Estimated A/V - Market Residential	\$250K Per Unit	\$17,665,293	\$43,883,799
Estimated A/V - Affordable Housing	\$0K Per Unit	\$0	\$0
Estimated A/V - Hotel	\$200K Per Room	\$16,561,212	\$18,284,916
Estimated A/V - Hostel	\$100K Per Room	\$0	\$9,142,458
Estimated A/V - Commercial / Retail	\$250 PSF	\$2,760,202	\$6,094,972
Estimated A/V - Office / Flex	\$200 PSF	\$2,208,162	\$2,437,989
Estimated A/V - Industrial	\$125 PSF	\$0	\$3,809,358
Total Estimated Assessed Value	\$39,194,869	\$83,653,492	\$100,267,191

Notes:

Adjusted for value appreciation assuming 2% annual escalation rate (statutory maximum).
 Conservatively assuming no mark-to-market valuations above 2% growth to account for property transfers
 Select years shown for illustration
 Values in 2022 dollars



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Project Employment and Occupants

Project Component		Year 5	Year 10	Year 15
		2028	2033	2038
Market-Rate Residential		64 DU	144 DU	160 DU
Affordable Housing		16 DU	36 DU	40 DU
Hotel		75 Rooms	75 Rooms	75 Rooms
Hostel		0 Rooms	75 Rooms	75 Rooms
Commercial / Retail		10,000 SF	20,000 SF	27,500 SF
Office / Flex		10,000 SF	10,000 SF	10,000 SF
Industrial		0 SF	25,000 SF	25,000 SF
Estimated # Employees (FTE)				
Market-Rate Residential	50 DU / emp	1	3	3
Affordable Housing	50 DU / emp	0	1	1
Hotel	1.5 room / emp	50	50	50
Hostel	1.5 room / emp	0	50	50
Commercial / Retail	400 SF / emp	25	50	69
Office / Flex	350 SF / emp	29	29	29
Industrial	1,500 SF / emp	0	17	17
Total Estimated # Employees (FTE)		105	199	218
Occupied Dwelling Units	95%	76 DU	171 DU	190 DU
Residents	2.00 per DU	152	342	380
Employees Weighted at 50%	50%	53	99	109
Total Service Population (Residents + Empl.)		205	441	489
Occupied Hotel Rooms	75%	56 rooms	56 rooms	56 rooms
Hotel Guests	1.5 per room	84	84	84
Occupied Hostel Rooms	75%	0 rooms	56 rooms	56 rooms
Hostel Guests	4.0 per room	0	225	225
Total Hotel + Hostel Guests		84	309	309

Notes:

Average household size reflects City average household size and product mix of multifamily units

Select years shown for illustration

Values in 2022 dollars



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Property Tax

		Year 5 2028	Year 10 2033	Year 15 2038
Estimated Assessed Value - Residential		\$17,665,293	\$43,883,799	\$53,834,734
Estimated Assessed Value - Non-Residential		\$21,529,576	\$39,769,693	\$46,432,458
Total Estimated Assessed Value		\$39,194,869	\$83,653,492	\$100,267,191
Total Secured Property Tax General Levy	1.00%	\$391,949	\$836,535	\$1,002,672
Estimated Unsecured Property Tax as % of Secured Non-Residential Value	10.00%	\$21,530	\$39,770	\$46,432
Total Estimated Secured + Unsecured Property Tax		\$413,478	\$876,305	\$1,049,104
Distributions to Taxing Entities				
City of Mount Shasta	6.68%	\$27,600	\$58,600	\$70,100
City Allocation to EIFD	(3.34%)	(\$13,800)	(\$29,300)	(\$35,100)
Net Property Tax to City	3.34%	\$13,800	\$29,300	\$35,000
Siskiyou County General	5.37%	\$22,200	\$47,000	\$56,300
County Allocation to EIFD	(2.68%)	(\$11,100)	(\$23,500)	(\$28,200)
Net Siskiyou County Distributions	2.68%	\$11,100	\$23,500	\$28,100

Notes:

- Assumed general levy distributions post-annexation
- Does not include property tax overrides above 1% general levy
- Select years shown for illustration
- Values in 2022 dollars

Source: Siskiyou County Auditor-Controller (2022)



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Property Tax In-Lieu of Motor Vehicle License Fees (MVLf)

Total AV within CITY (FY 2020-2021)	\$424,071,815			
MVLf Revenues (2020-2021)	\$343,552			
Prop Tax In-Lieu of MVLf per \$1M of AV	\$810			
	<i>Year 1</i>	<i>Year 5</i>	<i>Year 10</i>	<i>Year 15</i>
	2024	2028	2033	2038
Estimated Project Assessed Value	\$0	\$39,194,869	\$83,653,492	\$100,267,191
Incremental Property Tax In-Lieu of MVLf to City	\$0	\$31,800	\$67,800	\$81,200
City Allocation to EIFD	\$0	(\$15,900)	(\$33,900)	(\$40,600)
Net Incremental Property Tax In-Lieu of MVLf to City	\$0	\$15,900	\$33,900	\$40,600
Total AV within COUNTY (FY 2020-2021)	\$5,346,582,178			
Current Property Tax In-Lieu of MVLf (2020-2021)	\$6,032,327			
Prop Tax In-Lieu of MVLf per \$1M of AV	\$1,128			
	<i>Year 1</i>	<i>Year 5</i>	<i>Year 10</i>	<i>Year 15</i>
	2024	2028	2033	2038
Estimated Project Assessed Value	\$0	\$39,194,869	\$83,653,492	\$100,267,191
Incremental Property Tax In-Lieu of MVLf to County	\$0	\$44,200	\$94,400	\$113,100

Notes:

Select years shown for illustration

Values in 2022 dollars

Source: Siskiyou County Auditor-Controller (2022)



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Property Transfer Tax / Documentary Transfer Tax

		Year 5 2028	Year 10 2033	Year 15 2038
Estimated Assessed Value		\$39,194,869	\$83,653,492	\$100,267,191
Estimated Property Turnover Rate		5.0%	5.0%	5.0%
Estimated Value of Property Transferred		\$1,959,743	\$4,182,675	\$5,013,360
Total Transfer Tax	\$1.10 per \$1,000	\$2,200	\$4,600	\$5,500
Transfer Tax to City	\$0.55 per \$1,000	\$1,100	\$2,300	\$2,800
Transfer Tax to County	\$0.55 per \$1,000	\$1,100	\$2,300	\$2,800

Notes:

Select years shown for illustration
 Values in 2022 dollars

Source: Siskiyou County Auditor-Controller (2022)



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Sales Tax - Direct / On-Site

Project Component	Year 5	Year 10	Year 15	
	2028	2033	2038	
Retail SF	10,000 SF	20,000 SF	27,500 SF	
Percent assumed to be taxable sales-generating	75%	75%	75%	
Total Sales-Generating SF	7,500 SF	15,000 SF	20,625 SF	
Estimated Taxable Sales	\$300 PSF	\$2,608,367	\$6,047,624	\$9,639,923
Bradley-Burns Sales Tax to City	1.00%	\$26,084	\$60,476	\$96,399
Use Tax as % of Sales Tax	12.00%	\$3,130	\$7,257	\$11,568
Bradley-Burns Sales and Use Tax to City - Direct		\$29,200	\$67,700	\$108,000
Sales Tax to County	0.25%	\$6,500	\$15,100	\$24,100
Net of Sales Transfer within County	(10%)	(\$650)	(\$1,510)	(\$2,410)
Sales Tax to County		\$5,850	\$13,590	\$21,690

Notes:
 Does not include additional 0.25% Mt. Shasta Libraries Transactions and Use Tax
 County sales tax per Revenue and Taxation Code Section 7203.1 (0.25%)
 Does not include additional sales tax allocation for public safety from Proposition 172 (collected by State BOE and apportioned to counties based on proportionate share of taxable sales)
 Taxable sales PSF factor escalated 3% annually
 Select years shown for illustration.
 Values in 2022 dollars.



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Sales Tax - Indirect / Off-Site

	Year 5 2028	Year 10 2033	Year 15 2038
Estimated # Employees	105	199	218
Estimated Annual Taxable Retail Spending / Empl. <u>Within City</u>	\$6,902	\$8,001	\$9,275
Estimated Employee Taxable Retail Spending	\$725,853	\$1,590,878	\$2,021,884
Estimated # Occupied Dwelling Units	76 DU	171 DU	190 DU
Estimated Annual Taxable Retail Spending / HH	\$23,994	\$27,816	\$32,246
Estimated Resident Taxable Retail Spending	\$1,823,559	\$4,756,509	\$6,126,775
Estimated Capture within City	35.0%	\$1,664,778	\$2,144,371
Estimated # Occupied Hotel + Hostel Guests	84 guests	309 guests	309 guests
Estimated Annual Taxable Retail Spending / Guest	\$12,694	\$14,716	\$17,060
Estimated Guest Taxable Retail Spending	\$1,071,061	\$4,552,727	\$5,277,858
Estimated Capture within City	50.0%	\$2,276,363	\$2,638,929
Total Estimated Indirect Taxable Sales	\$1,899,629	\$5,532,020	\$6,805,184
Less Estimated Capture Within District Retail	(5.0%) (\$94,981)	(\$276,601)	(\$340,259)
Net Indirect Taxable Sales	\$1,804,648	\$5,255,419	\$6,464,925
Bradley-Burns Sales Tax to City	1.00%	\$18,046	\$52,554
Use Tax as % of Sales Tax	12.00%	\$2,166	\$6,307
Bradley-Burns Sales and Use Tax to City - Indirect	\$20,200	\$58,900	\$72,400
Sales Tax to County	0.25%	\$4,500	\$13,100
Net of Sales Transfer within County	(10%) (\$450)	(\$1,310)	(\$1,620)
Sales Tax to County	\$4,050	\$11,790	\$14,580

Notes:

Does not include additional 0.25% Mt. Shasta Libraries Transactions and Use Tax

County sales tax per Revenue and Taxation Code Section 7203.1 (0.25%)

Does not include additional sales tax allocation for public safety from Proposition 172 (collected by State BOE and apportioned to counties based on proportionate share of taxable sales)

Employee spending estimates based on "Office Worker Retail Spending Patterns: A Downtown and Suburban Area Study," ICSC (2004).

Household spending based on average household income within City.

Hotel guest spending estimated based on American Hotel and Lodging Association (AHLA) data.

Adjusted for inflation assuming 3% annual inflation rate.

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Transient Occupancy Tax ("TOT") to City

	Year 5 2028	Year 10 2033	Year 15 2038
Estimated # Hotel + Hostel Rooms	75 rooms	150 rooms	150 rooms
Average Daily Room Rate (ADR)	\$145	\$168	\$195
Average Occupancy Rate	73%	73%	73%
Annual Hotel Room Receipts	\$2,895,830	\$6,714,122	\$7,783,508
TOT to City	10.00% \$289,600	\$671,400	\$778,400

Notes:

Adjusted for inflation assuming 3% annual inflation rate.

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City Service Population

City Population	3,247
City Employee Population	1,936
Employee Weighting for Service Population	0.5
Weighted # Employees	968
Total City Service Population	4,215

Source: CA Department of Finance, U.S. Census Bureau Center for Economic Studies (2021)



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City Multiplier Revenue and Expenditure Factors

Budget Category	Adopted City Budget	Allocation Basis	Relevant City Population / Factor	Discount for Operational Efficiency	Per Capita Factor	Annual Escalation	Year 5	Year 10	Year 15
							2028	2033	2038
Revenues									
Business License Tax	\$80,000	Per Employee	1,936	0%	\$41.32	3.0%	\$47.90	\$55.53	\$64.38
Cannabis Related Taxes	\$149,000	Service Population	4,215	0%	\$35.35	3.0%	\$40.98	\$47.51	\$55.07
Fines & Forfeitures	\$6,800	Service Population	4,215	0%	\$1.61	3.0%	\$1.87	\$2.17	\$2.51
Franchise Tax	\$88,000	Service Population	4,215	0%	\$20.88	3.0%	\$24.20	\$28.06	\$32.53
Interest & Rental Revenues	\$4,150	Service Population	4,215	0%	\$0.98	3.0%	\$1.14	\$1.32	\$1.53
Current Service Charges	\$5,600	Per Resident	3,247	0%	\$1.72	3.0%	\$2.00	\$2.32	\$2.69
Administrative Allocation	\$311,509	Service Population	4,215	0%	\$73.90	3.0%	\$85.68	\$99.32	\$115.14
Transfers In	\$120,000	Service Population	4,215	0%	\$28.47	3.0%	\$33.00	\$38.26	\$44.35
Other Misc. Revenues	\$227,100	Service Population	4,215	0%	\$53.88	3.0%	\$62.46	\$72.41	\$83.94
Total Selected Revenues	\$992,159								
Expenditures									
Legislative	\$38,330	Service Population	4,215	25%	\$6.82	3.0%	\$7.91	\$9.17	\$10.63
Administration & Finance	\$1,118,382	Service Population	4,215	25%	\$199.00	3.0%	\$230.70	\$267.44	\$310.04
Public Safety - Police & Fire	\$2,437,397	Service Population	4,215	10%	\$520.44	3.0%	\$603.33	\$699.43	\$810.83
Buildings & Operations	\$1,202,407	Service Population	4,215	25%	\$213.95	3.0%	\$248.03	\$287.53	\$333.33
Public Works Dept.	\$587,708	Service Population	4,215	25%	\$104.57	3.0%	\$121.23	\$140.54	\$162.92
Total Selected Expenditures	\$5,384,224								

Notes:
 Taxes refers to business license tax and the four distinct cannabis related taxes.
 Major case study revenues not shown include property tax, sales tax, transient occupancy tax
 Non-recurring revenues excluded (e.g. Federal Grants, State Subventions and Grants, Permits and Licenses, Zoning and Subdivision Applic., Conditional Use Permit, Sign Permit, Building Inspector Services)
 Adjusted for inflation assuming 3% annual inflation rate.
 Select years shown for illustration.
 Values in 2022 dollars.

Source: City of Mount Shasta 2021-2022 Mid-Year Budget Update



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City Multiplier Revenues and Expenditures

	Year 5 2028	Year 10 2033	Year 15 2038
Estimated # Residents	152	342	380
Estimated # Employees	105	199	218
Total Project Service Population	205	441	489
Budget Category	2028	2033	2038
<i>Revenues</i>			
Business License Tax	\$5,000	\$11,000	\$14,000
Cannabis Related Taxes	\$8,400	\$21,000	\$26,900
Fines & Forfeitures	\$400	\$1,000	\$1,200
Franchise Tax	\$5,000	\$12,400	\$15,900
Interest & Rental Revenues	\$200	\$600	\$800
Current Service Charges	\$300	\$800	\$1,000
Administrative Allocation	\$17,500	\$43,800	\$56,300
Transfers In	\$6,800	\$16,900	\$21,700
Other Misc. Revenues	\$12,800	\$32,000	\$41,000
Total Multiplier Revenues	\$56,400	\$139,500	\$178,800
<i>Expenditures</i>			
Legislative	\$1,600	\$4,000	\$5,200
Administration & Finance	\$47,200	\$118,100	\$151,600
Public Safety - Police & Fire	\$123,400	\$308,700	\$396,500
Buildings & Operations	\$50,700	\$126,900	\$163,000
Public Works Dept.	\$24,800	\$62,000	\$79,700
Total Multiplier Expenditures	\$247,700	\$619,700	\$796,000

Notes:

Major case study revenues not shown include property tax, sales tax, transient occupancy tax

Adjusted for inflation assuming 3% annual inflation rate.

Select years shown for illustration.

Values in 2022 dollars.

Source: City of Mount Shasta 2021-2022 Mid-Year Budget Update



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County Service Population

County Population (Incorporated and Unincorporated)	43,931
County Employee Population (Incorporated and Unincorporated)	12,846
Employee Weighting for Service Population	0.5
Weighted # Employees	6,423
Total County Service Population	50,354

Source: CA Department of Finance, U.S.Census Bureau Center for Economic Studies (2022)



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County Multiplier Revenue and Expenditure Factors

Budget Category	Adopted County Budget	Allocation Basis	Relevant County Population	Discount for Operational Efficiency	Per Capita Factor	Annual Escalation	Year 5	Year 10	Year 15
							2028	2033	2038
<i>Primary Expenditure Estimates - County General Fund</i>									
General	\$5,319,072	Service Population	50,354	85%	\$15.85	3.0%	\$18.37	\$21.29	\$24.69
Public Protection	\$23,045,332	Service Population	50,354	85%	\$68.65	3.0%	\$79.58	\$92.26	\$106.95
Public Ways & Facilities	\$5,636,650	Service Population	50,354	85%	\$16.79	3.0%	\$19.47	\$22.57	\$26.16
Health & Sanitation	\$12,514,733	Service Population	50,354	85%	\$37.28	3.0%	\$43.22	\$50.10	\$58.08
Public Assistance	\$13,783,269	Resident Population	43,931	85%	\$47.06	3.0%	\$54.56	\$63.25	\$73.32
Education	\$346,046	Resident Population	43,931	85%	\$1.18	3.0%	\$1.37	\$1.59	\$1.84
Recreation	\$11,241	Resident Population	43,931	85%	\$0.04	3.0%	\$0.04	\$0.05	\$0.06
Debt Service	\$634,007	N/A							
Total County General Fund Expenditures	\$61,290,350								

Notes:
 County General Fund expenditures by function are estimated by applying the ratios of total financing uses by function (total of ~\$149.7M) to the General Fund total financing uses (~\$61.3M)
 County budget categories conservatively include service costs for both incorporated and unincorporated jurisdictions, and thus 75% fixed-cost / 25% variable-cost assumption is applied
 Adjusted for inflation assuming 3% annual inflation rate.
 Select years shown for illustration.
 Values in 2022 dollars.

Source: County of Siskiyou 2021-2022 Adopted Budget



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County Multiplier Revenues and Expenditures

	Year 5 2028	Year 10 2033	Year 15 2038
Estimated # Residents	152	342	380
Estimated # Employees	105	199	218
Total Project Service Population	205	441	489
Budget Category	2028	2033	2038
<i>Primary Expenditures - Net County Cost</i>			
General	\$3,800	\$9,400	\$12,100
Public Protection	\$16,300	\$40,700	\$52,300
Public Ways & Facilities	\$4,000	\$10,000	\$12,800
Health & Sanitation	\$8,800	\$22,100	\$28,400
Public Assistance	\$8,300	\$21,600	\$27,900
Education	\$200	\$500	\$700
Recreation	\$0	\$0	\$0
Total Primary Expenditures	\$41,400	\$104,300	\$134,200

Notes:

Adjusted for inflation assuming 3% annual inflation rate.
 Select years shown for illustration.
 Values in 2022 dollars.

Source: County of Siskiyou 2021-2022 Adopted Budget



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IMPLAN Inputs

Construction Inputs	
Industry NAICS Category	Approximate Inputs (Industry Spending)
58 - Construction of new multifamily residential structures	\$50,000,000
55 - Construction of new commercial structures, including farm structures	\$31,375,000
51 - Construction of new manufacturing structures	\$3,125,000
Ongoing Operation Inputs	
Industry NAICS Category	Approximate Inputs (Employment Change)
507 - Hotels and motels, including casino hotels	100 Jobs
412 - Retail - Miscellaneous store retailers	69 Jobs
470 - Office administrative services	29 Jobs
422 - Warehousing and storage	17 Jobs
476 - Services to buildings	4 Jobs



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Summary of IMPLAN Economic Benefits

Economic Benefits from Construction (One-Time / Short-Term)

	Employment	Labor Income	Economic Output
Direct (On-Site)	1,038	\$50,171,811	\$84,500,000
Indirect	63	\$2,459,881	\$9,945,397
Induced	144	\$6,144,279	\$22,256,783
Total Countywide	1,245	\$58,775,970	\$116,702,179
Estimated City Capture	1,049	\$50,602,019	\$86,110,109

Economic Benefits from Ongoing Operation (Annual)

	Employment	Labor Income	Economic Output
Direct (On-Site)	219	\$5,931,187	\$15,883,296
Indirect	26	\$934,404	\$3,386,719
Induced	18	\$769,907	\$2,788,635
Total Countywide	263	\$7,635,497	\$22,058,650
Estimated City Capture	221	\$6,016,402	\$16,192,064

Notes

- 100% of direct benefits estimated to be captured on-site within the City.
- 5% of indirect and induced benefits estimated to be captured off-site within the City.
- Estimated ongoing benefits upon build-out and stabilization.



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