



# COMMUNITY REDEVELOPMENT AGENCY

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**The Cost of Public Services Downtown**

# Cost of Public Services

The Cost of Public Services Downtown is the City expenditure necessary to meet the public services needs (police, fire, general government, recreation, parks, etc.) of Downtown workers, residents and businesses of different types of development.

# The Cost of Public Services Downtown

To fully address the Cost of Public Services Downtown three (3) things are needed:

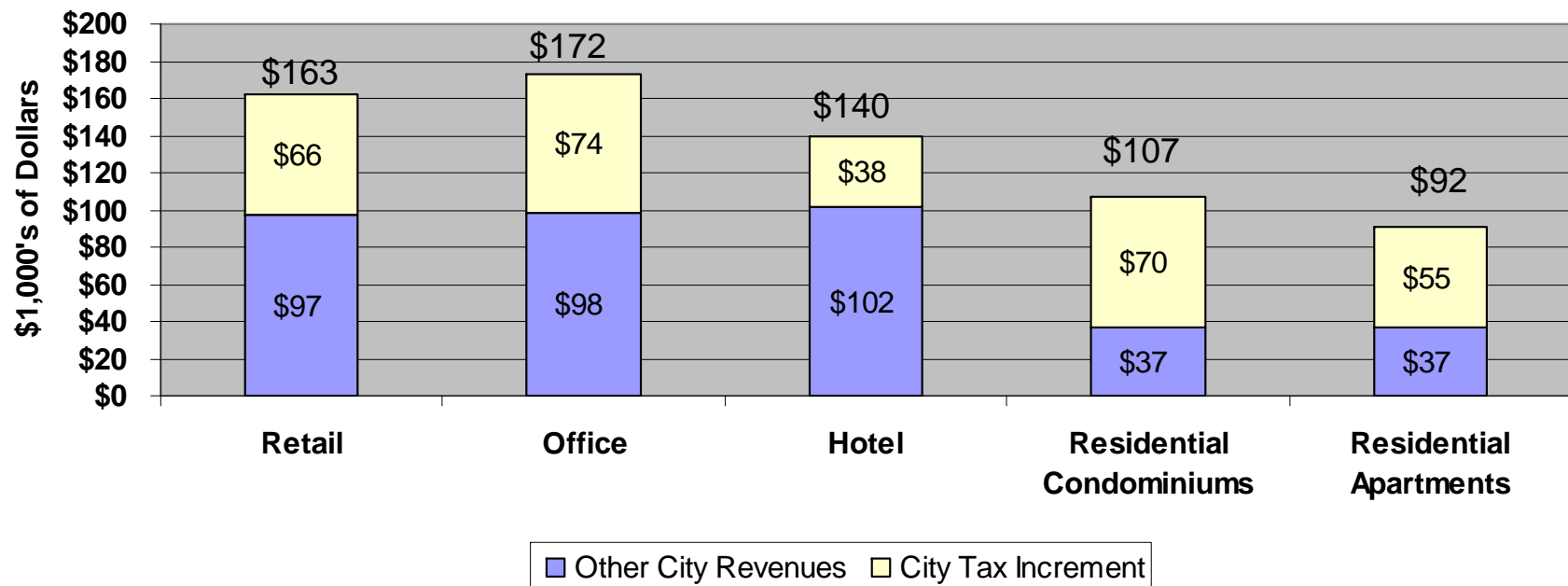
1. A projection of Revenues including the Tax Increment for typical land uses Downtown
2. A projection of the Cost of Public Services for typical land uses Downtown.
3. An analysis of the Net Cost of Service for typical land uses Downtown (Cost of Services less Revenues)

# Typical Uses Downtown

Description of Project	Retail	Office	Hotel	Residential Condominiums	Residential Apartments
Square Feet of Development	100,000	100,000	100,500	100,656	100,100
Number of Residential Units or Hotel Rooms			134	72	77
Average Size Residential Units Sq. Ft.			750	1398	1300
Projected Population	0	0	0	93	100
Projected Employment	167	286	134	0	0
Projected Trips	6870	1327	1193	504	539
Projected Police Calls	157	84	55	63	63
Projected Fire Calls	19	16	92	15	16
Average Taxable Value per Sq. Ft.	\$248	\$281	\$142	\$263	\$206
Projected Taxable Value	\$24,800,000	\$28,100,000	\$14,271,000	\$26,472,528	\$20,620,600
Projected Tax Increment	\$178,713	\$202,493	\$102,839	\$190,766	\$148,596

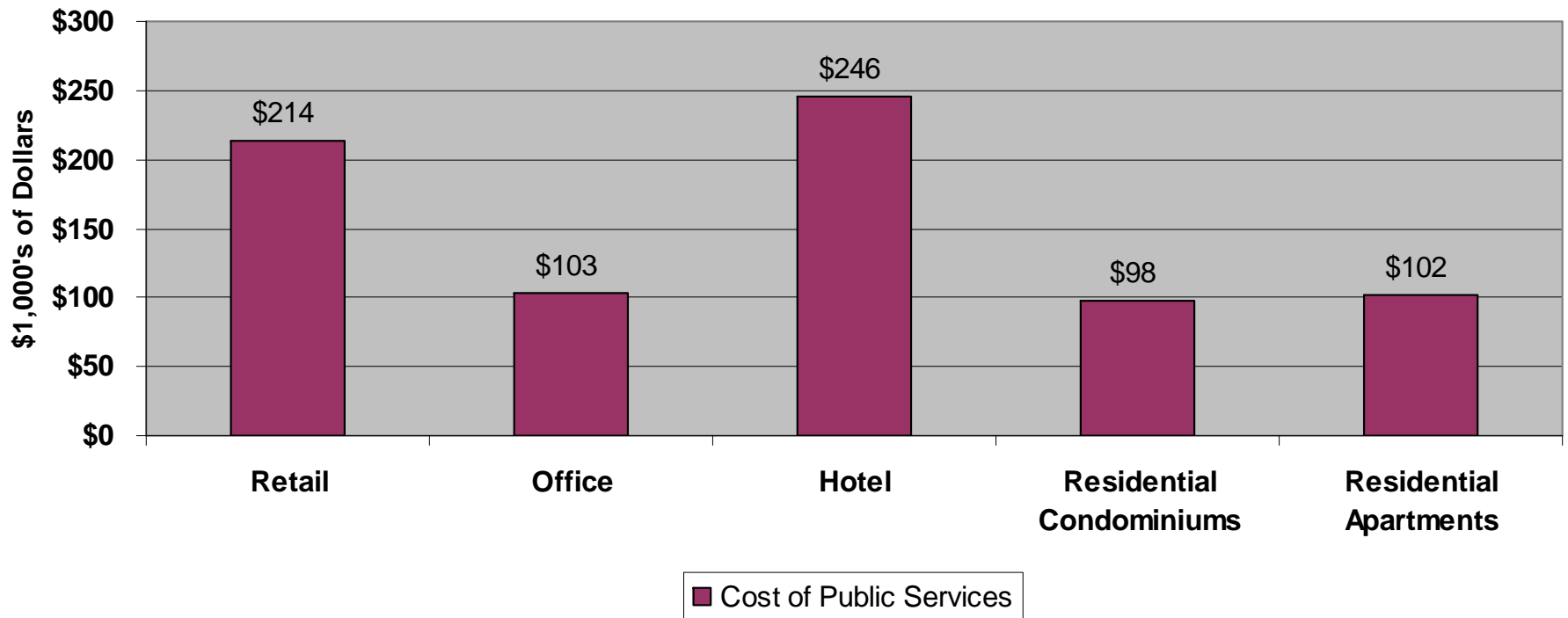
# Projection of Revenues

**Projected City Revenues**  
(all projects approximately 100,000 sq. ft.)



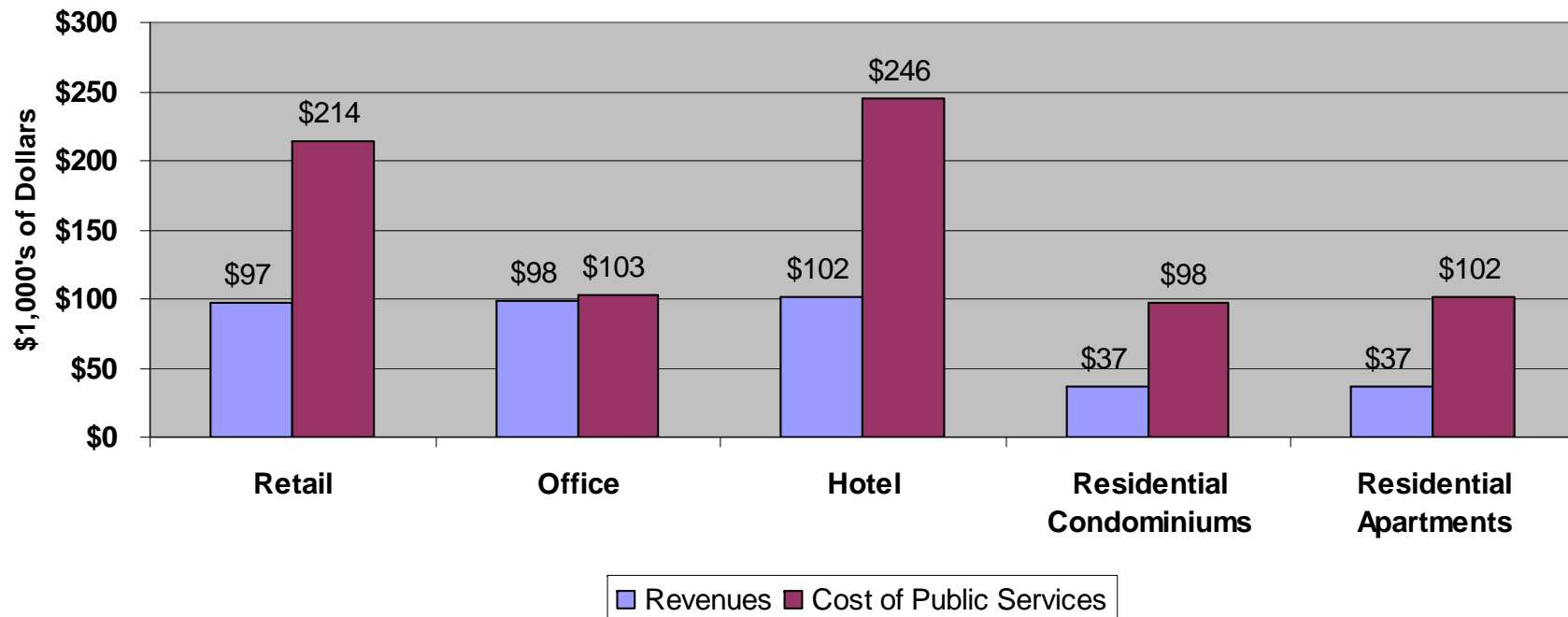
# Projection of Cost of Public Services

**Projected Cost of Services**  
(all projects approximately 100,000 sq. ft.)

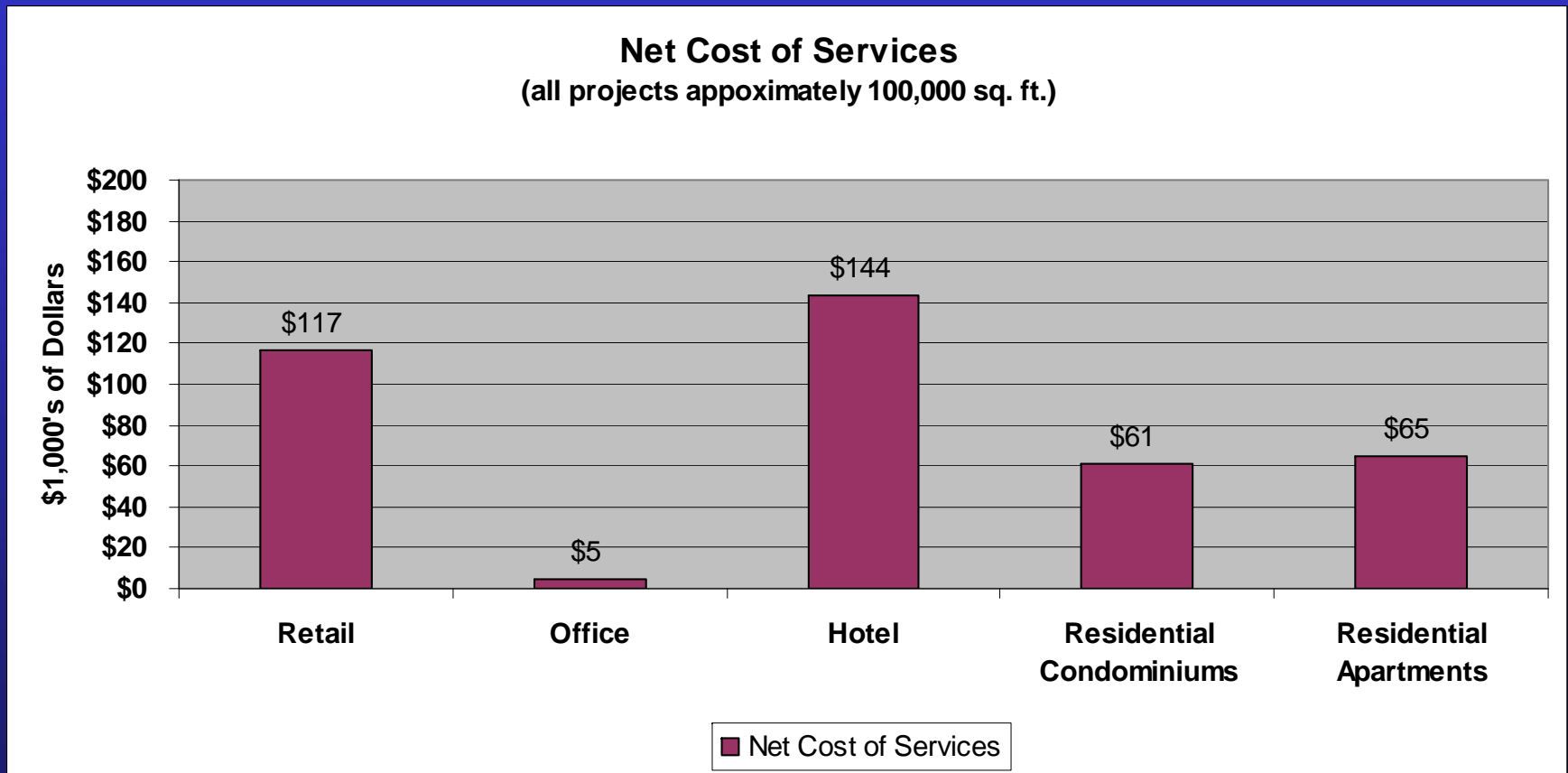


# Revenues and Cost of Public Services (after Tax increment Payment)

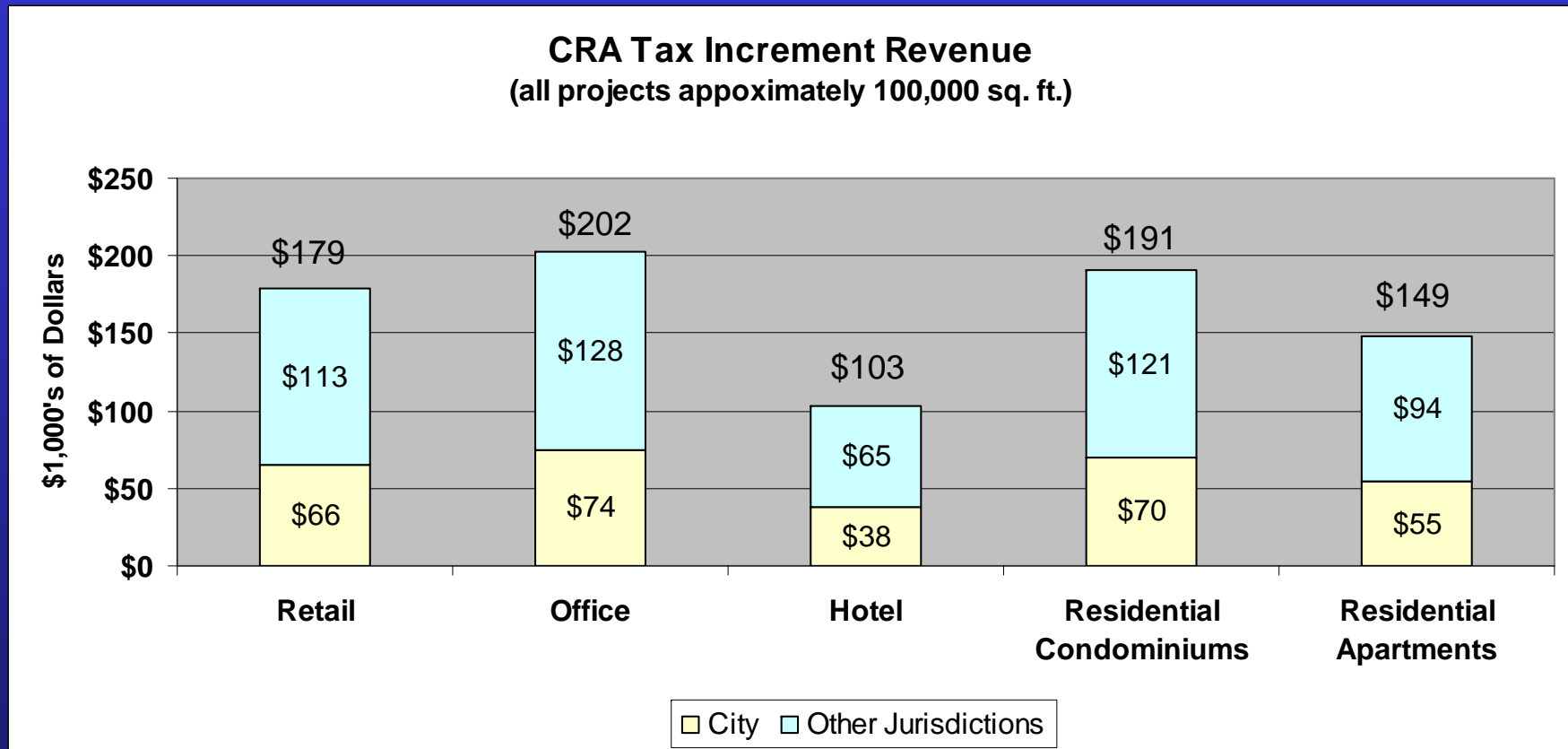
**Projected City Revenues and Cost of Public Services**  
(all projects approximately 100,000 sq. ft.)



# Net Cost of Public Services (after Tax Increment Payment)

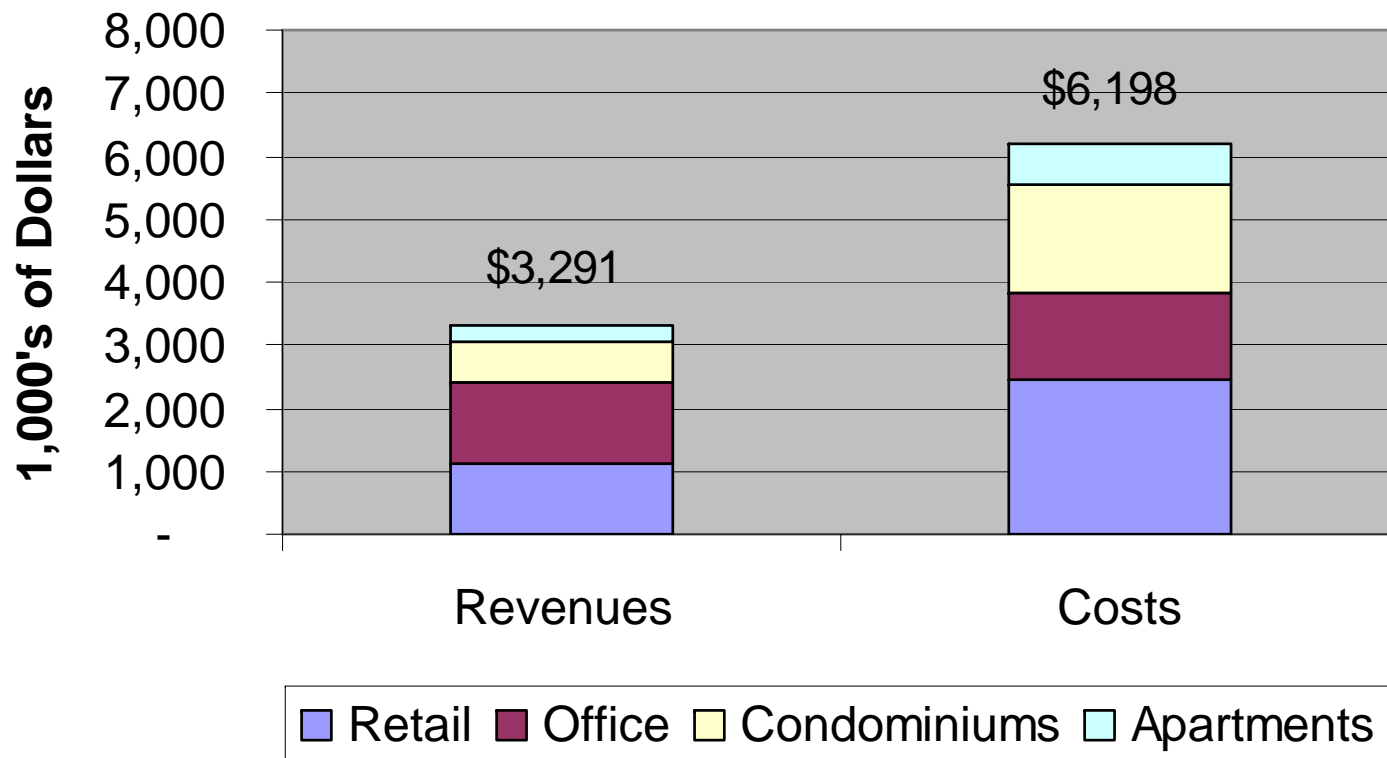


# Community Redevelopment Agency Tax Increment Revenue

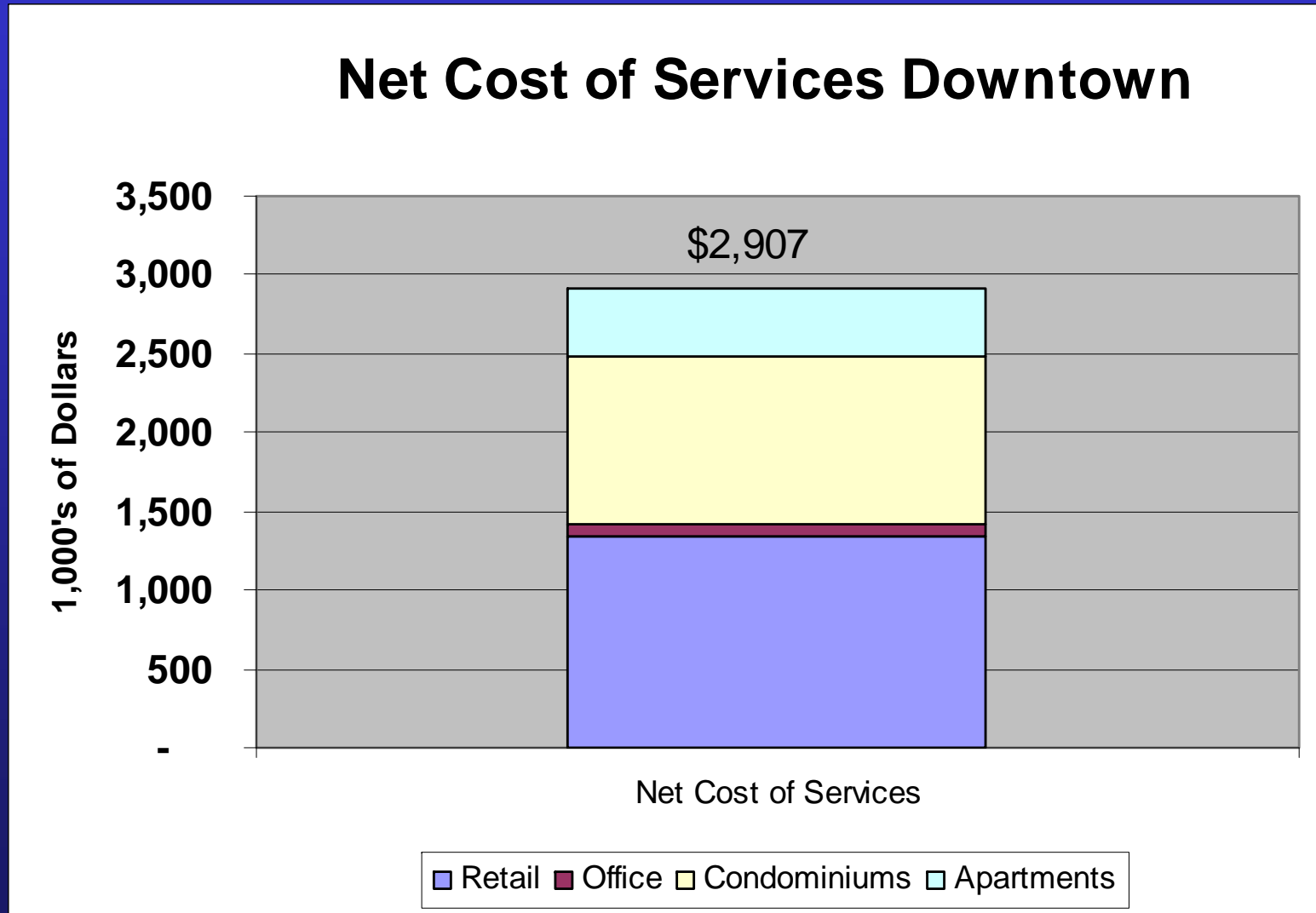


# Total Revenues and Cost of Public Services Downtown

## Total Downtown Revenues and Cost of Public Services



# Net Cost of Services Downtown



# Summary

- Revenues and the Cost of Public Services vary widely for typical land uses in the Downtown.
- Tax Increment Revenues vary from 40% to 65% of the City revenue stream generated by typical land uses in the Downtown.
- Projects Downtown without Tax Increment Revenues do not cover the Cost of Public Services.
- For every \$1.00 of Tax Increment contributions from the City the CRA receives an additional \$1.72 from other taxing jurisdictions.

**Questions?**