

**EVALUATION OF THE CONSISTENCY OF  
THE BEAR ARCHERY MANUFACTURING SITE  
WITH GOALS AND OBJECTIVES OF THE CITY OF  
GAINESVILLE**

**STAFF REPORT**

**January 10, 2000**

**EVALUATION OF THE CONSISTENCY OF  
THE BEAR ARCHERY MANUFACTURING SITE  
WITH GOALS AND OBJECTIVES OF THE CITY OF GAINESVILLE**

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**EVALUATION OF THE CONSISTENCY OF  
THE BEAR ARCHERY MANUFACTURING SITE  
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**OVERVIEW**

Fall of 1999, staff became aware that a merger between Bear Archery, Inc., a significant local employer, and Golden Eagle/Satellite Archery, LLC may lead to the closing of local operations and a consolidation of operations at a different Florida site, local economic development officials and City staff sought ways to countervail financial advantages that the firm perceived to closing its Gainesville facility. The most significant support available to the City, in this regard, was its Retained, Expanded or Attracted Load Service Rider, authorized by the City Commission and implemented in October, 1997 (Ordinance 0-96-91). This electric service provision is also referred to as the Utility's Flex Rate. Under this policy, limited discounts to electric rates can be granted to customers in certain narrowly defined circumstances. Specifically, discounts in electric base rates, up to 13% for no more than 48 months, may be offered to significant electric customers. This would be in situations wherein the customer is able to document substantially that it's electric load has been retained on or attracted to the utility system as a consequence of the discount being available. The discount is afforded wholly by a forfeiture of General Fund Transfer on the retained or attracted portion of the load.

In order for an entity to be granted discounts, City policy requires that the business activity or project be consistent with the City's goals, objectives and policies regarding: Land Use and Zoning, Environmental Impacts, Economic Development Objectives and Transportation Infrastructure. This report has been prepared to evaluate and document the extent to which the project (Bear Archery) is consistent with the City's goals, objectives and policies regarding: Land Use and Zoning, Environmental Impacts, Economic Development Objectives and Transportation Infrastructure.

**APPROACH**

To determine the extent to which the business activity is consistent with the City's goals, objectives and policies regarding: Land Use and Zoning, Environmental Impacts, Economic Development Objectives and Transportation Infrastructure, the Economic and Community Development departments were consulted. Since the project is currently outside of the City limits, pertinent County departments were also consulted these included: the Department of Growth Management, the Public Works department and the Environmental Protection department. To quantitatively assess the fiscal impact of the project, the GRU Strategic Planning department gathered pertinent data and engaged its Fiscal Impact Model. This model, which was developed by Dr. Hank Fishkind and customized for our location by staff, evaluates the relevant public costs of development, such as public safety, transportation and recreation costs against fiscal benefits, such as utility profits, property and sales taxes and charges for services. Benefits and costs are considered in three governmental realms: the City, the County and the School District.

## **SUMMARY OF FINDINGS**

The County's Growth Management department reported that the project is consistent with County land use and zoning policy and that continuation or expansion of the project would not have an adverse impact on recreation. This report is attached as Exhibit A. Regarding Environmental Impacts, the County's Environmental Protection department reported that the project has been inspected regularly since 1995 and the project has demonstrated a very good compliance record and has been cooperative with the Department. This report is attached as Exhibit B. Regarding Transportation Infrastructure impacts, the County's Public Works department reported that the project impacts three roadways (Bear Archery Road, Williston Road and Archer Road) and the roadway network servicing the project is currently operating at acceptable levels of service. This report is attached as Exhibit C.

After its own evaluation and consideration of the foregoing, The City's Department of Community Development reported that the project is consistent with existing land use policies and plans. The project will not adversely impact recreation. The archery shooting lanes are cited as providing recreational benefit and the Fred Bear Museum is cited as providing recreational and entertainment benefit. This report is attached as Exhibit D.

The results of fiscal impact modelling indicate that retaining the project, representing 150 initial jobs, with 50 jobs being added, is beneficial to both the City and County over the analytical horizon (ten years). Specifically, the net fiscal benefit to the City, is generally in excess of \$40,000 annually. The present value of the benefit over ten years, after considering approximately \$15,000 of electric rate discounts, is in excess of \$200,000. The project represents approximately \$37,000 of present value of the benefit to the County over the same period. The City's Economic Development department has also noted that the project is consistent with economic development goals. The fiscal impact analysis, in its entirety, is presented as Exhibit E.

## **RECOMMENDATIONS**

Staff believes that the project is consistent with the City's goals, objectives and policies regarding: Land Use and Zoning, Environmental Impacts, Economic Development Objectives and Transportation Infrastructure. Staff also believes that retaining the project in the area is in the best interest of the City and the City Commission should authorize the General Manager to execute the agreements with Bear Archery, LLC that obligate the project's annexation and extends electric price discounts under the terms contemplated in the accompanying City Commission Agenda Item.



Exhibit A

**ALACHUA COUNTY  
DEPARTMENT OF GROWTH MANAGEMENT**

10 S.W. 2<sup>nd</sup> Avenue • Third Floor • Gainesville, Florida 32601-6294

Tel: (352) 374-5249 • Fax: (352) 338-3224

Suncom: 651-5249

Home Page: [www.co.alachua.fl.us](http://www.co.alachua.fl.us)

**Board of County Commissioners**

Kurt Larsen, AICP  
Growth Management  
Director

Richard E. Wolf  
Director  
Codes Enforcement

Roland Loog  
Interim Director  
Visitors & Convention  
Bureau

Wendy V. Kinser  
Chief of  
Development Services

Ken Zeichner  
Principal Planner  
Comprehensive Planning

C. Lael Holton  
Housing Programs  
Coordinator

December 22, 1999

**MEMORANDUM**



To: Kenrick Pierre, Economic Development Coordinator  
From: *✓* Kurt Larsen, Director, Growth Management  
Subject: Bear Archery Property (Parcel 7240-001-003)

Per your request, the following information is provided regarding the Bear Archery property. The Bear Archery/Golden Eagle Company is considered an industrial activity which is consistent with its Future Land Use Map designation of Heavy Industrial. The property is zoned 'MS' (manufacturing and services industrial) district. The Bear Archery/Golden Eagle development is consistent with both the MS zoning district and Heavy Industrial land use category.

Future expansion of the company at the site can occur provided it meets the requirements as provided in the MS zoning district and revised site plan approval is obtained. Continued use or expansion of the site will have no adverse impact upon recreation in the County. The site is not located in any target or redevelopment areas. At the present time, Regional Transit System Route 75 provides service each ½ hour along Archer Road during peak demand hours.

I understand that the Department of Public Works will be providing the Level of Service (LOS) numbers for the surrounding roadways directly to you.

If you have any further questions, please do not hesitate to contact me at 374-5249.

cc: Randall Reid, County Manager  
Bill Lecher, Department of Public Works  
Rick Wolf, Codes Enforcement  
Mike Drummond, Environmental Protection  
David Schwartz, County Attorney's Office  
File

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Board of County Commissioners

Chris Bird  
Environmental  
Protection Director

Barbara J. Pierce  
Administrative  
Assistant

John J. Mousa  
Pollution Prevention  
Manager

Exhibit B

**ALACHUA COUNTY  
ENVIRONMENTAL PROTECTION DEPARTMENT**

226 South Main Street • Gainesville, Florida 32601-6538

Tel: (352) 955-2442 • Fax (352) 955-2440

Suncom: 625-2442

Home Page: [www.co.alachua.fl.us](http://www.co.alachua.fl.us)

December 3, 1999

**Memorandum**

TO: Kenrick Pierre, Economic Development

FROM: Agustin Olmos, Hazardous Materials Engineer *AO*

SUBJECT: Bear Archery, Inc

Attached please find a brief compliance history of Bear Archery, Inc. Bear Archery, Inc has been inspected regularly by the Alachua County Environmental Protection Department since 1995. Overall the facility has demonstrated a very good compliance record and has been cooperative with our Department.

Let me know if you need any additional information.



## **Bear Archery Compliance History**

Bear Archery Inc. is classified as a 'C' facility under the Alachua County Hazardous Materials Management Code (HMMC) and as a Large Quantity Generator of Hazardous Waste (LQG) under the Florida Department of Environmental Protection (FDEP) RCRA program.

### **ACEPD HHMC Inspections Summary**

Year	Violations
1995	None
1996	None
1997	No inspection conducted
1998	Container without label (violation corrected)
1999	Missing warning sign (violation corrected) Need to perform routine repair inside secondary containment area (in process)

### **Related Inspections**

Year	Agency	Comments
1996	FDEP, ACEPD	Pollution Prevention training session for ACEPD
1999	FDEP	RCRA compliance inspection. One record keeping violation found, violation corrected.



Board of County Commissioners

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December 28, 1999

MEMORANDUM

TO: Kenrick Pierre  
 Economic Development Coordinator

FROM: *Bill* Bill Lecher  
 Assistant Director Public Works

RE: Bear Archery/Golden Eagle



I am responding to your inquiry concerning Transportation Infrastructure/Level of Service for the above use in the December 1, 1999 letter from the City of Gainesville, Department of Community Development.

Bear Archery/Golden Eagle is located on Bear Archer Road (SW 41<sup>st</sup> Blvd.) between Archer Road (SR 24) and Williston Road (SR 121). The following roadways are impacted by current or future development of the above site.

1. Bear Archer Road (SW 41<sup>st</sup> Blvd)
  - a. Two lane rural section County Road.
  - b. Functionally classified as a local road.
  - c. Operates at an acceptable level of service.
  - d. The intersection with Archer Road (SR24) is scheduled to be signalized in the fiscal year 2001/02 FDOT Work Program.
  - e. Future development that impacts its intersection with Williston Road will be required to analyze the intersection for signalization or relocation.
  - f. It is scheduled to be re-surfaced with improved shoulders in the fiscal year 2000/01 Alachua County Transportation Improvement Program.



December 28, 1999

Page 2

2. Williston Road (SR 121)
  - a. A four-lane divided section FDOT roadway that changes to a two-lane facility Southwest of the intersection with Bear Archer Road.
  - b. Operates at an acceptable level of service; see Segment S-44 Level of Service Report.
3. Archer Road (SR 24)
  - a. A four-lane divided section. FDOT roadway.
  - b. Operates at an acceptable level of service; see Segment S-9 Level of Service Report.

The roadway network servicing Bear Archery is currently operating at acceptable level of service.

WDL:bkr

## EXHIBIT D

### **Bear Archery Inc. Consistency Report**

The objective of this report is to determine whether the business activity associated with Bear Archery is consistent with the City's goals, objectives and policies regarding Land Use and Zoning, and Transportation Infrastructure. Bear Archery/Golden Eagle is an archery manufacturing facility that has operated in Alachua County since 1978 on approximately 33 acres located at 4600 Southwest 41<sup>st</sup> Blvd. In addition to the manufacturing business, the facility also contains the Fred Bear Museum. The report is being prepared to address the requirements of Chapter 27 of the City of Gainesville Code of Ordinances related to offering a utility incentive associated with the retention or the expansion of an existing local business.

#### Land Use and Zoning

Chapter 27 of the City's Code of Ordinances requires that the City assess whether the business activity is consistent with existing policies and plans, has the ability of obtain requisite approvals if any, effects upon recreation, and whether the site is within a target redevelopment area.

Based on information received from Alachua County, the property is designated as an Industrial land use and MS (Manufacturing and Service) zoning, a light manufacturing zoning district. Within the City the business would be classified as an Industrial land use and I-2 (general industrial zoning). The I-2 zoning district is the City's heavy industrial district. Given the location of the business near Interstate 75 and the size of the property, the business activity of this use would be compatible with City's Industrial land use category.

There are no pending development requests with Alachua County for expansion of the facility. All future development approvals will have to be granted by the government entity with jurisdiction over development of the site. Therefore, the ability to obtain development approvals is not an issue at this time.

The proposed business will not have an effect upon general recreation. The archery shooting lanes appear to provide a recreation benefit for residents involved in archery. The Fred Bear Museum provides recreation and entertainment.

The location of the facility is not in a target redevelopment area.

#### Transportation Infrastructure

It appears that the property is located with good access to the Interstate. It does not appear that the segments of Archer Road and Williston Road affected by the business activity are below established roadway levels of service. The facility is located within ½ mile of an Archer Road bus route.

#### Summary

In conclusion the business activity of the Bear Archery/Golden Eagle operation is not inconsistent with the goals and policies of the City, as it relates to land use and zoning issues. It is important to note, however, that the City's goals and policies have direct application only for properties within City limits, and that the City's focus is on redevelopment of its urban core, protection of resources within the City, and promotion of quality of life within the City. County goals and policies bear directly on this property.

These City staff comments are based in large part on information provided by the County.

## EXHIBIT E

### Fiscal Impact Model Input Screen - Project Assumptions

#### Case Description: Bear Archery - Base Case

Input the development program below. If "the development" is within Gainesville City limits, use the "City" table, otherwise use the "County" table.

Please enter the employment schedule and the construction program below.

You can alter the model's calculations by changing any input assumptions shown in green on "Input1" page or "Input2" page (default assumptions are shown in red and are entry-override protected).

*Model Last Revised:* 26-Oct 1999

*Underlying Assumptions Last Revised:* 11-Dec 1995

**Initial Year of Projected Development:** 2000

**Avg Salary of Employees:** \$26,700

	First Year	Second Year	Third Year	Fourth Year	Fifth Year	Sixth Year	Seventh Year	Eighth Year	Nineth Year	Tenth Year
<b>City of Gainesville Development Program</b>										
<b>Net New Employees</b>										
Retail	0	0	0	0	0	0	0	0	0	0
Office	0	0	0	0	0	0	0	0	0	0
Industrial	0	0	0	0	0	0	0	0	0	0
Hotel	0	0	0	0	0	0	0	0	0	0
Medical Center	0	0	0	0	0	0	0	0	0	0

	First Year	Second Year	Third Year	Fourth Year	Fifth Year	Sixth Year	Seventh Year	Eighth Year	Nineth Year	Tenth Year
<b>Construction Program</b>										
<b>Net New Employees</b>										
Single Family (units)	0	0	0	0	0	0	0	0	0	0
Multifamily (units)	0	0	0	0	0	0	0	0	0	0
Retail (T-sqft)	0	0	0	0	0	0	0	0	0	0
Office (T-sqft)	0	0	0	0	0	0	0	0	0	0
Industrial (T-sqft)	0	0	0	0	0	0	0	0	0	0
Hotel (rooms)	0	0	0	0	0	0	0	0	0	0
Medical Center (beds)	0	0	0	0	0	0	0	0	0	0

	First Year	Second Year	Third Year	Fourth Year	Fifth Year	Sixth Year	Seventh Year	Eighth Year	Nineth Year	Tenth Year
<b>Alachua County Development Program</b>										
<b>Net New Employees</b>										
Retail	0	0	0	0	0	0	0	0	0	0
Office	0	0	0	0	0	0	0	0	0	0
Industrial	150	50	0	0	0	0	0	0	0	0
Hotel	0	0	0	0	0	0	0	0	0	0
Medical Center	0	0	0	0	0	0	0	0	0	0

	First Year	Second Year	Third Year	Fourth Year	Fifth Year	Sixth Year	Seventh Year	Eighth Year	Nineth Year	Tenth Year
<b>Construction Program</b>										
<b>Net New Employees</b>										
Single Family (units)	0	0	0	0	0	0	0	0	0	0
Multifamily (units)	0	0	0	0	0	0	0	0	0	0
Retail (T-sqft)	0	0	0	0	0	0	0	0	0	0
Office (T-sqft)	0	0	0	0	0	0	0	0	0	0
Industrial (T-sqft)	0	0	0	0	0	0	0	0	0	0
Hotel (rooms)	0	0	0	0	0	0	0	0	0	0
Medical Center (beds)	0	0	0	0	0	0	0	0	0	0

## Fiscal Impact Model Input Screen - Economic/Demographic Assumptions

### Case Description: Bear Archery - Base Case

	Current Project	Standard Reference		
Average Salary (\$)	26,700	22,768	Other Assumptions	
Construction Values (\$)			% Households/Job	79% 79%
Single-family	89,000	75,894	% New by Immigration	50% 100%
Multifamily	57,850	49,331	Persons per Household	2.39 2.39
Retail (sqft)	65	65	Hotel Occupancy Rate	70% 70%
Office (sqft)	75	75	Hotel Room Rate	\$50 \$50
Industrial (sqft)	40	40	% Households Renting	25% 25%
Hotel (room)	55,000	55,000	% Non Project City Homes	20% 40%
Medical Center (bed)	40,000	40,000	% New on GRU Electric	60% 100%
% Local Construction Matl.	5%	60%	% New on GRU Water	43% 71%
Employment Assumptions			% New on GRU Sewer	39% 65%
Retail (sqft/EE)	400	400	% New on GRU Gas	21% 35%
Office (sqft/EE)	285	285	% FLEX Electric Rate Discount	0% 0%
Industrial (sqft/EE)	500	500	% Induced Households in City	40% 40%
Hotel (EE/room)	1	1	% Induced Employment in City	50% 70%
Medical Center (beds/EE)	3	3	Induced Commercial Sqft/Hsehold	35 35
Students				
Total	26,158	26,158		
Students per Household	0.32	0.32		
Elementary School	0.49	0.49		
Middle School	0.24	0.24		
High School	0.27	0.27		

**Table 1: Proposed Development Schedule - Cumulative****Case Description: Bear Archery - Base Case**

	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>
<b>City of Gainesville Development</b>										
Residential Development										
Single-Family	9	12	12	12	12	12	12	12	12	12
Multifamily	3	4	4	4	4	4	4	4	4	4
<b>Total Residential Units</b>	<b>12</b>	<b>16</b>								
Commercial Development										
Retail (T-sqft)	0	0	0	0	0	0	0	0	0	0
Office (T-sqft)	0	0	0	0	0	0	0	0	0	0
Industrial (T-sqft)	0	0	0	0	0	0	0	0	0	0
Hotel (rooms)	0	0	0	0	0	0	0	0	0	0
Medical Center (beds)	0	0	0	0	0	0	0	0	0	0
<b>Alachua County Development</b>										
Residential Development										
Single-Family	35	47	47	47	47	47	47	47	47	47
Multifamily	12	16	16	16	16	16	16	16	16	16
<b>Total Residential Units</b>	<b>47</b>	<b>63</b>								
Commercial Development										
Retail (T-sqft)	0	0	0	0	0	0	0	0	0	0
Office (T-sqft)	0	0	0	0	0	0	0	0	0	0
Industrial (T-sqft)	75,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
Hotel (rooms)	0	0	0	0	0	0	0	0	0	0
Medical Center (beds)	0	0	0	0	0	0	0	0	0	0

**Table 2: Development Property Values****Case Description: Bear Archery - Base Case**

	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>
<b>City of Gainesville Development</b>										
Residential Development (\$1,000)										
Single-Family	566.5	755.4	755.4	755.4	755.4	755.4	755.4	755.4	755.4	755.4
Multifamily	170.7	227.6	227.6	227.6	227.6	227.6	227.6	227.6	227.6	227.6
Total Residential *	737.2	983.0	983.0	983.0	983.0	983.0	983.0	983.0	983.0	983.0
Commercial Development (\$1,000)										
Retail	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Office	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Industrial	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Hotel	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Medical Center	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Commercial	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Value - City	737.2	983.0	983.0	983.0	983.0	983.0	983.0	983.0	983.0	983.0
<b>Alachua County Development</b>										
Residential Development (\$1,000)										
Single-Family	2,266.1	3,021.4	3,021.4	3,021.4	3,021.4	3,021.4	3,021.4	3,021.4	3,021.4	3,021.4
Multifamily	682.8	910.4	910.4	910.4	910.4	910.4	910.4	910.4	910.4	910.4
Total Residential *	2,948.9	3,931.8	3,931.8	3,931.8	3,931.8	3,931.8	3,931.8	3,931.8	3,931.8	3,931.8
Commercial Development (\$1,000)										
Retail	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Office	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Industrial	3,000.0	4,000.0	4,000.0	4,000.0	4,000.0	4,000.0	4,000.0	4,000.0	4,000.0	4,000.0
Hotel	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Medical Center	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Commercial	3,000.0	4,000.0	4,000.0	4,000.0	4,000.0	4,000.0	4,000.0	4,000.0	4,000.0	4,000.0
Total Value - County	5,948.9	7,931.8	7,931.8	7,931.8	7,931.8	7,931.8	7,931.8	7,931.8	7,931.8	7,931.8

\* Assumes all single-family residences have Homestead Exemption

**Table 3: Direct Fiscal Impact of Development -- City of Gainesville**

**Case Description: Bear Archery - Base Case**

Revenue and Expenditure (\$)	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
<b>Revenues</b>										
Real Property Tax	3,010	4,014	4,014	4,014	4,014	4,014	4,014	4,014	4,014	4,014
Utility Taxes										
Electric	801	1,067	1,067	1,067	1,067	1,067	1,067	1,067	1,067	1,067
UF Housing	0	0	0	0	0	0	0	0	0	0
UF Physical Plant	0	0	0	0	0	0	0	0	0	0
Airport Tenant	0	0	0	0	0	0	0	0	0	0
Telecommunication	445	594	594	594	594	594	594	594	594	594
Water	54	71	71	71	71	71	71	71	71	71
Natural Gas	50	67	67	67	67	67	67	67	67	67
Fuel Oil	3	4	4	4	4	4	4	4	4	4
Propane Gas	5	7	7	7	7	7	7	7	7	7
Sales Taxes - Local Shr	3,424	3,424	3,424	3,424	3,424	3,424	3,424	3,424	3,424	3,424
Other Taxes	222	295	295	295	295	295	295	295	295	295
Licenses & Permits	273	364	364	364	364	364	364	364	364	364
Intergovernmental	1,853	2,470	2,470	2,470	2,470	2,470	2,470	2,470	2,470	2,470
Charges for Services	812	1,082	1,082	1,082	1,082	1,082	1,082	1,082	1,082	1,082
Fines & Forfeitures	204	272	272	272	272	272	272	272	272	272
Miscellaneous	73	98	98	98	98	98	98	98	98	98
Total Revenues	11,228	13,830	13,830	13,830	13,830	13,830	13,830	13,830	13,830	13,830
Transfers*										
Electric GFT & S'chg	29,858	39,810	39,810	39,810	39,810	39,810	39,810	39,810	39,810	39,810
Nat'l Gas GFT	859	1,145	1,145	1,145	1,145	1,145	1,145	1,145	1,145	1,145
Water GFT & S'chg	2,525	3,367	3,367	3,367	3,367	3,367	3,367	3,367	3,367	3,367
WWater GFT & S'chg	5,093	6,790	6,790	6,790	6,790	6,790	6,790	6,790	6,790	6,790
Total Transfers	38,334	51,113	51,113	51,113	51,113	51,113	51,113	51,113	51,113	51,113
Total Rev and Transfers	49,562	64,942	64,942	64,942	64,942	64,942	64,942	64,942	64,942	64,942
<b>Expenditures</b>										
General Government	846	1,129	1,129	1,129	1,129	1,129	1,129	1,129	1,129	1,129
Community Development	645	860	860	860	860	860	860	860	860	860
Public Works	607	809	809	809	809	809	809	809	809	809
Police	3,091	4,121	4,121	4,121	4,121	4,121	4,121	4,121	4,121	4,121
Fire-Rescue	1,373	1,831	1,831	1,831	1,831	1,831	1,831	1,831	1,831	1,831
Traffic Engineering	230	306	306	306	306	306	306	306	306	306
Recreation & Parks	826	1,101	1,101	1,101	1,101	1,101	1,101	1,101	1,101	1,101
Cultural & Nature	259	346	346	346	346	346	346	346	346	346
Human Resources	292	390	390	390	390	390	390	390	390	390
Management & Budget	78	104	104	104	104	104	104	104	104	104
Special Events	15	20	20	20	20	20	20	20	20	20
Outside Agencies	15	20	20	20	20	20	20	20	20	20
Non-Departmental	1,785	2,380	2,380	2,380	2,380	2,380	2,380	2,380	2,380	2,380
Excess Revenue over Use:	0	0	0	0	0	0	0	0	0	0
Total Expenditures	10,063	13,417	13,417	13,417	13,417	13,417	13,417	13,417	13,417	13,417
<b>Net Fiscal Impact</b>	<b>39,500</b>	<b>51,525</b>	<b>51,525</b>	<b>51,525</b>	<b>51,525</b>	<b>51,525</b>	<b>51,525</b>	<b>51,525</b>	<b>51,525</b>	<b>51,525</b>
<b>Cumulative Impact</b>	<b>39,500</b>	<b>91,024</b>	<b>142,549</b>	<b>194,074</b>	<b>245,599</b>	<b>297,123</b>	<b>348,648</b>	<b>400,173</b>	<b>451,698</b>	<b>503,223</b>

\* Note: Transfer revenues include funds flowing from the Utility system to the City.

Table 4: Direct Fiscal Impact of Development -- Alachua County

Case Description: Bear Archery - Base Case

Revenue and Expenditure (\$)	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
<b>Revenues</b>										
Taxes - Unincorporated	64,445	85,927	85,927	85,927	85,927	85,927	85,927	85,927	85,927	85,927
Taxes - Incorporated	5,796	7,728	7,728	7,728	7,728	7,728	7,728	7,728	7,728	7,728
Utility Service Taxes	5,561	7,415	7,415	7,415	7,415	7,415	7,415	7,415	7,415	7,415
Sales Taxes - Local Shr	5,739	5,739	5,739	5,739	5,739	5,739	5,739	5,739	5,739	5,739
Intergovernment	3,465	4,620	4,620	4,620	4,620	4,620	4,620	4,620	4,620	4,620
Charges for Services	3,199	4,265	4,265	4,265	4,265	4,265	4,265	4,265	4,265	4,265
Fines & Forfeitures	1,027	1,370	1,370	1,370	1,370	1,370	1,370	1,370	1,370	1,370
Misc. Revenue	717	956	956	956	956	956	956	956	956	956
Non-Operating	7,687	10,249	10,249	10,249	10,249	10,249	10,249	10,249	10,249	10,249
Non-Revenue	42	56	56	56	56	56	56	56	56	56
Reserve	(3,051)	(4,068)	(4,068)	(4,068)	(4,068)	(4,068)	(4,068)	(4,068)	(4,068)	(4,068)
Use of Fund Balance	12,793	17,057	17,057	17,057	17,057	17,057	17,057	17,057	17,057	17,057
<b>Total Revenues</b>	<b>107,420</b>	<b>141,314</b>								
<b>Expenditures</b>										
General Government	21,416	28,555	28,555	28,555	28,555	28,555	28,555	28,555	28,555	28,555
Public Safety	34,073	45,430	45,430	45,430	45,430	45,430	45,430	45,430	45,430	45,430
Economic Environment	120	160	160	160	160	160	160	160	160	160
Physical Environment	790	1,053	1,053	1,053	1,053	1,053	1,053	1,053	1,053	1,053
Human Services	3,521	4,695	4,695	4,695	4,695	4,695	4,695	4,695	4,695	4,695
Transportation	314	419	419	419	419	419	419	419	419	419
Culture & Recreation	611	815	815	815	815	815	815	815	815	815
Capital Projects	4,306	5,742	5,742	5,742	5,742	5,742	5,742	5,742	5,742	5,742
Debt Service	0	0	0	0	0	0	0	0	0	0
Non-Operating	4,361	5,814	5,814	5,814	5,814	5,814	5,814	5,814	5,814	5,814
Interfund Transfers	5,285	7,047	7,047	7,047	7,047	7,047	7,047	7,047	7,047	7,047
Reserve	1,919	2,558	2,558	2,558	2,558	2,558	2,558	2,558	2,558	2,558
<b>Total Expenditures</b>	<b>76,716</b>	<b>102,288</b>								
<b>Net Fiscal Impact</b>	<b>30,704</b>	<b>39,025</b>								
<b>Cumulative Impact</b>	<b>30,704</b>	<b>69,729</b>	<b>108,754</b>	<b>147,779</b>	<b>186,804</b>	<b>225,830</b>	<b>264,855</b>	<b>303,880</b>	<b>342,905</b>	<b>381,930</b>

**Table 5: Direct Fiscal Impact of Development -- Alachua County School Board**

<b>Case Description: Bear Archery - Base Case</b>										
<b>Revenue and Expenditure (\$)</b>										
<b>Revenues</b>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>
Ad Valorem Taxes										
Operating	43,050	57,400	57,400	57,400	57,400	57,400	57,400	57,400	57,400	57,400
Debt Service	17,277	23,036	23,036	23,036	23,036	23,036	23,036	23,036	23,036	23,036
Capital Improvement	8,877	11,836	11,836	11,836	11,836	11,836	11,836	11,836	11,836	11,836
Other Sources										
Operating	76,375	101,833	101,833	101,833	101,833	101,833	101,833	101,833	101,833	101,833
Debt Service	3,297	4,395	4,395	4,395	4,395	4,395	4,395	4,395	4,395	4,395
Capital Improvement	33,954	45,272	45,272	45,272	45,272	45,272	45,272	45,272	45,272	45,272
<b>Total Revenues</b>	<b>182,829</b>	<b>243,772</b>								
<b>Expenditures</b>										
Operating	98,642	131,523	131,523	131,523	131,523	131,523	131,523	131,523	131,523	131,523
Debt Service	12,233	16,311	16,311	16,311	16,311	16,311	16,311	16,311	16,311	16,311
Capital Improvement	38,545	51,394	51,394	51,394	51,394	51,394	51,394	51,394	51,394	51,394
<b>Total Expenditures</b>	<b>149,421</b>	<b>199,228</b>								
<b>Net Fiscal Impact</b>	<b>33,408</b>	<b>44,545</b>								
<b>Cumulative Impact</b>	<b>33,408</b>	<b>77,953</b>	<b>122,498</b>	<b>167,042</b>	<b>211,587</b>	<b>256,132</b>	<b>300,676</b>	<b>345,221</b>	<b>389,766</b>	<b>434,310</b>

**Table 6: Direct Fiscal Impact of Development Summary**

**Case Description: Bear Archery - Base Case**

	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>
<b>City of Gainesville</b>										
Population	28	38	38	38	38	38	38	38	38	38
Employees										
Retail	0	0	0	0	0	0	0	0	0	0
Office	0	0	0	0	0	0	0	0	0	0
Industrial	0	0	0	0	0	0	0	0	0	0
Hotel	0	0	0	0	0	0	0	0	0	0
Medical Center	0	0	0	0	0	0	0	0	0	0
Total Employees	0	0	0	0	0	0	0	0	0	0
<b>Alachua County</b>										
Population	113	150	150	150	150	150	150	150	150	150
Employees										
Retail	0	0	0	0	0	0	0	0	0	0
Office	0	0	0	0	0	0	0	0	0	0
Industrial	150	200	200	200	200	200	200	200	200	200
Hotel	0	0	0	0	0	0	0	0	0	0
Medical Center	0	0	0	0	0	0	0	0	0	0
Total Employees	150	200	200	200	200	200	200	200	200	200
<b>Students</b>										
Elementary	9	12	12	12	12	12	12	12	12	12
Middle	5	6	6	6	6	6	6	6	6	6
High	5	7	7	7	7	7	7	7	7	7
Total Students	19	25	25	25	25	25	25	25	25	25
<b>City of Gainesville (\$)</b>										
Total Rev. Generated	49,562	64,942	64,942	64,942	64,942	64,942	64,942	64,942	64,942	64,942
Total Exp. Generated	10,063	13,417	13,417	13,417	13,417	13,417	13,417	13,417	13,417	13,417
Net Fiscal Impact	39,500	51,525	51,525	51,525	51,525	51,525	51,525	51,525	51,525	51,525
<b>Alachua County (\$)</b>										
Total Rev. Generated	107,420	141,314	141,314	141,314	141,314	141,314	141,314	141,314	141,314	141,314
Total Exp. Generated	76,716	102,288	102,288	102,288	102,288	102,288	102,288	102,288	102,288	102,288
Net Fiscal Impact	30,704	39,025	39,025	39,025	39,025	39,025	39,025	39,025	39,025	39,025
<b>Alachua County School Board (\$)</b>										
Total Rev. Generated	182,829	243,772	243,772	243,772	243,772	243,772	243,772	243,772	243,772	243,772
Total Exp. Generated	149,421	199,228	199,228	199,228	199,228	199,228	199,228	199,228	199,228	199,228
Net Fiscal Impact	33,408	44,545	44,545	44,545	44,545	44,545	44,545	44,545	44,545	44,545

Table 7: Multiplier Effect -- Induced Households, Employment, Students, and Tax Base

Case Description: Bear Archery - Base Case										
	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>
Induced Employment	62	165	247	247	247	247	247	247	247	247
<b>Induced Development - City of Gainesville</b>										
Households	3	8	12	12	12	12	12	12	12	12
Population	7	20	29	29	29	29	29	29	29	29
Employment	25	66	99	99	99	99	99	99	99	99
Commercial Sqft	521	838	982	982	982	982	982	982	982	982
Homes	3	8	12	12	12	12	12	12	12	12
Residential Prop.(\$1,000)	173.7	463.9	695.5	695.5	695.5	695.5	695.5	695.5	695.5	695.5
Commercial Prop.(\$1,000)	31.2	50.3	58.9	58.9	58.9	58.9	58.9	58.9	58.9	58.9
<b>Induced Development - Alachua County</b>										
Households	12	33	49	49	49	49	49	49	49	49
Population	29	79	118	118	118	118	118	118	118	118
Employment	37	99	148	148	148	148	148	148	148	148
Commercial Sqft	2,083	3,353	3,927	3,927	3,927	3,927	3,927	3,927	3,927	3,927
Homes	12	33	49	49	49	49	49	49	49	49
Residential Prop.(\$1,000)	694.8	1,855.5	2,781.9	2,781.9	2,781.9	2,781.9	2,781.9	2,781.9	2,781.9	2,781.9
Commercial Prop.(\$1,000)	125.0	201.2	235.6	235.6	235.6	235.6	235.6	235.6	235.6	235.6
<b>School Board</b>										
Total	5	13	20	20	20	20	20	20	20	20
Elementary School	2	6	10	10	10	10	10	10	10	10
Middle School	1	3	5	5	5	5	5	5	5	5
High School	1	4	5	5	5	5	5	5	5	5
<b>Other Calculations</b>										
<b>Project Housing Balance</b>										
<b>Single-family</b>										
Supply	0	0	0	0	0	0	0	0	0	0
Demand	44	59	59	59	59	59	59	59	59	59
New Units Needed	44	59	59	59	59	59	59	59	59	59
<b>Multi-family</b>										
Supply	0	0	0	0	0	0	0	0	0	0
Demand	15	20	20	20	20	20	20	20	20	20
New Units Needed	15	20	20	20	20	20	20	20	20	20

Table 8: Induced Fiscal Impact of Development -- City of Gainesville

Case Description: Bear Archery - Base Case

Revenue and Expenditure (\$)	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
<b>Revenues</b>										
Real Property Tax	837	2,100	3,080	3,080	3,080	3,080	3,080	3,080	3,080	3,080
Utility Taxes										
Electric	271	657	952	952	952	952	952	952	952	952
UF Housing	0	0	0	0	0	0	0	0	0	0
UF Physical Plant	0	0	0	0	0	0	0	0	0	0
Airport Tenant	0	0	1	1	1	1	1	1	1	1
Telecommunication	506	1,351	2,025	2,025	2,025	2,025	2,025	2,025	2,025	2,025
Water	40	58	63	63	63	63	63	63	63	63
Natural Gas	41	56	57	57	57	57	57	57	57	57
Fuel Oil	3	9	13	13	13	13	13	13	13	13
Propane Gas	6	16	24	24	24	24	24	24	24	24
Sales Taxes	1,201	3,208	4,810	4,810	4,810	4,810	4,810	4,810	4,810	4,810
Other Taxes	252	672	1,007	1,007	1,007	1,007	1,007	1,007	1,007	1,007
Licenses & Permits	310	829	1,243	1,243	1,243	1,243	1,243	1,243	1,243	1,243
Intergovernmental	483	1,289	1,933	1,933	1,933	1,933	1,933	1,933	1,933	1,933
Charges for Services	922	2,462	3,690	3,690	3,690	3,690	3,690	3,690	3,690	3,690
Fines & Forfeitures	231	618	927	927	927	927	927	927	927	927
Miscellaneous	83	223	334	334	334	334	334	334	334	334
<b>Total Revenues</b>	<b>5,186</b>	<b>13,547</b>	<b>20,160</b>							
<b>Transfers*</b>										
Electric GFT & S'chg	1,741	4,243	6,158	6,158	6,158	6,158	6,158	6,158	6,158	6,158
Nat'l Gas GFT	88	214	310	310	310	310	310	310	310	310
Water GFT & S'chg	337	810	1,170	1,170	1,170	1,170	1,170	1,170	1,170	1,170
WWater GFT & S'chg	621	1,464	2,098	2,098	2,098	2,098	2,098	2,098	2,098	2,098
<b>Total Transfers</b>	<b>2,787</b>	<b>6,731</b>	<b>9,736</b>							
<b>Total Rev and Transfers</b>	<b>7,974</b>	<b>20,278</b>	<b>29,895</b>							
<b>Expenditures</b>										
General Government	961	2,567	3,849	3,849	3,849	3,849	3,849	3,849	3,849	3,849
Community Development	168	449	673	673	673	673	673	673	673	673
Public Works	689	1,840	2,759	2,759	2,759	2,759	2,759	2,759	2,759	2,759
Police	3,510	9,375	14,055	14,055	14,055	14,055	14,055	14,055	14,055	14,055
Fire-Rescue	1,560	4,166	6,245	6,245	6,245	6,245	6,245	6,245	6,245	6,245
Traffic Engineering	261	696	1,044	1,044	1,044	1,044	1,044	1,044	1,044	1,044
Recreation & Parks	215	575	862	862	862	862	862	862	862	862
Cultural & Nature	68	181	271	271	271	271	271	271	271	271
Human Resources	76	203	305	305	305	305	305	305	305	305
Management & Budget	89	237	355	355	355	355	355	355	355	355
Special Events	17	45	67	67	67	67	67	67	67	67
Outside Agencies	17	47	70	70	70	70	70	70	70	70
Non-Departmental	2,027	5,414	8,117	8,117	8,117	8,117	8,117	8,117	8,117	8,117
Excess Rev. over Uses	0	0	0	0	0	0	0	0	0	0
<b>Total Expenditures</b>	<b>9,658</b>	<b>25,794</b>	<b>38,672</b>							
<b>Net Fiscal Impact</b>	<b>(1,684)</b>	<b>(5,516)</b>	<b>(8,776)</b>							
<b>Cumulative Impact</b>	<b>(1,684)</b>	<b>(7,200)</b>	<b>(15,977)</b>	<b>(24,753)</b>	<b>(33,530)</b>	<b>(42,306)</b>	<b>(51,082)</b>	<b>(59,859)</b>	<b>(68,635)</b>	<b>(77,411)</b>

Table 9: Induced Fiscal Impact of Development -- Alachua County

Case Description: Bear Archery - Base Case

Revenue and Expenditure (\$)	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
<b>Revenues</b>										
Taxes - Unincorporated	8,881	22,281	32,689	32,689	32,689	32,689	32,689	32,689	32,689	32,689
Taxes - Incorporated	1,611	4,043	5,931	5,931	5,931	5,931	5,931	5,931	5,931	5,931
Utility Service Taxes	1,928	5,149	7,719	7,719	7,719	7,719	7,719	7,719	7,719	7,719
Sales Taxes - Local Shr	2,013	5,377	8,062	8,062	8,062	8,062	8,062	8,062	8,062	8,062
Intergovernment	903	2,411	3,615	3,615	3,615	3,615	3,615	3,615	3,615	3,615
Charges for Services	1,282	3,423	5,132	5,132	5,132	5,132	5,132	5,132	5,132	5,132
Fines & Forfeitures	435	1,161	1,741	1,741	1,741	1,741	1,741	1,741	1,741	1,741
Misc. Revenue	303	810	1,215	1,215	1,215	1,215	1,215	1,215	1,215	1,215
Non-Operating	3,164	8,450	12,668	12,668	12,668	12,668	12,668	12,668	12,668	12,668
Non-Revenue	14	39	58	58	58	58	58	58	58	58
Reserve	(1,240)	(3,310)	(4,963)	(4,963)	(4,963)	(4,963)	(4,963)	(4,963)	(4,963)	(4,963)
Use of Fund Balance	5,002	13,358	20,027	20,027	20,027	20,027	20,027	20,027	20,027	20,027
<b>Total Revenues</b>	<b>24,296</b>	<b>63,191</b>	<b>93,894</b>	<b>93,894</b>	<b>93,894</b>	<b>93,894</b>	<b>93,894</b>	<b>93,894</b>	<b>93,894</b>	<b>93,894</b>
<b>Expenditures</b>										
General Government	8,954	23,912	35,850	35,850	35,850	35,850	35,850	35,850	35,850	35,850
Public Safety	13,855	37,001	55,474	55,474	55,474	55,474	55,474	55,474	55,474	55,474
Economic Environment	105	280	420	420	420	420	420	420	420	420
Physical Environment	322	860	1,290	1,290	1,290	1,290	1,290	1,290	1,290	1,290
Human Services	3,075	8,211	12,311	12,311	12,311	12,311	12,311	12,311	12,311	12,311
Transportation	109	291	436	436	436	436	436	436	436	436
Culture & Recreation	518	1,384	2,075	2,075	2,075	2,075	2,075	2,075	2,075	2,075
Capital Projects	1,493	3,987	5,978	5,978	5,978	5,978	5,978	5,978	5,978	5,978
Debt Service	0	0	0	0	0	0	0	0	0	0
Non-Operating	1,845	4,928	7,388	7,388	7,388	7,388	7,388	7,388	7,388	7,388
Interfund Transfers	1,832	4,893	7,336	7,336	7,336	7,336	7,336	7,336	7,336	7,336
Reserve	791	2,113	3,168	3,168	3,168	3,168	3,168	3,168	3,168	3,168
<b>Total Expenditures</b>	<b>32,898</b>	<b>87,860</b>	<b>131,725</b>	<b>131,725</b>	<b>131,725</b>	<b>131,725</b>	<b>131,725</b>	<b>131,725</b>	<b>131,725</b>	<b>131,725</b>
<b>Net Fiscal Impact</b>	<b>(8,602)</b>	<b>(24,670)</b>	<b>(37,831)</b>	<b>(37,831)</b>	<b>(37,831)</b>	<b>(37,831)</b>	<b>(37,831)</b>	<b>(37,831)</b>	<b>(37,831)</b>	<b>(37,831)</b>
<b>Cumulative Impact</b>	<b>(8,602)</b>	<b>(33,272)</b>	<b>(71,102)</b>	<b>(108,933)</b>	<b>(146,764)</b>	<b>(184,595)</b>	<b>(222,426)</b>	<b>(260,257)</b>	<b>(298,087)</b>	<b>(335,918)</b>

Table 10: Induced Fiscal Impact of Development -- Alachua County School Board

Case Description: Bear Archery - Base Case

Revenue and Expenditure (\$)		2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
<b>Revenues</b>											
Ad Valorem Taxes											
Operating	7	17	24	24	24	24	24	24	24	24	24
Debt Service	3	7	10	10	10	10	10	10	10	10	10
Capital Improvement	1	3	5	5	5	5	5	5	5	5	5
Other Sources											
Operating	19,900	53,146	79,679	79,679	79,679	79,679	79,679	79,679	79,679	79,679	79,679
Debt Service	859	2,294	3,439	3,439	3,439	3,439	3,439	3,439	3,439	3,439	3,439
Capital Improvement	8,847	23,627	35,423	35,423	35,423	35,423	35,423	35,423	35,423	35,423	35,423
Total Revenues	29,616	79,093	118,580	118,580	118,580	118,580	118,580	118,580	118,580	118,580	118,580
<b>Expenditures</b>											
Operating	25,702	68,641	102,909	102,909	102,909	102,909	102,909	102,909	102,909	102,909	102,909
Debt Service	3,187	8,512	12,762	12,762	12,762	12,762	12,762	12,762	12,762	12,762	12,762
Capital Improvement	10,043	26,822	40,213	40,213	40,213	40,213	40,213	40,213	40,213	40,213	40,213
Total Expenditures	38,932	103,975	155,884	155,884	155,884	155,884	155,884	155,884	155,884	155,884	155,884
Net Fiscal Impact	(9,316)	(24,882)	(37,305)	(37,305)	(37,305)	(37,305)	(37,305)	(37,305)	(37,305)	(37,305)	(37,305)
Cumulative Impact	(9,316)	(34,198)	(71,503)	(108,807)	(146,112)	(183,417)	(220,722)	(258,026)	(295,331)	(332,636)	

**Table 11: Fiscal Impact of Development Detail -- Direct and Induced Impacts**

**Case Description: Bear Archery - Base Case**

	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>
<b>City of Gainesville</b>										
Population	36	57	67	67	67	67	67	67	67	67
Employees										
Retail	0	0	0	0	0	0	0	0	0	0
Office	0	0	0	0	0	0	0	0	0	0
Industrial	0	0	0	0	0	0	0	0	0	0
Hotel	0	0	0	0	0	0	0	0	0	0
Medical Center	0	0	0	0	0	0	0	0	0	0
Induced	25	66	99	99	99	99	99	99	99	99
Total Employees	25	66	99	99	99	99	99	99	99	99
<b>Alachua County</b>										
Population	142	229	268	268	268	268	268	268	268	268
Employees										
Retail	0	0	0	0	0	0	0	0	0	0
Office	0	0	0	0	0	0	0	0	0	0
Industrial	150	200	200	200	200	200	200	200	200	200
Hotel	0	0	0	0	0	0	0	0	0	0
Medical Center	0	0	0	0	0	0	0	0	0	0
Induced	37	99	148	148	148	148	148	148	148	148
Total Employees	187	299	348	348	348	348	348	348	348	348
Students										
Elementary	12	19	22	22	22	22	22	22	22	22
Middle	6	9	11	11	11	11	11	11	11	11
High	6	10	12	12	12	12	12	12	12	12
Total Students	24	39	45	45	45	45	45	45	45	45
<b>City of Gainesville (\$)</b>										
Total Rev. Generated	57,536	85,220	94,837	94,837	94,837	94,837	94,837	94,837	94,837	94,837
Total Exp. Generated	19,721	39,211	52,089	52,089	52,089	52,089	52,089	52,089	52,089	52,089
Net Fiscal Impact	37,815	46,009	42,748	42,748	42,748	42,748	42,748	42,748	42,748	42,748
<b>Alachua County (\$)</b>										
Total Rev. Generated	131,716	204,504	235,208	235,208	235,208	235,208	235,208	235,208	235,208	235,208
Total Exp. Generated	109,615	190,149	234,013	234,013	234,013	234,013	234,013	234,013	234,013	234,013
Net Fiscal Impact	22,102	14,355	1,194	1,194	1,194	1,194	1,194	1,194	1,194	1,194
<b>Alachua County School Board (\$)</b>										
Total Rev. Generated	212,445	322,865	362,352	362,352	362,352	362,352	362,352	362,352	362,352	362,352
Total Exp. Generated	188,353	303,202	355,112	355,112	355,112	355,112	355,112	355,112	355,112	355,112
Net Fiscal Impact	24,092	19,663	7,240	7,240	7,240	7,240	7,240	7,240	7,240	7,240

**Table 12: Economic Impact Summary****Case Description: Bear Archery - Base Case**

	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>
<b>City of Gainesville</b>										
Additional Population	36	57	67	67	67	67	67	67	67	67
Additional Employment	25	66	99	99	99	99	99	99	99	99
Additional Payroll (\$1,000)	610.6	1,630.7	2,444.8	2,444.8	2,444.8	2,444.8	2,444.8	2,444.8	2,444.8	2,444.8
Additional Spending (\$1,000)	435.2	1,162.4	1,742.7	1,742.7	1,742.7	1,742.7	1,742.7	1,742.7	1,742.7	1,742.7
<b>Alachua County</b>										
Additional Population	142	229	268	268	268	268	268	268	268	268
Additional Employment	187	299	348	348	348	348	348	348	348	348
Additional Payroll (\$1,000)	4,920.9	7,786.1	9,007.3	9,007.3	9,007.3	9,007.3	9,007.3	9,007.3	9,007.3	9,007.3
Additional Spending (\$1,000)	3,507.6	5,549.9	6,420.4	6,420.4	6,420.4	6,420.4	6,420.4	6,420.4	6,420.4	6,420.4
<b>City - County Total</b>										
Additional Population	178	286	335	335	335	335	335	335	335	335
Additional Employment	212	365	447	447	447	447	447	447	447	447
Additional Payroll (\$1,000)	5,531.5	9,416.8	11,452.1	11,452.1	11,452.1	11,452.1	11,452.1	11,452.1	11,452.1	11,452.1
Additional Spending (\$1,000)	3,942.9	6,712.3	8,163.1	8,163.1	8,163.1	8,163.1	8,163.1	8,163.1	8,163.1	8,163.1

**Table 13: Economic Development Incentives Worksheet**

**Case Description: Bear Archery - Base Case**

	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>
<b>City of Gainesville (\$)</b>										
Net Fiscal Balance	37,815	46,009	42,748	42,748	42,748	42,748	42,748	42,748	42,748	42,748
Incentive Programs	0	0	0	0	0	0	0	0	0	0
Ad Valorem Waiver	0	0	0	0	0	0	0	0	0	0
Impact Fee Waiver	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0
FLEX Electric Discount	15,000	15,000	15,000	15,000	0	0	0	0	0	0
<b>Total</b>	<b>15,000</b>	<b>15,000</b>	<b>15,000</b>	<b>15,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Net Benefit After Incentives	22,815	31,009	27,748	27,748	42,748	42,748	42,748	42,748	42,748	42,748
Present Value @ 10%	20,741	25,627	20,848	18,953	26,543	24,130	21,937	19,942	18,130	16,481
Cumulative Present Value	213,332									
<b>Alachua County (\$)</b>										
Net Fiscal Balance	22,102	14,355	1,194	1,194	1,194	1,194	1,194	1,194	1,194	1,194
Incentive Programs	0	0	0	0	0	0	0	0	0	0
Ad Valorem Waiver	0	0	0	0	0	0	0	0	0	0
Impact Fee Waiver	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Net Benefit After Incentives	22,102	14,355	1,194	1,194	1,194	1,194	1,194	1,194	1,194	1,194
Present Value @ 10%	20,092	11,864	897	816	742	674	613	557	507	460
Cumulative Present Value	37,223									

## **Bear Archery, Inc. Economic Development Project Analysis**

The City of Gainesville Economic Development Department was asked by the Gainesville City Commission to determine if the business activity associated with Bear Archery, located outside the City limits in the southwestern portion of the City's urban fringe, is consistent with the City's goals, objectives and policies regarding economic development. Although the City of Gainesville Comprehensive Plan does not contain an economic element, in 1997 the City Commission adopted five main goals for the City's economic development programs:

- Increasing the jobs available to all city residents
- Promoting existing business expansions
- Diversifying the city's employment sectors
- Enhancing and supporting the area's workforce development efforts
- Enhancing the local tax revenue base

The Bear Archery expansion project is consistent with the goals set by the City Commission in the following ways:

1. **Increasing Jobs:** The project will result in the retention of 150 jobs and an increase of 50 new jobs to the Gainesville/Alachua County area due to the consolidation of operations of Golden Eagle/Satellite Archery (now operating in Odessa, Florida) and Bear Archery.
2. **Promotion of Business Expansion:** The project consists of a consolidation of operations of two archery companies and will result in the expansion of operations at the Bear Archery facility.
3. **Diversification of Employment Sectors:** In addition to being an important tourist attraction that employs local workers, Bear Archery is also a clean manufacturer. Manufacturing is one of the highest paying private employment sectors. According to the 1998 Florida Statistical Abstract, only 7.72% of the private sector jobs in Alachua County are in manufacturing. Both the City and the County Commissions have supported and been advocates of economic development projects that increase clean manufacturing employment in the county. The Bear Archery/Golden Eagle merger will result in 50 new manufacturing jobs for area residents.
4. **Enhance and Support the Workforce Development Efforts:** By increasing the jobs available in manufacturing, new workers will be trained in a new higher paying skill.
5. **Enhance the Local Tax Revenue Base:** Although the merged operations of Bear Archery/Golden Eagle will not require an immediate plant expansion, by retaining the company the taxable property value will continue to increase, specially if the company's growth results in a future plant expansion. Until the Bear Archery property is annexed into the City, the City will not benefit from ad valorem property taxes. However, the City will continue benefit from utility taxes.

### **Summary**

The above analysis indicates that the business activity associated with the retention and expansion of Bear Archery fulfills the five economic development goals adopted by the City Commission.