

## 8. Public Service Costs will Not Increase over what is Spent Now on this Area

- Not credible to claim a built out Crossings project area will only require current [pre-Crossings] level of expenditures for public services: public safety, utilities/infrastructure, code enforcement, City administrative services, etc.
  - Over past years, operational costs have increased for delivery of City services.
  - Costs which must be considered are not just one-time project costs, but the operation and maintenance costs for all city services for time span of at least 20 years.
- If the public services costs for the Crossings area are greater, then the Crossings project poses a huge financial risk to the City.
- To eliminate the risk of revenue loss, the Crossings area should converted to a Mello Roos or some other form of self-supporting tax district.