Yet *another* unfair FSG / Developer Town Agreement. Who Really Pays?

A Yes Vote Prop. 492 = Billions in FSG / Developer Profits.

We get New Town / Taxpayer Burdens

Category Comparison	Billions in Profits for FSG & Brown Homes	Don't get fooled. Long-term costs shift to Town Taxpayers.
1. **Annexation of 650 Acres** of open space, Pronghorn wildlife habitat.	Enables FSG/BH to build and sell 3,491 home units + 100 acres of new commercial development.	**Town must expand** Police / fire/EMS, Administrative services, water/sewer facilities, roads, etc.
2. **Private Sports Complex** in new HOA. No public access.	Developer and Private owner keep all operating fee revenue.	**Privately owned.** Any future public access would require new Town-negotiated agreement.
3. **Community Park** (25 acres)	Town requests 25-acre park; but FSG & Brown develop only the first 15 acres.	**Town must develop 10 acres** build/fund all long-term operations, staffing, utilities & landscaping maintenance.
4. **Impact Fee Credits** - up to $5 Million.	Developer receives up to $5 Million Dollars in Impact Fee Credits for the "donated" 15-acre park portion. *(Not a "donation" when paid for with Taxpayer-funded Credits.)*	**Town loses up to $5 Million in typical Impact Fee Revenue which should be paid for by developer and used for roads, parks, police, fire, water, sewer, etc.**
5. **Funding of Project (Community Facilities District – CFD)**	(**Important Note: No Transparency. FSG does <u>not</u> specify project funding.** Could be through CFDs <u>without developer having to pay any Impact Fees to the Town.</u> Project funding should have been previously determined and included in the Agreement and disclosed to Town Council and Voters PRIOR to approval.	If bonds are used, they're repaid through HOA property taxes. **Revenue shortfalls create Town exposure and/or service reductions.** If CFD bonds are used, they are repaid through HOA residents' property taxes; revenue shortfalls create Town exposure or service reductions.