



ECONOMIC DEVELOPMENT UPDATE

Amie Mendes, Economic Development Manager

May 3, 2016

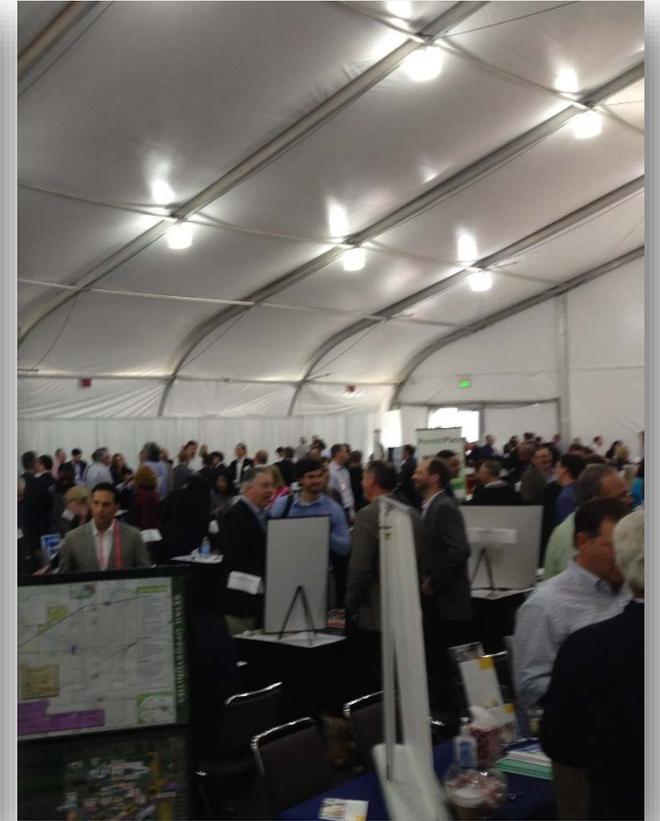
Overview



International Council of Shopping Centers (ICSC)



Monterey ICSC Idea Exchange

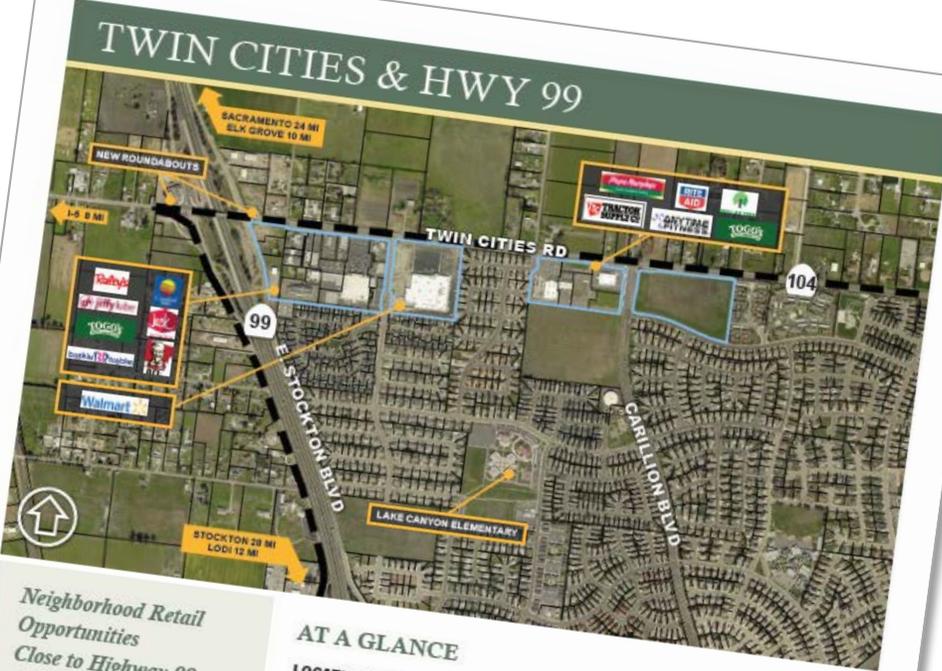


Monterey ICSC Idea Exchange



Twin Cities Corridor

- 11.5 acres at Carillion Corners East
- 1.4 acres in Carillion Corners Center
- 4,000 SF pad in Galt Village Center
- Sublease of Dollar Tree in Galt Village
- G & C Septic Property



TWIN CITIES & HWY 99

Neighborhood Retail Opportunities Close to Highway 99

Several undeveloped parcels and shopping centers anchored by Raley's, Walmart, Rite Aid and Tractor Supply in a growing residential area with direct freeway access.

AT A GLANCE

LOCATION: Shopping center pads and retail sites along Twin Cities Road (SR 104), east of Highway 99; north edge of Galt near existing and planned residential neighborhoods.

OPPORTUNITIES: 52.8 acres total, including: Galt Village Center (Raley's anchored, vacant pads available); Carillion Corners (west) (Rite-Aid, Tractor Supply, vacant pads available); Carillion Corners (east) (flat, rectangular parcel, approx. 11.5 acres).

ZONING: Commercial and Highway Commercial

FEATURES: Direct access and good visibility from Highway 99 (north-south) and SR 104 (east-west).

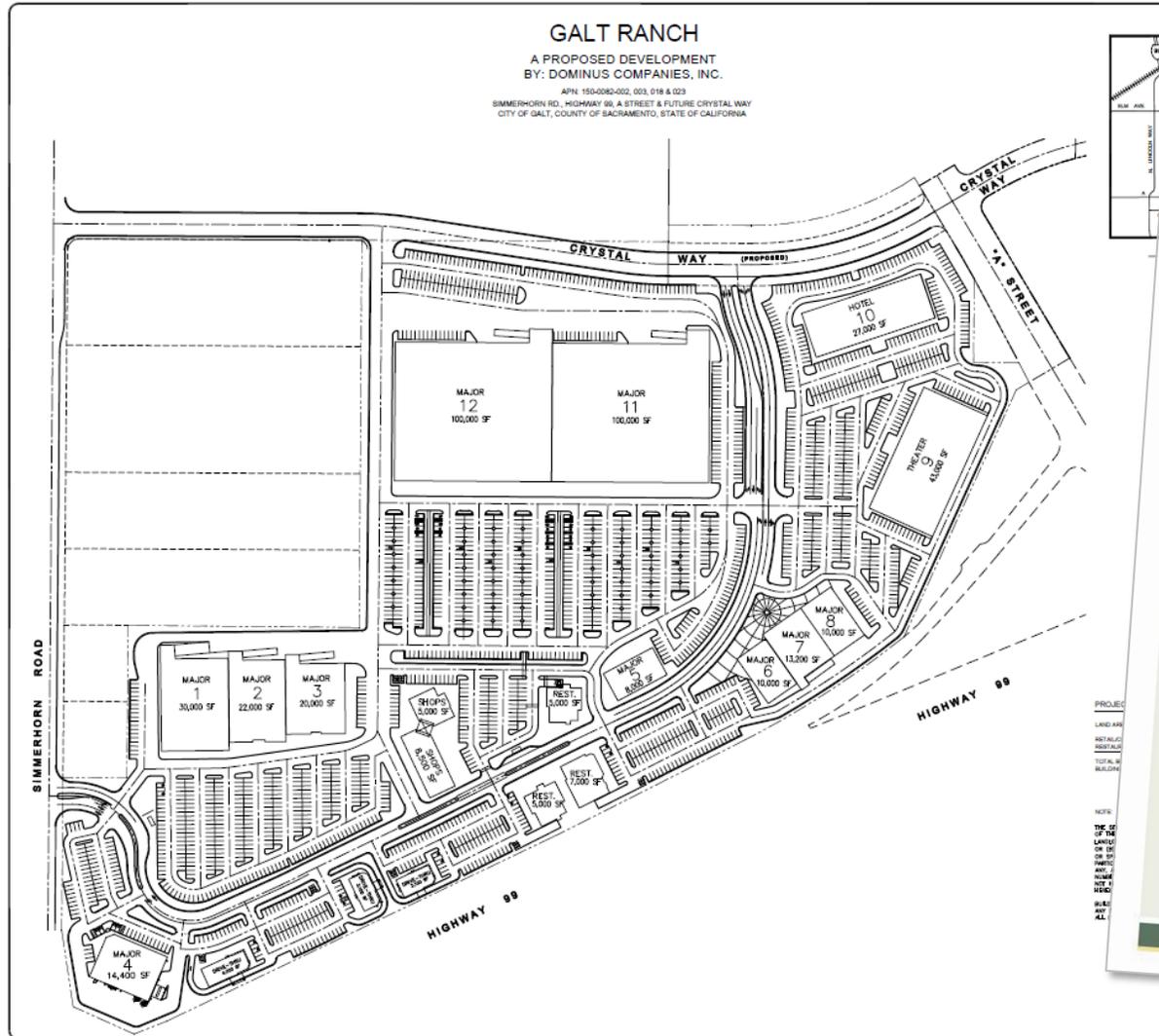
GOOD FITS: Neighborhood retail and restaurants serving local and foothill communities, shopping center or big box retailer.



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Carillion Corners, pad in foreground

Simmerhorn Commercial



SIMMERHORN COMMERCIAL

Ideal Big Box Location with Highway 99 Visibility

This central Galt location offers clear visibility from Highway 99 and direct freeway access from Simmerhorn Road and the new Central Galt interchange at A Street.

AT A GLANCE

LOCATION: Central Galt, immediately east of Hwy 99 and accessible from Simmerhorn Road and the new Central Galt Interchange at A Street; Elk Grove and Lodi are within a 15-minute radius.

OPPORTUNITY: 45.5 acres, flat site; all utilities installed within adjacent rights-of-way, including new water lines along Simmerhorn Road. Heavily traveled corridor between Sacramento and Stockton.

ZONING: Highway Commercial

FEATURES: Excellent freeway visibility; all utilities installed with adjacent rights-of-way; water, sewer and storm drainage accessible; new freeway interchange.

GOOD FITS: Excellent opportunity for big-box retail center, auto dealerships, entertainment, mixed use or lifestyle center.

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Visible from Highway 99

SHEET 1 OF 1
DATE: 05.11.19

Retail Update

Galt Village

- AT & T Wireless (Parrot Wireless)
- Sally Beauty Supply
- ARCO/Starbucks (Planning Commission Review)

Carillion Corners

- Taco Bell
- Squeeze Inn

Downtown

- Two properties in escrow
- Relocation of C Street Deli

Others

- El Arcoiris Restaurant (next to Post Office on Lincoln Way)
- Best Western 10-Room Expansion

Industrial Market

For Lease

- 0 SF of Space

For Sale

- 50,000+ SF
Building (Fully Leased)

Industrial Land

- 4.65 acres
- Difficult
configuration

Moving Forward



Eastview/ Liberty Ranch

CITY COUNCIL HEARING

MAY 3, 2016

Project Revisions

The City Council held public workshops on March 23 and March 29, 2016 and public hearings on the project on April 5 and April 19, 2016. Based upon input from the City Council, staff and the applicant have responded as follows:

Project Revisions, Cont'd.

Elementary School:

MOU between applicant and GJUESD dated April 18, 2016. Key components include:

- ▶ Developer will pay \$9,603 impact fee per du (\$2,000 above required amount)
- ▶ Developer will advance \$3 million from project's Infrastructure CFD, subject to Council forming CFD with 1.9% max. tax rate.
- ▶ MOU provides for school site improvement/acquisition
- ▶ District withdraws all objections to project.

Additionally, Condition *B-18 revised to add subsection "m", which requires 5 traffic circles proposed along Walnut Ave. to be designed to accommodate school buses.

Project Revisions, Cont'd.

Medium Density Residential:

Applicant agreed to label Liberty Ranch villages containing single-family lots less than 6,500 square feet in area and/or less than 65 feet in lot width with a Medium Density Residential land use designation and with R2 zoning (vs. LDR and R1).

Project Revisions, Cont'd.

Development Standards:

- ▶ All lots in Eastview (including Liberty Ranch) zoned R1 to meet Development Code standards (setbacks, lot width, determination of lot widths along curves, etc.).
- ▶ All properties zoned Commercial (C), Open Space (OS), Public/Quasi-Public (PQ), R4 and the non-participating property zoned R2 to meet all Development Code standards.
- ▶ Liberty Ranch lots in R2 zone will have minimum 15' front setbacks (vs. 12.5'), but will allow living area, in addition to Code-allowed side-facing garages and porches within 15' of front setback. Lots may have 50' minimum width and 5,250 sf min lot area.

Additionally, the provisions for asphalt roofs have been removed from the Specific Plan (all roofing to be tile).

Project Revisions, Cont'd.

Private Recreation Areas:

As noted at the April 19, 2016 hearing, the applicant has agreed to eliminate the private pool and clubhouse from the private rec areas adjacent to Deadman gulch, but will still construct other amenities, such as tot lots and park area. These areas will be maintained by the HOA, but will be open to the public. The applicant has agreed not to pursue a 50% credit of these areas towards the project's park requirements/Quimby fees.

Project Revisions, Cont'd.

Development Agreement:

- ▶ The DA does not lock in fees or charges.
- ▶ The term of the DA was reduced from 30 to 15 years and the 5-year extension is based upon the installation of \$20 million of infrastructure, not financing \$20 million.
- ▶ Developer now required to annex into CFD 2005-1, unless City forms separate district.
- ▶ Infrastructure CFD originally requested with max. 2% tax rate. Staff reduced to 1.8%, but then raised to max. 1.9%, but only if extra used to finance part of cost of school facilities.
- ▶ Credit for construction of public facilities limited to amount estimated in fee program.

Project Revisions, Cont'd.

Development Agreement:

- ▶ Section 4.4.2 amended to allow credit for construction of facility per City fee program only if facility is required or authorized by City.
- ▶ Section 4.4.4.2 amended to state City will pursue expansion of WWTP if capacity will be reached within 4 years and reservation applies to villages, not phases.
- ▶ Section 4.4.6 amended to allow 2 small parks to be used for marketing/limited as passive uses for as long as marketing is needed or for 15 years from offer of dedication, in exchange for applicant developing them, offering them to City for dedication, and ensuring parks meet City standards when offer of dedication is accepted by City.
- ▶ Section 4.4.7 amended to reflect City will maintain the wetlands subject to payment from applicant of a fee, charge or assessment (but not endowment).

Project Revisions, Cont'd.

Development Agreement, Cont'd:

- ▶ Section 4.4.9 added to reflect MOU between applicant and GJUESD.
- ▶ Section 4.4.10 added to provide for minimum home sizes/# house plans/elevations.

Lot Size (Square feet)	Minimum Home Size (Square Feet)
5,000-5,999	1,800 sf (2-story) or 1,500 sf (1-story)
6,000-6,999	2,000 sf
7,000 sf and above	2,200 sf

floor plans/elevations to meet City standards for all residential projects.

Recommendation

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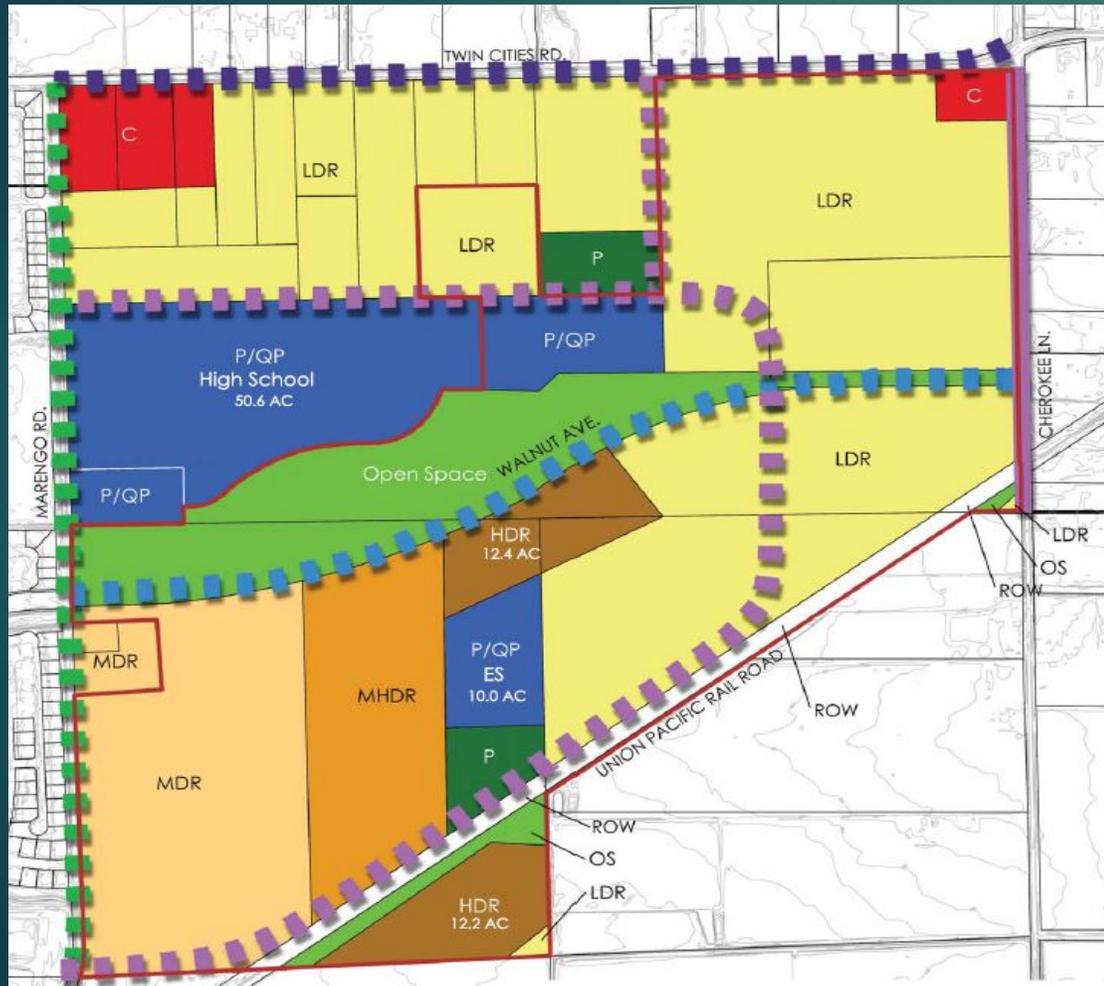
- ▶ Adopt Resolution 2016___ approving the proposed amendment to the General Plan Land Use Map and the Vesting Tentative Maps for the Liberty Ranch component of the Eastview Specific Plan Project, and approving the Eastview Specific Plan.

General Plan Amendment Approval:

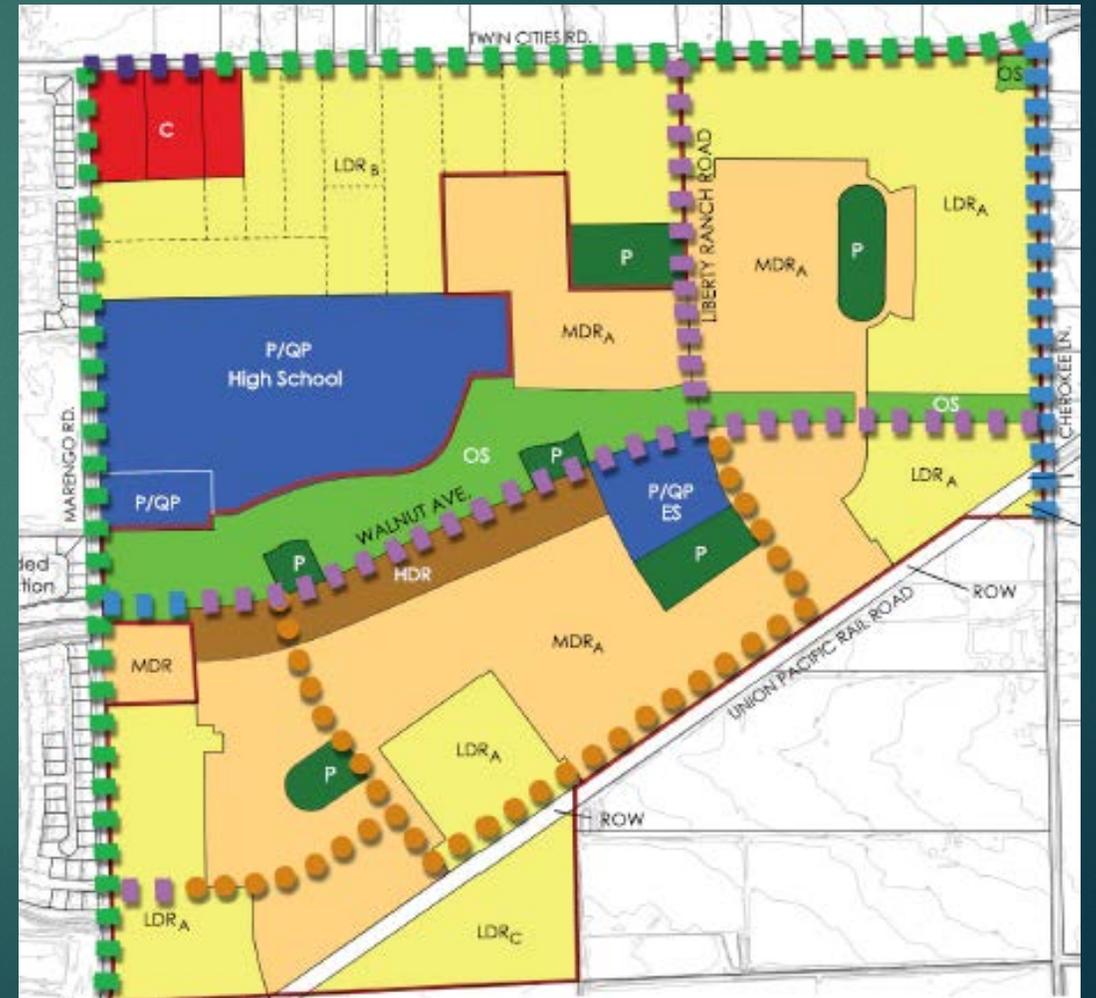
Approve the proposed amendments to the City's General Plan Land Use Map. These amendments would reflect the applicant's requests to change the Land Use Map that was approved with the General Plan Update completed in 2009 with the proposed revisions to the Liberty Ranch and future growth area components of the Eastview Specific Plan and Annexation Project. Note that NO changes are being proposed to the non-participating properties nor to the General Plan policy document.

Recommendation, Cont'd.

Existing GP



Proposed GP



Recommendation, Cont'd.

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General Plan Amendment Approval Key Amendments:

- ▶ Eliminate MDHR land use area
- ▶ Reconfigure HDR along Walnut and eliminate from future growth area
- ▶ Increase MDR in Liberty Ranch/decrease LDR
- ▶ Add 2 park areas to the 2 park areas required per the General Plan, for a total of 4 park areas in Eastview
- ▶ Replace 2-acre northeastern Commercial area with additional LDR and open space (for City entry)
- ▶ Relocate school and adjacent park sites/reduce school site from 10 acres to 8.9 acres
- ▶ Reduce overall # units by 98 (from 1,842 to 1,744) in Eastview
- ▶ Minor roadway reconfiguration

Recommendation, Cont'd.

Specific Plan Approval:

Approve the entire Eastview Specific Plan, with the amendments discussed above. The Specific Plan would set forth certain development standards and design guidelines that are unique to the Specific Plan project area.

Note that where standards unique to the project area are not specified, the standards found within the City's Development Code would automatically apply (i.e., setback standards for accessory structures).

Recommendation, Cont'd.

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Vesting Tentative Subdivision Map Approval:

Approve the three proposed vesting tentative subdivision maps:

- ▶ Large Lot #1 (Phasing)
- ▶ Large Lot #2 (Villages)
- ▶ Small Lots (all lots within Liberty Ranch, including LDR and MDR lots, etc.)

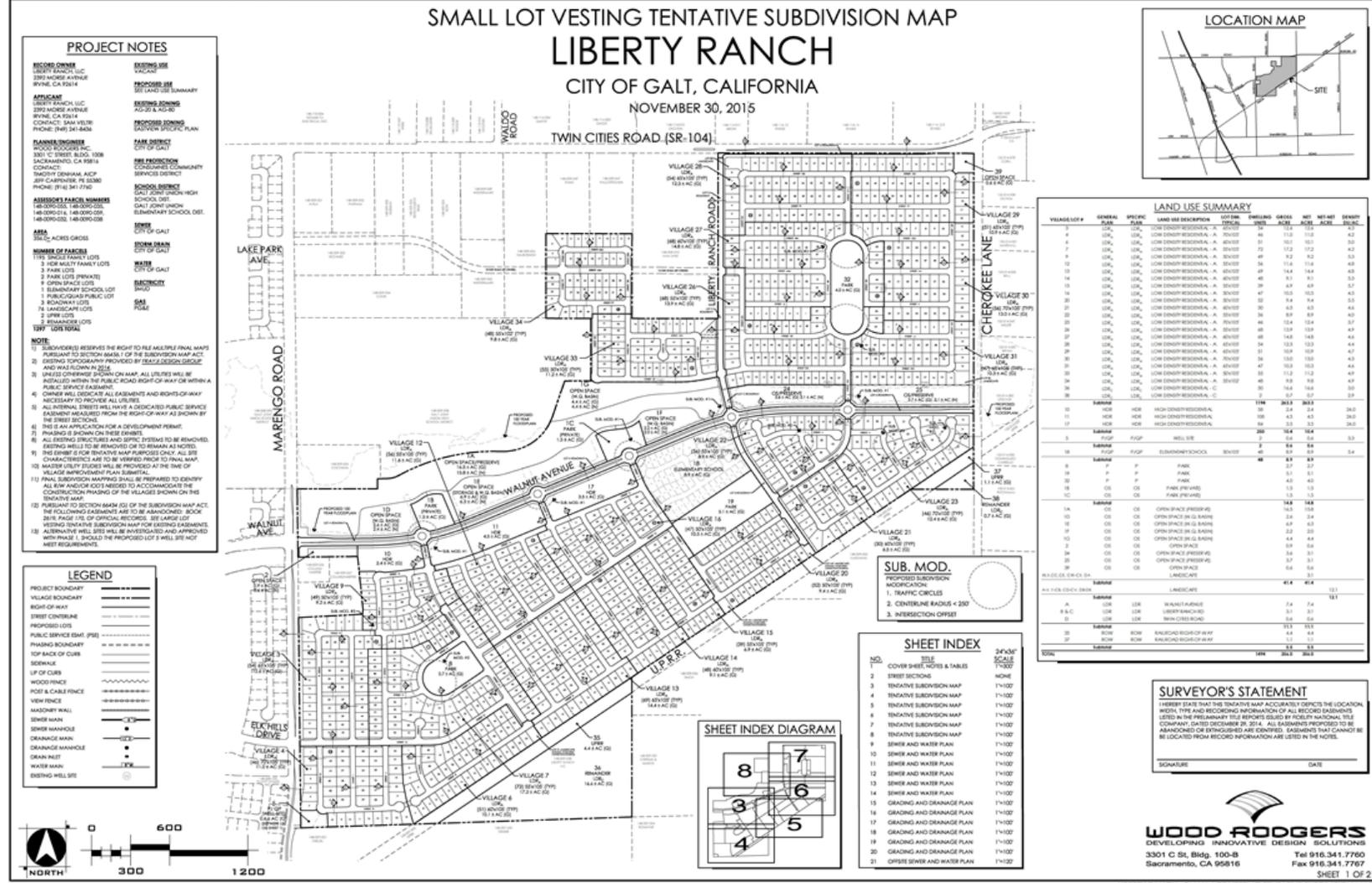
Note: no maps proposed for non-participating properties or future growth areas at this time. Those will be processed at a later date on case-by-case basis per procedures in Development Code.

Recommendation, Cont'd.

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Small Lot Map

Creates individual residential lots for home construction and sale, defines rights-of-way for streets and identifies common open space lots. Provides greater level of detail than Large Lot Maps



Recommendation, Cont'd.

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- ▶ Adopt Ordinance 2016___ approving the proposed Pre-zoning for the Eastview Specific Plan Project.

At their April 19, 2016 meeting, the City Council voted 3:1 to introduce this ordinance. All projects proposed to be annexed are required to be pre-zoned by the local agency to which the properties will be annexed. In this case, the proposed pre-zoning for the Eastview Specific Plan and Annexation Project Area will be consistent with the proposed General Plan Land Use Map amendments and the Eastview Specific Plan. Note that this ordinance approves ONLY the proposed Pre-Zoning map and NO amendments to the City's Development Code.

Recommendation, Cont'd.

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- ▶ Introduce Ordinance 2016___ approving the Development Agreement for the Liberty Ranch portion of the Eastview Specific Plan project, waive full reading, and continue to the next regular meeting for adoption.

Recommendation, Combined

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- ▶ Adopt Resolution 2016___ approving the proposed amendment to the General Plan Land Use Map and the Vesting Tentative Maps for the Liberty Ranch component of the Eastview Specific Plan Project, and approving the Eastview Specific Plan.
- ▶ Adopt Ordinance 2016___ approving the proposed Pre-zoning for the Eastview Specific Plan Project.
- ▶ Introduce Ordinance 2016___ approving the Development Agreement for the Liberty Ranch portion of the Eastview Specific Plan project, waive full reading, and continue to the next regular meeting for adoption.



City of Galt

3rd Quarter Update
For the Fiscal Year Ending June 30, 2016

May 3, 2016

3rd Quarter Update

For the Fiscal Year Ending June 30, 2016

- Update of the City's finances through March 31, 2016
- Focus on General Fund, Measure R, Culture & Recreation fund, Enterprise funds, and Lighting & Landscaping District Funds
- All budget amounts include prior year carryforwards, budget transfers, and approved special appropriations

3rd Quarter Update

For the Fiscal Year Ending June 30, 2016

- Budgeted beginning fund balance is from adopted midterm budget
- YTD beginning fund balance is reconciled to final financial results reported in the City's June 30, 2015 CAFR
- All expenditures/expenses include encumbrances
- Generally, revenues and expenditures should be 75% of Budget projection

3rd Quarter Update

For the Fiscal Year Ending June 30, 2016

General Fund (01) – Summary

	Budget	YTD Actual	% YTD
Revenues	\$ 10,389,803	\$ 6,171,923	59%
Expenditures	\$ (16,274,200)	\$ (12,335,393)	76%
Other Sources (abatements)	\$ 4,115,691	\$ 3,058,465	74%
Other Uses	\$ (1,121,609)	\$ (74,825)	7%
Estimated Fund Balance, Beg.	\$ 6,150,685	\$ 7,026,262	-
Estimated Fund Balance, End	\$ 3,260,370	\$ 3,846,432	-

3rd Quarter Update

For the Fiscal Year Ending June 30, 2016

General Fund (01) – Top 10 Revenues

Primary Revenues	Budget	YTD	% Received
Property Taxes	\$ 4,229,000	\$ 2,227,735	53%
Sales & Use Tax	\$ 2,279,000	\$ 1,326,873	58%
Other Financing Sources	\$ 555,612	\$ 456,930	82%
Franchise Fees	\$ 512,180	\$ 379,374	74%
Licenses & Permits	\$ 442,080	\$ 345,334	78%
CDBG	\$ 372,622	\$ 99,715	27%
Rents-RLETC	\$ 310,000	\$ 205,400	66%
Transient Occupancy Tax	\$ 221,500	\$ 135,444	61%
Engineering	\$ 168,200	\$ 132,519	79%
Plan Check Fee	\$ 120,910	\$ 42,313	35%
Total	\$ 9,211,104	\$ 5,351,637	58%

3rd Quarter Update

For the Fiscal Year Ending June 30, 2016

General Fund (01) – Expenditures by Type

Functional Expenditures	Budget	YTD	% Exp
Personnel Services	\$ 10,202,770	\$ 7,384,159	72%
M&O	\$ 4,258,684	\$ 3,542,546	83%
Capital Outlay	\$ 1,812,746	\$ 1,408,688	78%
Total	\$ 16,274,200	\$ 12,335,393	76%

M&O Includes:

- ❖ \$1.1 Million paid to DOF
- ❖ Encumbrances
- ❖ Carryforwards

3rd Quarter Update

For the Fiscal Year Ending June 30, 2016

General Fund (01) – Expenditures by Department

Department	Budget	YTD	% Exp.
City Council	\$ 268,403	\$ 209,725	78%
City Clerk	\$ 249,253	\$ 161,880	65%
City Attorney	\$ 350,040	\$ 153,000	44%
City Treasurer	\$ 29,230	\$ 22,396	77%
Administration	\$ 1,409,236	\$ 1,076,649	76%
Finance	\$ 1,552,093	\$ 1,189,494	77%
Non-Departmental	\$ 2,361,467	\$ 2,279,467	97%
Police	\$ 6,852,032	\$ 4,995,511	73%
Planning	\$ 527,623	\$ 319,088	60%
Building/Code	\$ 489,747	\$ 330,904	68%
Engineering	\$ 1,444,627	\$ 1,006,821	70%
Central Shop	\$ 256,644	\$ 183,611	72%
Building maintenance	\$ 483,808	\$ 406,848	84%
Total	\$ 16,274,203	\$ 12,335,394	76%

3rd Quarter Update

For the Fiscal Year Ending June 30, 2016

Culture & Recreation (06) – Summary

	Budget	YTD	% Exp
Revenues	\$ 3,820,190	\$ 2,777,447	73%
Expenditures	\$ (3,359,982)	\$ (2,339,185)	70%
Other Sources	\$ 808,040	\$ 97,735	12%
Other Uses (abatements)	\$ (1,390,940)	\$ (1,030,471)	74%
Estimated Fund Balance, Beg.	\$ 97	\$ (88,297)	-
Estimated Fund Balance, End	\$ (122,595)	\$ (1,021,033)	-

- Revenues and Expenditures are in-line with budget projections.
- Other Sources – Consists primarily of amounts to be transferred from General Fund at year-end to balance the Culture & Recreation fund.

3rd Quarter Update

For the Fiscal Year Ending June 30, 2016

Culture & Recreation (06) – By Type

Functional Expenditures	Budget	YTD	% Exp
Personnel Services	\$ 1,817,964	\$ 1,346,832	74%
M&O	\$ 1,075,662	\$ 722,502	67%
Capital Outlay	\$ 466,356	\$ 269,850	58%
Total	\$ 3,359,982	\$ 2,339,184	70%

Expenditures by type are in-line with budgeted projections

3rd Quarter Update

For the Fiscal Year Ending June 30, 2016

Culture & Recreation (06) – Expenditures by Department

Department	Budget	YTD	% Exp.
Parks Admin	\$ 1,249,106	\$ 851,382	68%
Recreation	\$ 444,211	\$ 365,990	82%
Aquatic	\$ 293,709	\$ 161,985	55%
Market	\$ 897,861	\$ 723,611	81%
Library	\$ 175,585	\$ 87,782	50%
After School Program	\$ 57,390	\$ 33,667	59%
SOAR	\$ 150,300	\$ 63,510	42%
TOTS	\$ 91,820	\$ 51,257	56%
Total	\$ 3,359,982	\$ 2,339,184	70%

3rd Quarter Update

For the Fiscal Year Ending June 30, 2016

Measure R (47) — Summary

Revenues & Functional Exp.	Budget	YTD	%
Revenues	\$ 1,599,607	\$ 1,079,163	67%
Expenditures:			
Personnel Services	(1,659,656)	(1,019,966)	61%
M&O	(166,119)	(117,712)	71%
Capital Outlay	(179,669)	(102,889)	57%
Prior year adjustment	-	(76,411)	--
Total Expenditures	(345,788)	(297,012)	86%
Other sources (uses)	(537,447)	(268,723)	50%
Estimated Fund Balance, Beg.	648,700	1,258,572	-
Estimated Fund Balance, End	\$ 1,902,519	\$ 2,040,723	-

3rd Quarter Update

For the Fiscal Year Ending June 30, 2016

Stormwater (03) – Summary

Revenues & Functional Exp.	Budget	YTD	%
Revenues	\$ 362,140	\$ 301,998	83%
Expenses:			
Personnel Services	(142,260)	(111,974)	79%
M&O	(142,878)	(77,835)	54%
Capital Outlay	(97,650)	(31,378)	32%
Total Expenditures	(382,788)	(221,187)	58%
Other Sources	126,830	19,637	15%
Other Uses (abatements)	(169,032)	(126,774)	75%
Estimated Fund Balance, Beg.	100	(159,408)	-
Estimated Fund Balance, End	\$ (62,750)	\$ (185,734)	-

- **Other Sources** – primarily consists of amounts to be transferred from other funds at year-end to balance the Stormwater Fund

3rd Quarter Update

For the Fiscal Year Ending June 30, 2016

Water (05) – Summary

Revenues & Functional Exp.	Budget	YTD	%
Revenues	\$ 3,384,530	\$ 2,806,936	83%
Expenses:			
Personnel Services	(829,120)	(596,962)	72%
M&O	(1,823,885)	(857,418)	47%
Capital Outlay	(3,033,828)	(1,169,484)	39%
Total Expenses	(5,686,833)	(2,623,864)	46%
Other Uses (Abatements)	(537,447)	(403,085)	75%
Estimated Fund Balance, Beg.	1,650,830	4,324,985	-
Estimated Fund Balance, End	\$ (1,188,920)	\$ 4,104,972	-

3rd Quarter Update

For the Fiscal Year Ending June 30, 2016

Wastewater (07) – Summary

Revenues & Functional Exp.	Budget	YTD	%
Revenues	\$ 27,264,312	\$ 10,413,187	38%
Expenses:			
Personnel Services	(1,239,140)	(548,299)	44%
M&O	(2,536,429)	(1,402,289)	55%
Capital Outlay	(16,703,904)	(10,087,175)	60%
Total Expenses	(20,479,473)	(12,037,763)	59%
Other Uses (Abatements)	(719,704)	(539,778)	75%
Estimated Fund Balance, Beg.	10,054,530	3,709,387	-
Estimated Fund Balance, End	16,119,665	1,545,033	-

3rd Quarter Update

For the Fiscal Year Ending June 30, 2016

Solid Waste (48) – Summary

Revenues & Functional Exp.	Budget	YTD	%
Revenues	\$ 1,880,210	\$ 1,626,346	86%
Expenses:			
M&O	(1,699,893)	(1,139,884)	67%
Capital Outlay	(24,006)	(7,429)	31%
Total Expenditures	(1,723,899)	(1,147,313)	67%
Other Uses (Abatements)	(167,063)	(125,297)	75%
Estimated Fund Balance, Beg.	52,390	78,885	-
Estimated Fund Balance, End	\$ 41,638	\$ 432,621	-

3rd Quarter Update

For the Fiscal Year Ending June 30, 2016

Northeast Lighting & Landscaping (32) — Summary

Revenues	\$ 482,430	\$ 251,310	52%
Expenditures:			
Personnel Services	(162,780)	(103,858)	64%
M&O	(424,316)	(318,042)	75%
Capital Outlay	(1,992)	(1,992)	100%
Total Expenditures	(589,088)	(423,892)	72%
Other Sources	55,628	41,721	75%
Other Uses (Abatements)	(111,504)	(83,628)	75%
Estimated Fund Balance, Beg.	180,540	230,002	-
Estimated Fund Balance, End	\$ 18,006	\$ 15,513	-

3rd Quarter Update

For the Fiscal Year Ending June 30, 2016

Northeast Lighting & Landscaping (33) — Summary

Revenues & Functional Exp.	Budget	YTD	%
Revenues	\$ 174,620	\$ 91,438	52%
Expenditures:			
Personnel Services	(37,150)	(22,407)	60%
M&O	(108,402)	(91,423)	84%
Total Expenditures	(145,552)	(113,830)	78%
Other Sources	30,629	8,469	28%
Other Uses (abatements)	(74,938)	(56,203)	75%
Estimated Fund Balance, Beg.	13,120	51,974	-
Estimated Fund Balance, End	\$ (2,121)	\$ (18,152)	-

3rd Quarter Update

For the Fiscal Year Ending June 30, 2016

Lighting & Landscaping #3 (37) — Summary

Revenues & Functional Exp.	Budget	YTD	%
Revenues	\$ 105,001	\$ 57,338	55%
Expenditures:			
Personnel Services	(14,230)	(8,535)	60%
M&O	(55,290)	(16,150)	29%
Total Expenditures	(69,520)	(24,685)	36%
Other Sources	34,020	-	0%
Other Uses (abatements)	(72,214)	(54,160)	75%
Estimated Fund Balance, Beg.	100	(12,340)	-
Estimated Fund Balance, End	\$ (2,613)	\$ (33,847)	-



Questions?