

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

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