

Exhibit B:
Napa Civic Center Project - Options Pros and Cons Comparison

Option	Pros	Cons
1	<ul style="list-style-type: none"> • Project goals accomplished • Highest probability on capturing Superblock revenues in strong market • PD moves to essential service rated facility during swing period • New Corp Yard facility helps achieve needed renovation of that property 	<ul style="list-style-type: none"> • Largest Upfront Cost • Corp Yard project expensive • Most staff swing to temporary accommodations • Requires downward adjustments to expenditure growth assumptions • If Superblock revenue doesn't materialize, budget deficit is largest
2A	<ul style="list-style-type: none"> • Project goals accomplished • Avoids the need to swing PD, Fire Station No. 1 & City Hall • No Corp Yard project cost • Lowers total financed cost and annual payment • Less exposure than Option 1 to risk of Superblock hotel not being built in near term 	<ul style="list-style-type: none"> • 2-year delay of Superblock land sale, high risk of "missing" hotel market and not generating revenue from Superblock for [many] years • Larger budget deficit in early years, some surpluses in early years could be carried to offset this • Requires downward adjustments to expenditure growth assumptions
2B	<ul style="list-style-type: none"> • Lowest construction costs • Least exposed to risk of Superblock hotel not being built in near term • Sub-optimal usage of Superblock property (surface parking) 	<ul style="list-style-type: none"> • Not all Project goals accomplished • No revenues from Superblock • No Fire Station No. 1 or Parking Structure • Requires budget assumption adjustments to balance budget
3	<ul style="list-style-type: none"> • Most flexibility to deliver project in any way 	<ul style="list-style-type: none"> • Risk exposure due to delays (ex. deferred maintenance and old buildings) • Costs are unknown (but may be higher than options 1, 2A or 2B) • Most unknown factors • Phasing can be explored • Economic drivers still present (ex. cost escalation etc.) • Requires budget assumption adjustments to balance budget