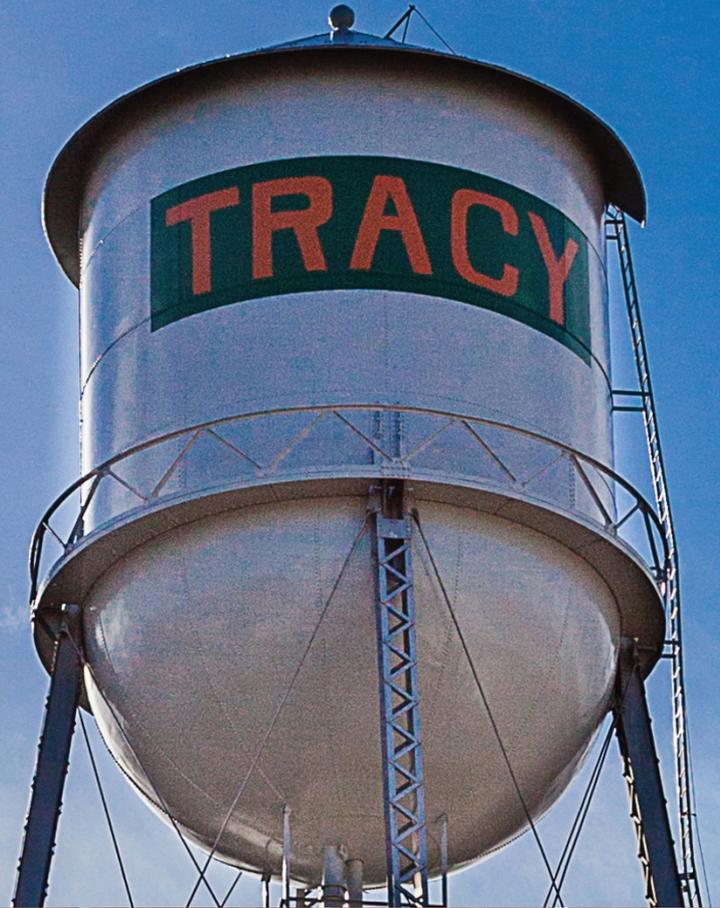


**STATE
OF
THE CITY
2018**



SPONSORS

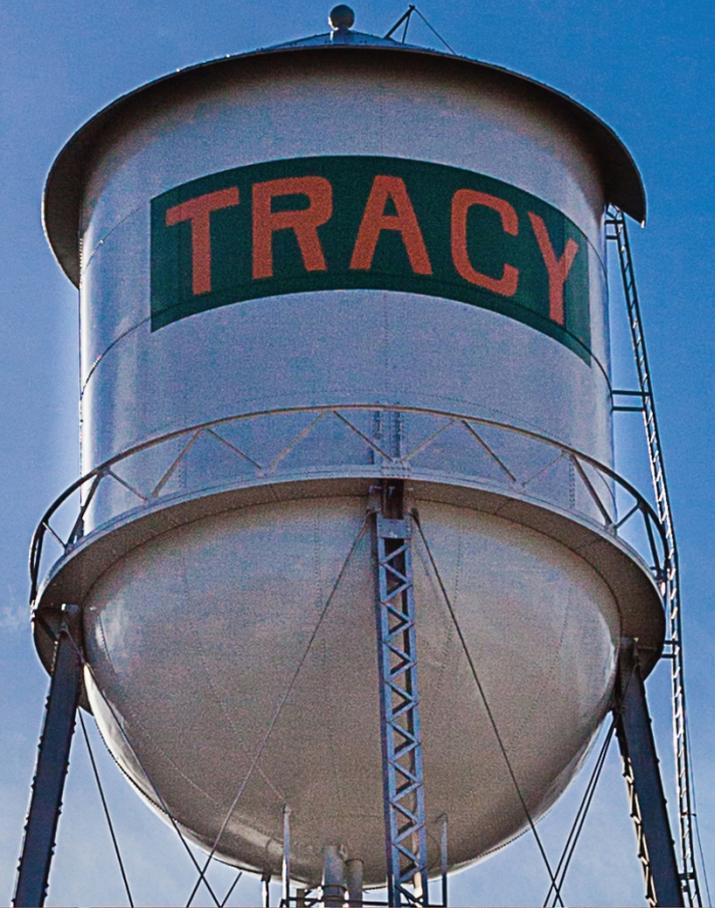


Sutter Gould Medical Foundation
Sutter Tracy Community Hospital



THE SURLAND COMPANIES

**STATE
OF
THE CITY
2018**



AWARD WINNING

RED

Real Estate & Development

TOUR OF TRACY

SAVE THE DATE:

WEDNESDAY, APRIL 11TH

9AM - 11:30AM

CHECK-IN AT CITY HALL LOBBY,
333 CIVIC CENTER PLAZA

**TOUR NEW COMMERCIAL & RESIDENTIAL
DEVELOPMENTS IN TRACY!**

***** LIMITED TICKETS AVAILABLE *****

Discover What Tracy Has To Offer!

Registration: 9AM - 9:30AM

Tour of Tracy : 9:30AM - 11:30AM

Call 209-835-2131 to purchase tickets

Early Bird Member Price: \$50 (03/27 - 04/02)

After 04/02 Member Price: \$60

Non-Member Price: \$75

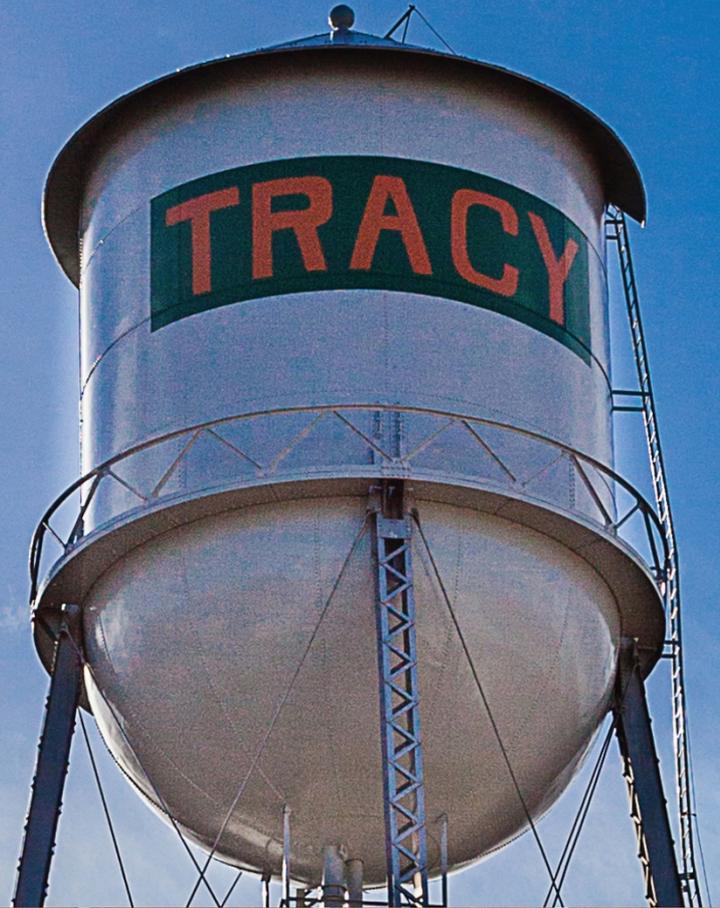


TRACY
Chamber of Commerce



Event Presented by: Tracy Chamber & City of Tracy

**STATE
OF
THE CITY
2018**



TRACY PRIDE VIDEO



STATE OF THE CITY

MAYOR

ROBERT

RICKMAN

TRACY, CALIFORNIA



Welcome!

STATE OF THE CITY 2018

TRACY PRIDE





IN REMEMBRANCE

Cris Mena, Senior Civil Engineer
City of Tracy

THANK YOU FOR YOUR SERVICE

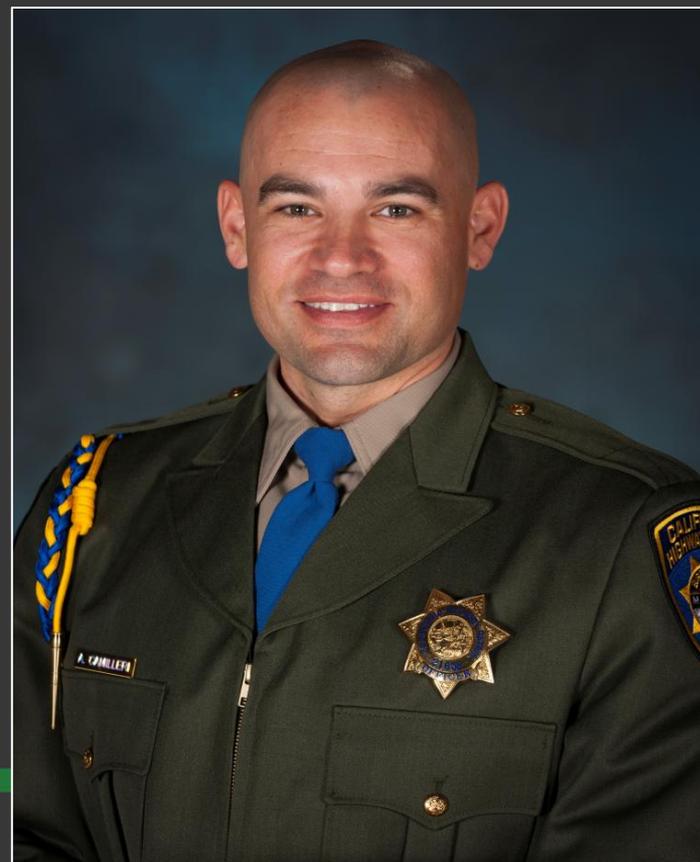




IN REMEMBRANCE

CHP Officer Andrew Camilleri Sr.

THANK YOU FOR YOUR SERVICE





IN REMEMBRANCE

Fire Captain, Dan Havicus

THANK YOU FOR YOUR SERVICE





STATE OF THE CITY



COUNCILMEMBER
RHODESIA RANSOM

MAYOR PRO TEM
VERONICA
VARGAS

MAYOR
ROBERT
RICKMAN

COUNCILMEMBER
NANCY YOUNG

COUNCILMEMBER
JUANA DEMENT



LIVE Inside the Triangle



TRACY PRIDE

QUALITY OF LIFE BEGINS WITH

PUBLIC SAFETY



**POLICE
DEPARTMENT**



**FIRE
DEPARTMENT**



**CODE
ENFORCEMENT**

LOCAL
CONTROL OF
OUR
EMERGENCY
RESPONSE
CAPABILITIES





PRIDE FOR OUR COMMUNITY



LANDSCAPE
IMPROVEMENTS

PARK
RENOVATIONS

NEW TREES



STREET &
SIDEWALK
IMPROVEMENTS

ADDRESSING
BLIGHT

RECYCLING
EVENTS



WE VALUE

OUR

QUALITY

OF LIFE





PLAY Inside the Triangle



TRACY PRIDE



SPECIAL EVENTS

TRACY PRIDE



ART = LIFE





DOWNTOWN TRACY



CONNECT Inside the Triangle



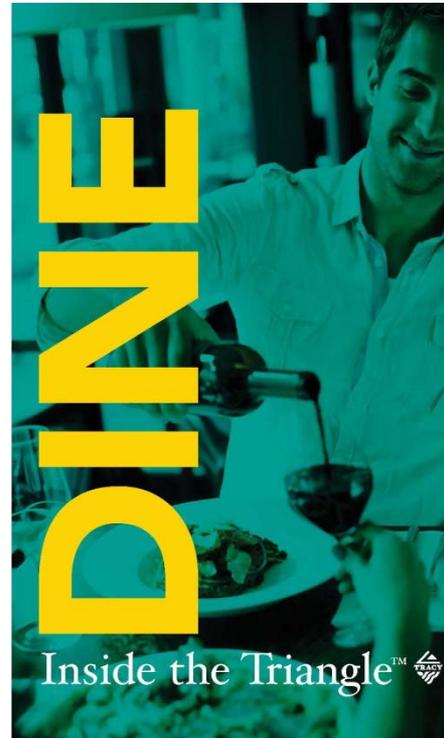
TRACY PRIDE



IN THE NEWS

TRACY'S ON THE MAP

MARKETING & BRANDING



WORK
Inside the Triangle
LEARN MORE 

Economic
Development
Website

City
Promotional
Banners

Downtown
Street
Lights



GROW Inside the Triangle



TRACY PRIDE



INSIDE THE TRIANGLE VIDEO



INDUSTRIAL

+

RESIDENTIAL

+

COMMERCIAL

NEW LOCATION HIGHLIGHTS

Company Name	Square Footage	Jobs
DHL (NEI)	200,000±	150
DHL (IPC)	182,000±	150
Service Systems of America	172,000±	110 - 125
Synnex	170,000±	50 – 80

Total Estimated Investment	\$31,195,369
Total Square Footage	724,000
Total Anticipated Jobs @ Build Out:	505

NEW CONSTRUCTION IN PROGRESS

	# of Projects	Square Footage
Retail	4	90,667
Office	3	22,753
Industrial	7	2,562,252

2017 Commercial Permits & T.I.s 130
Total Estimated Investment \$169,642,331

Source: CRW-COT Permits Issued 1/1/2017 – 02/28/2018

NEW CONSTRUCTION IN THE PIPELINE

	# of Projects	Square Footage
Retail	7	1,098,680
Office	1	7,600
Industrial	10	4,807,902



Source: COT Dev Rev Activity Reports 1/1/2017 – 2/28/2018

SALES TAX REVENUE

2014-2017 COMPARISON

3rd Quarter Benchmark Year

Per Capita Sales

Tracy

Count: 1,934

Lodi

Count: 2,142

Manteca

Count: 1,471

Ripon

Count: 336

Escalon

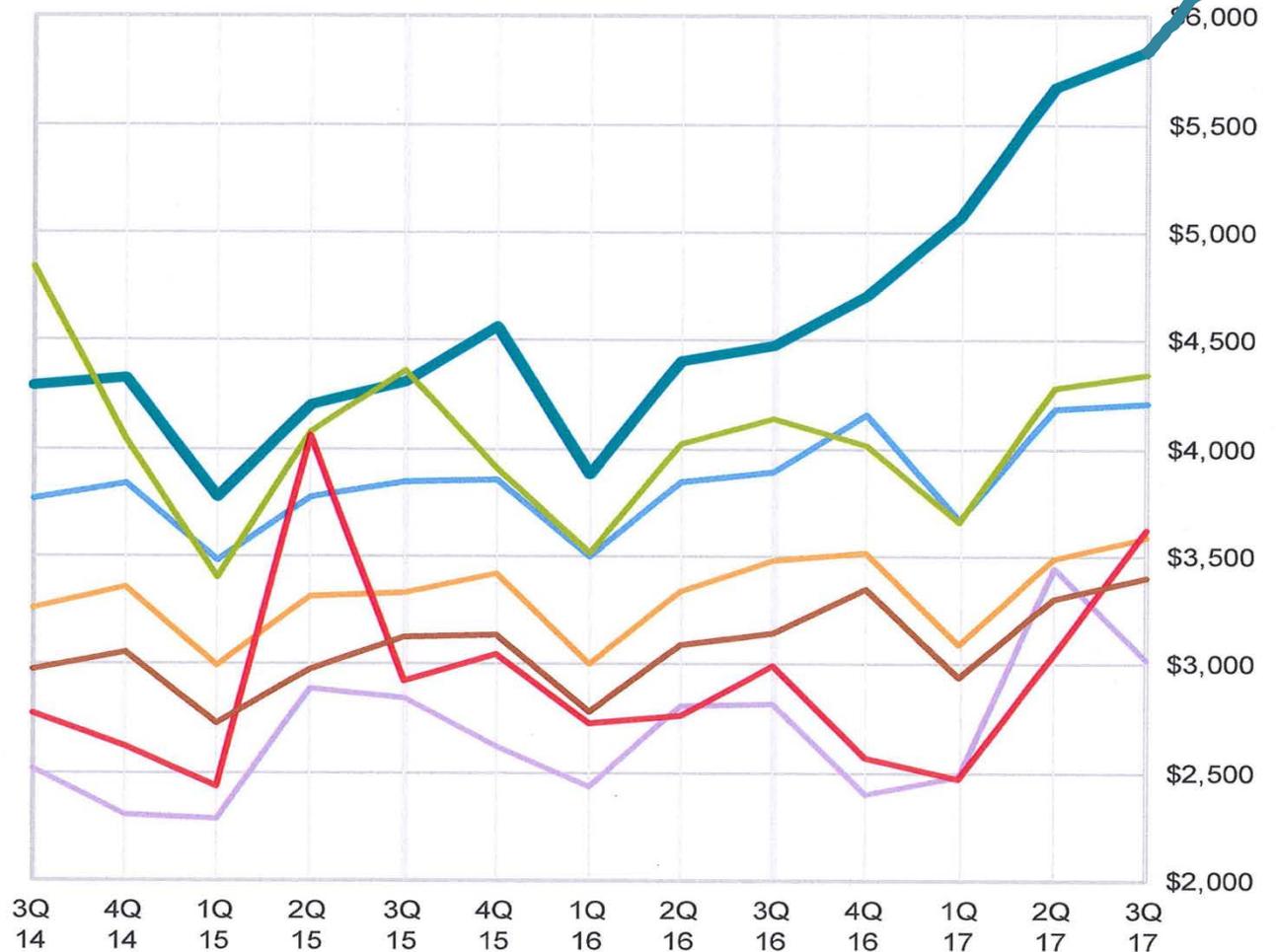
Count: 190

Lathrop

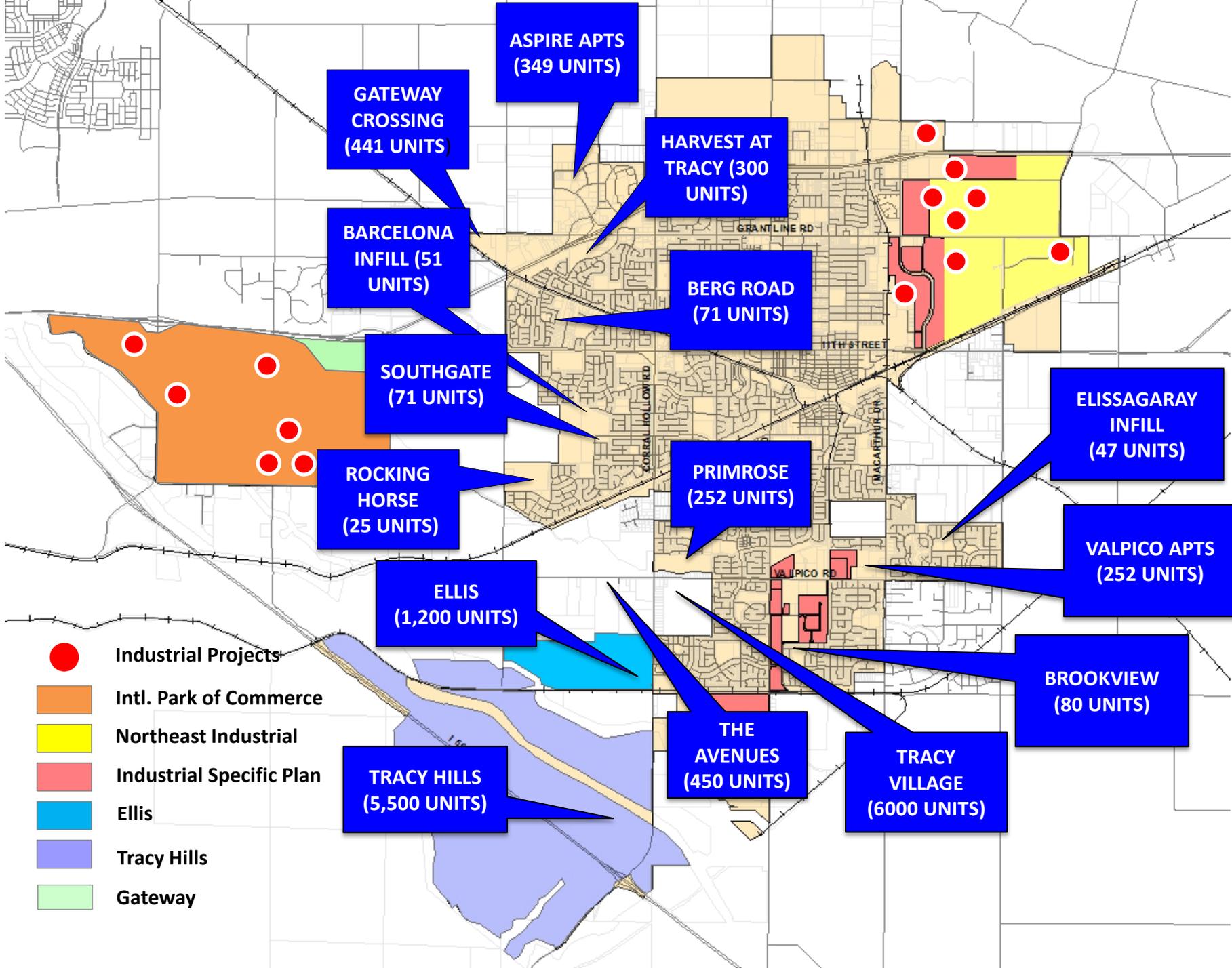
Count: 353

Stockton

Count: 6,350



Source: HDL Companies San Joaquin
County Per Capita Sales



**ASPIRE APTS
(349 UNITS)**

**GATEWAY
CROSSING
(441 UNITS)**

**HARVEST AT
TRACY (300
UNITS)**

**BARCELONA
INFILL (51
UNITS)**

**BERG ROAD
(71 UNITS)**

**SOUTHGATE
(71 UNITS)**

**ROCKING
HORSE
(25 UNITS)**

**PRIMROSE
(252 UNITS)**

**ELISSAGARAY
INFILL
(47 UNITS)**

**VALPICO APTS
(252 UNITS)**

**ELLIS
(1,200 UNITS)**

**BROOKVIEW
(80 UNITS)**

**THE
AVENUES
(450 UNITS)**

**TRACY
VILLAGE
(6000 UNITS)**

**TRACY HILLS
(5,500 UNITS)**

CITY PROJECTS



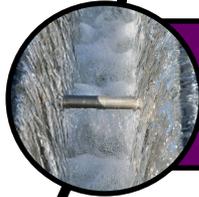
11th Street Bridge Replacement



Corral Hollow Road Widening



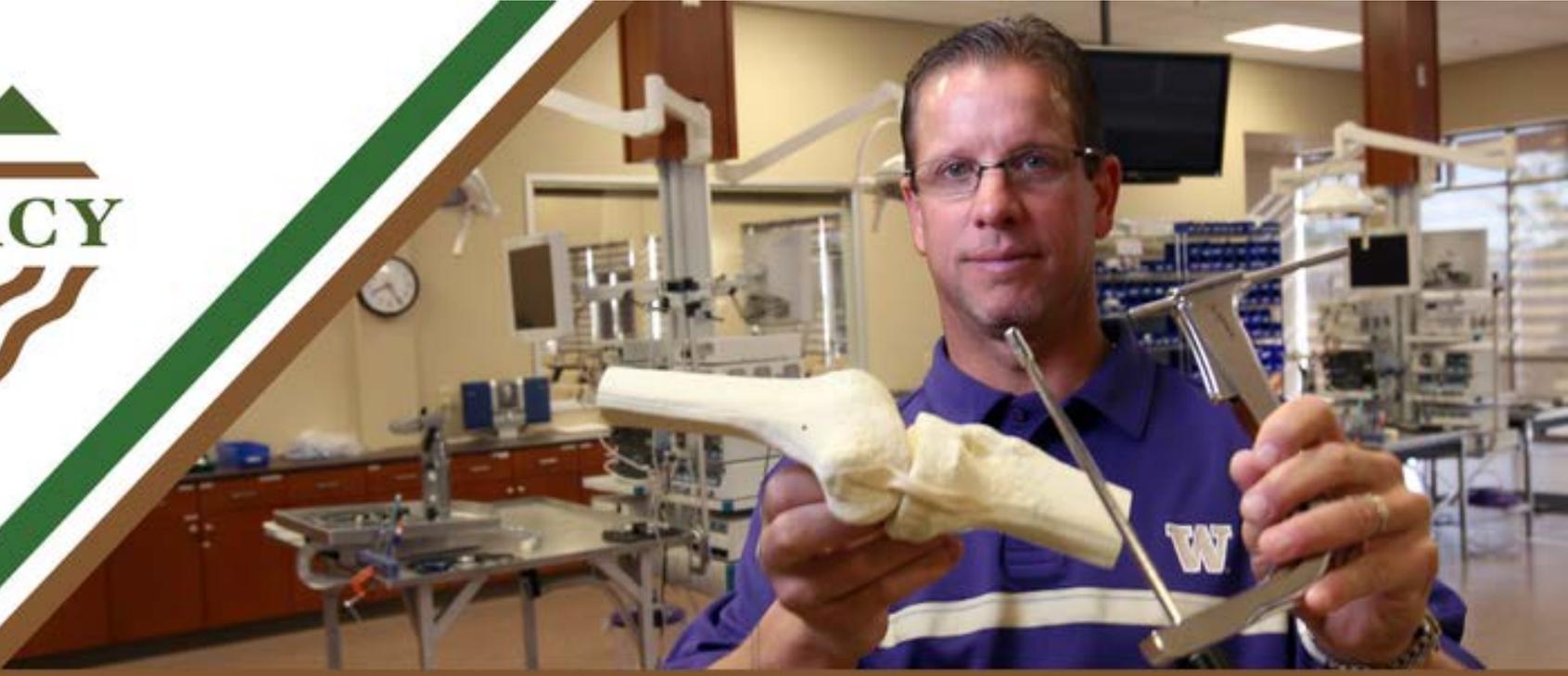
Wastewater Treatment Plant Expansion



Recycled Water Project



11th Street Median Landscape



WORK Inside the Triangle



TRACY PRIDE

WORKFORCE

5,580
NEW
JOBS
ADDED
SINCE
2014



Retail
Trade

24%



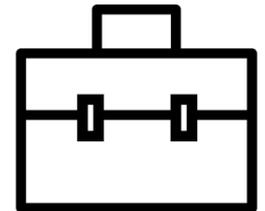
Govt, Health
and Education

19%



Manufacturing

18%



Professional,
Scientific, and
Service
Industries

13%



TRACY AVERAGE INDUSTRY WAGE

AVERAGE WAGE	Warehouse Worker	Maintenance/ Skilled	Supervisor	Management*
ENTRY LEVEL	\$15.67	\$32.50	\$64,000	\$76,625
TOP PAY LEVEL	\$22.40	\$45.00*	—————	\$100,000+

Source: Economic Development Division Survey - Sample Size 9 Companies

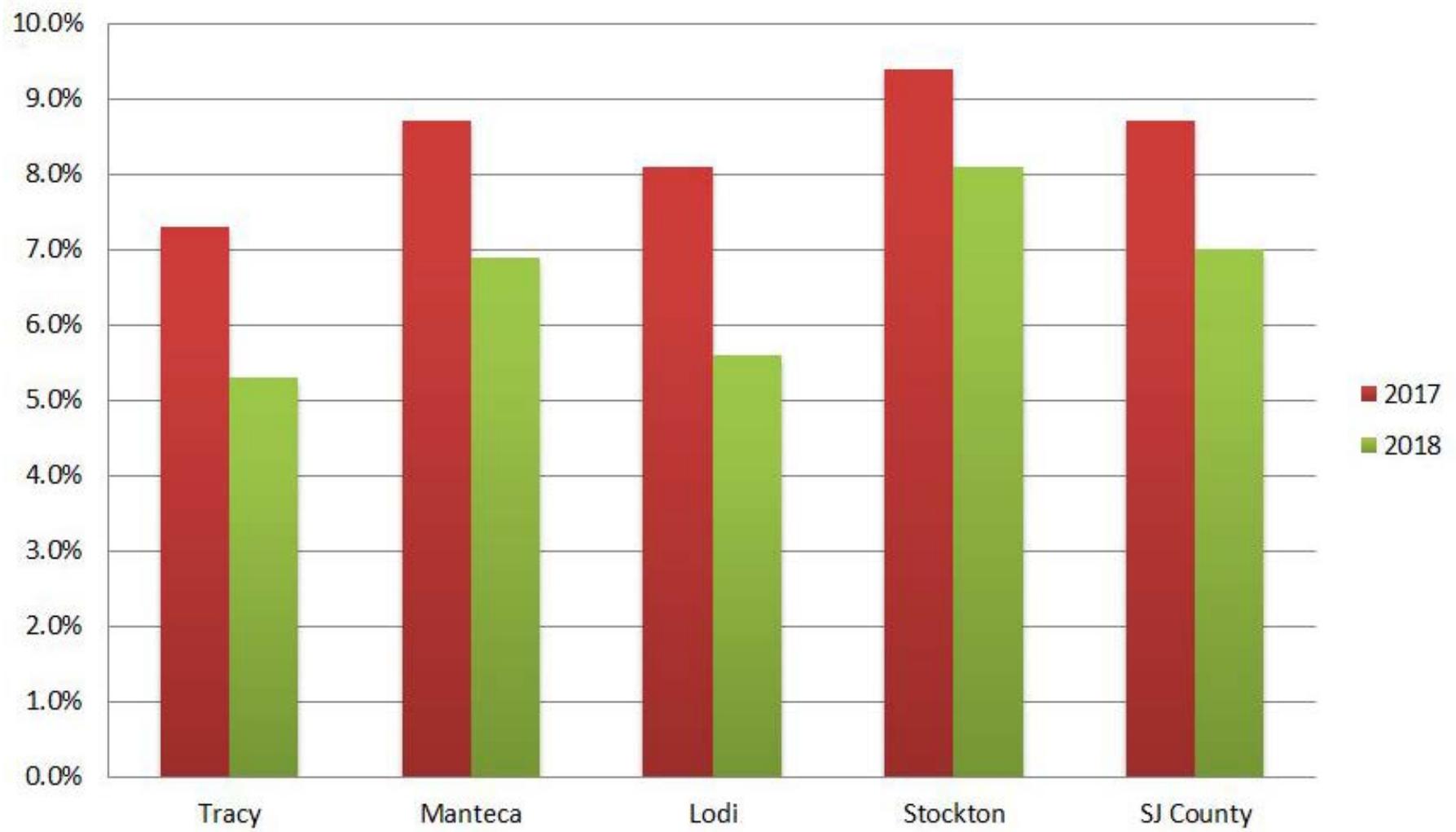
*Survey data indicated approximately 7.3% of the workforce are paid at or above Tracy's Head of Household Wage Threshold of \$72,000 annually.





UNEMPLOYMENT

LOCAL COMPARISON (JANUARY 2018)



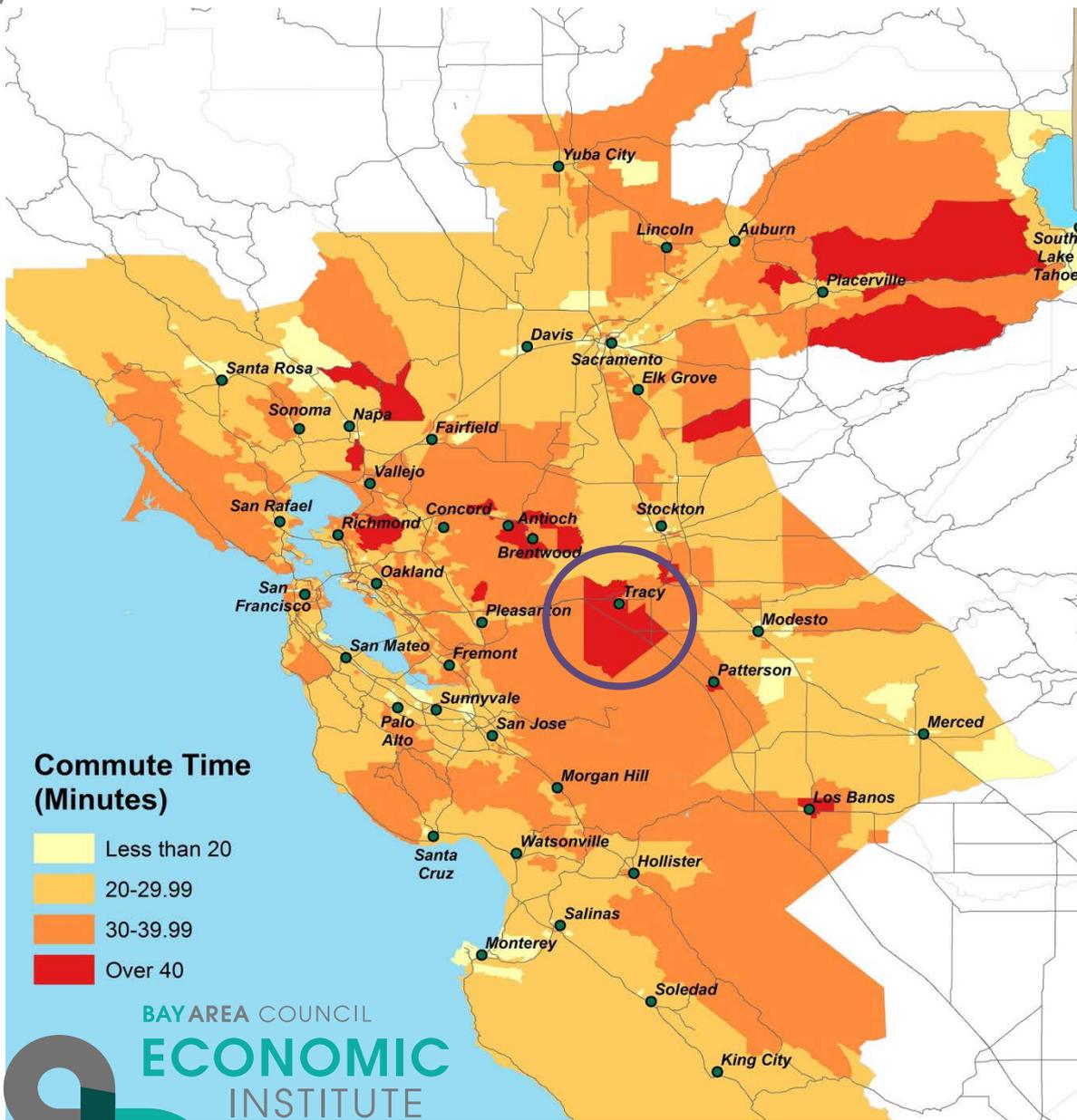
Source: Employment Development Department

Tracy Exports its Workers to the Megaregion

54% - Tracy residents that work within San Joaquin County

41 minutes - Mean commute time for residents

32% - Commute for more than 60 minutes





Preliminary project overview information provided by ACE.

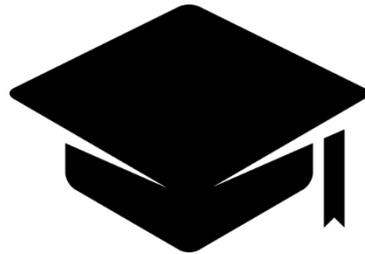


TRANSPORTATION CONNECTIVITY

PREPARING OUR WORKFORCE

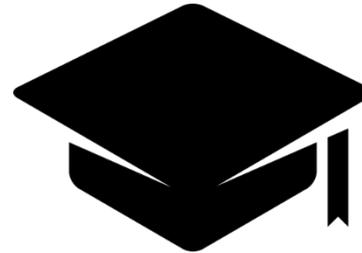


No High School Diploma



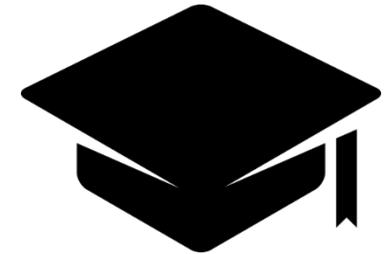
26%

High School Graduate



33%

Some College



24%

Bachelor's/Grad/Prof Degree

Source: ESRI, 2018-02-21



COMMUTER WORKFORCE SURVEY

Focus
on
Tech-
Enabled
Jobs

Space for
Incubators

Place
Making

Attract Out-
of-State
Companies

Higher
Education
Partners

Branding
& Image



THINK Inside the Triangle



TRACY PRIDE

FINANCIAL FORECAST

	<u>Revised Budget</u> <u>FY 17-18</u>	<u>Revised Budget</u> <u>FY 18-19</u>	<u>Projected Budget</u> <u>FY 19-20</u>	<u>Projected Budget</u> <u>FY 20-21</u>
REVENUES	68,328,492	70,064,698	71,223,212	73,716,025
MEASURE V COMMITTED REVENUE	(8,105,031)	(8,196,437)	(8,360,366)	(8,527,573)
EXPENDITURES	65,643,114	63,183,807	62,435,483	63,712,193
NET CHANGE TO FUND BALANCE	\$ (5,419,653)	\$ (1,315,546)	\$ 427,364	\$ 1,476,259
20% Fund Balance	13,128,623	12,636,761	12,487,097	12,742,439
10% Fund Balance	6,564,311	6,318,381	6,243,548	6,371,219
Unallocated	4,327,792.18	3,750,038	4,401,899	5,495,145
	\$ 24,020,726	\$ 22,705,180	\$ 23,132,544	\$ 24,608,803



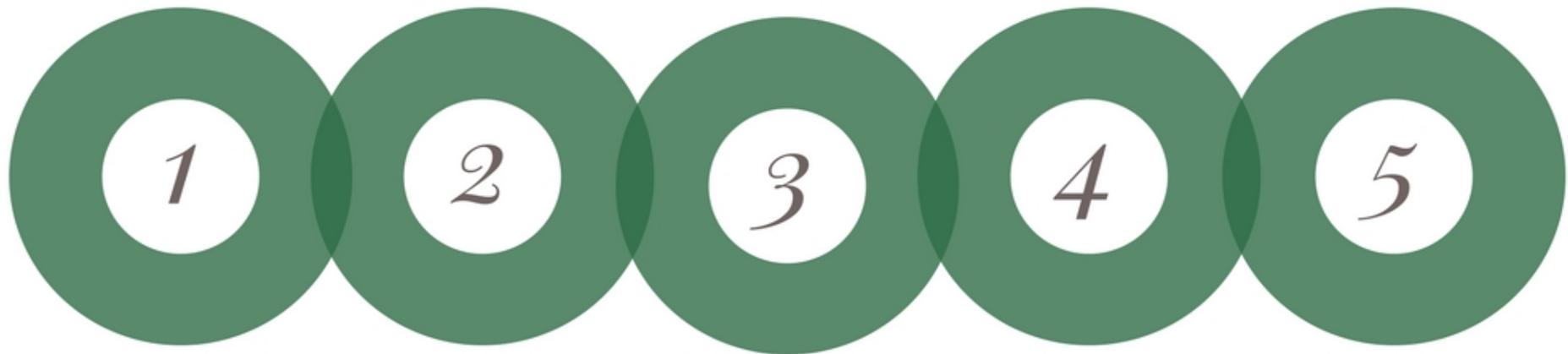


MEASURE V

COMMUNITY AMENITIES

- Half-cent sales tax increase
- Approved by the voters in 2016
- Approx. \$8-million per year, over 20 years
- Funds committed for community amenities
 - Respond to Quality of Life needs in Tracy





ECONOMIC
DEVELOPMENT

COMMUNITY
AMENITIES

PUBLIC
SAFETY

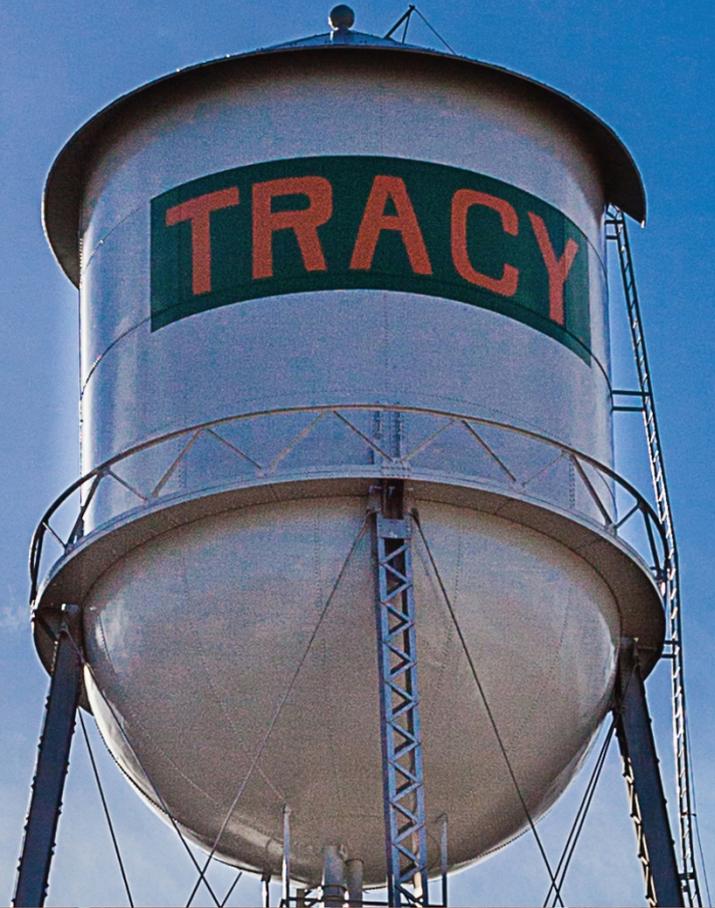
CITY
BEAUTIFICATION

ENHANCING
THE GREAT
THINGS ABOUT
TRACY

FIVE POINT PLAN

A VISION IN MOTION

**STATE
OF
THE CITY
2018**





GUEST SPEAKER

**JOHN W.
MITCHELL**

**M & H
ECONOMIC
CONSULTANTS**