

**From:** David Silviera [mailto:dsilviera@gmail.com]  
**Sent:** Monday, January 16, 2012 12:05 PM  
**To:** JBritz@Lemoore.com  
**Cc:** NLima@Lemoore.com  
**Subject:** Temporary Suspension of New Commercial Impact Fees

Hello Jeff,

This email is to encourage a decision by the city council to temporarily suspend or reduce commercial impact fees on new construction in the Lemoore Downtown District.

Impact fees are an important revenue source for the City of Lemoore. However, we currently have a unique economic environment where it may make economic sense to temporarily suspend these fees to encourage new construction that would fill in and provide a fresh look to vacant areas.

The following reasons would support a decision to temporarily suspend these fees:

- 1: Provide an incentive for new construction before fees would be reinstated.
- 2: Net financial gain by City because monthly city fees for sewer, water, and refuse would provide additional revenue.
- 3: Net financial gain by City because other commercial properties would be appraised/sold for higher assessed value.
- 4: Provide fair balance to incentives given to existing buildings by the City for the facade loan program..
- 5: Cost of new construction is now often greater than the completed appraised value. Suspension of impact fees would help.
- 6: Be used to demonstrate how the City is encouraging commercial investors to begin new construction projects.

Thank you,

David J. Silviera

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