



City of Rancho Cordova Economic Development Incentive

Awarded: September 15, 2014

Description: Economic development subsidy for off-site public infrastructure located in the public right of way, for an 89 room hotel and 6,790 square foot event space, to be located at 11212 Point East Drive, Rancho Cordova, CA 95670.

In compliance with Section 53083 of the Government Code:

1. In receipt of the subsidy: D&S Development, 1011 10th Street Sacramento, California 95814.
2. Start and end dates of subsidy: construction period April 2015 through April 2017.
3. Description of subsidy: The City will contribute up to \$420,000 for the installation of public infrastructure which includes: demolition of existing non ADA compliant hardscape and soft-scape, installation of ADA accessible sidewalks and with curb cuts, gutters, under grounding of utilities, landscaping, and storm water improvements.
4. Public purpose and benefit: The public will benefit by the addition of new ADA sidewalks and curb cuts on a parcel that is highly utilized by light rail users. In addition, the undergrounding of overhead lines prevents the downing of lines in a strong storm event. The improved curb, gutter and storm drain infrastructure will help direct water flow to the appropriate areas. The purpose of the public investment will be an increase in jobs, overall economic growth due to events that will take place in the event space and hotel guests who will patronize local businesses, and the provision of additional hotel rooms for leisure and professional travelers.
5. Projected tax revenue: It is estimated that the hotel will generate, on average, \$59,000 in Transient Occupancy Tax (TOT) and \$368 in Sales Tax revenue per year to the City. As the property is located in an annexation area, the City does not receive property tax.
6. Job creation: The installation of the public infrastructure will lead to construction of a hotel and event space. A total of fourteen (14) full time jobs and fifteen (15) part time jobs will be created. The hotel will employ a total of thirteen (13) full time positions and four (4) part time positions. The event space will employ one (1) full time position and eleven (11) part time positions.