

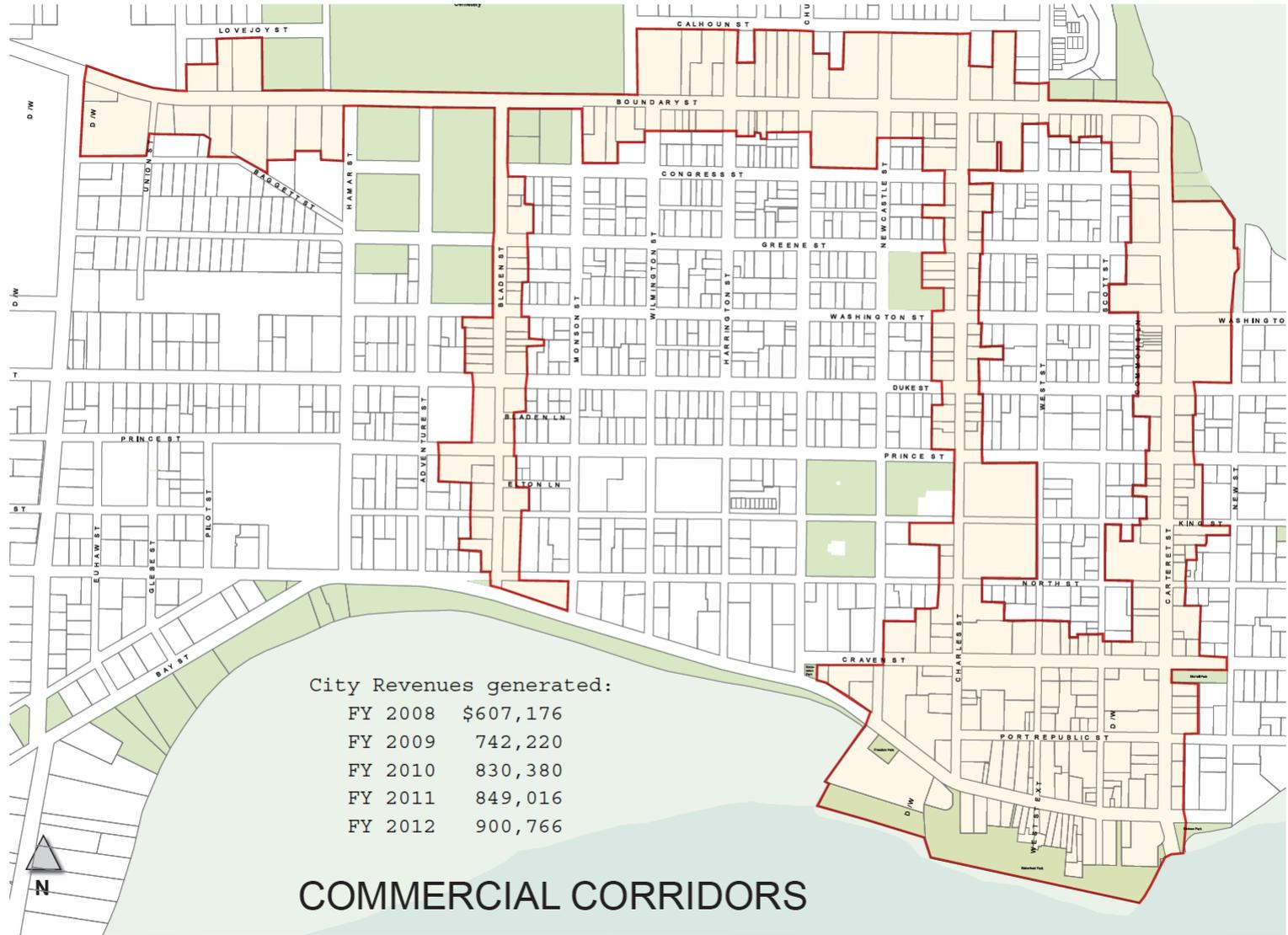
# REVENUE ANALYSIS

WITHIN THE CORE COMMERCIAL, COMMERCIAL CORRIDOR  
AND SECTOR 1 CIVIC MASTER PLAN AREAS



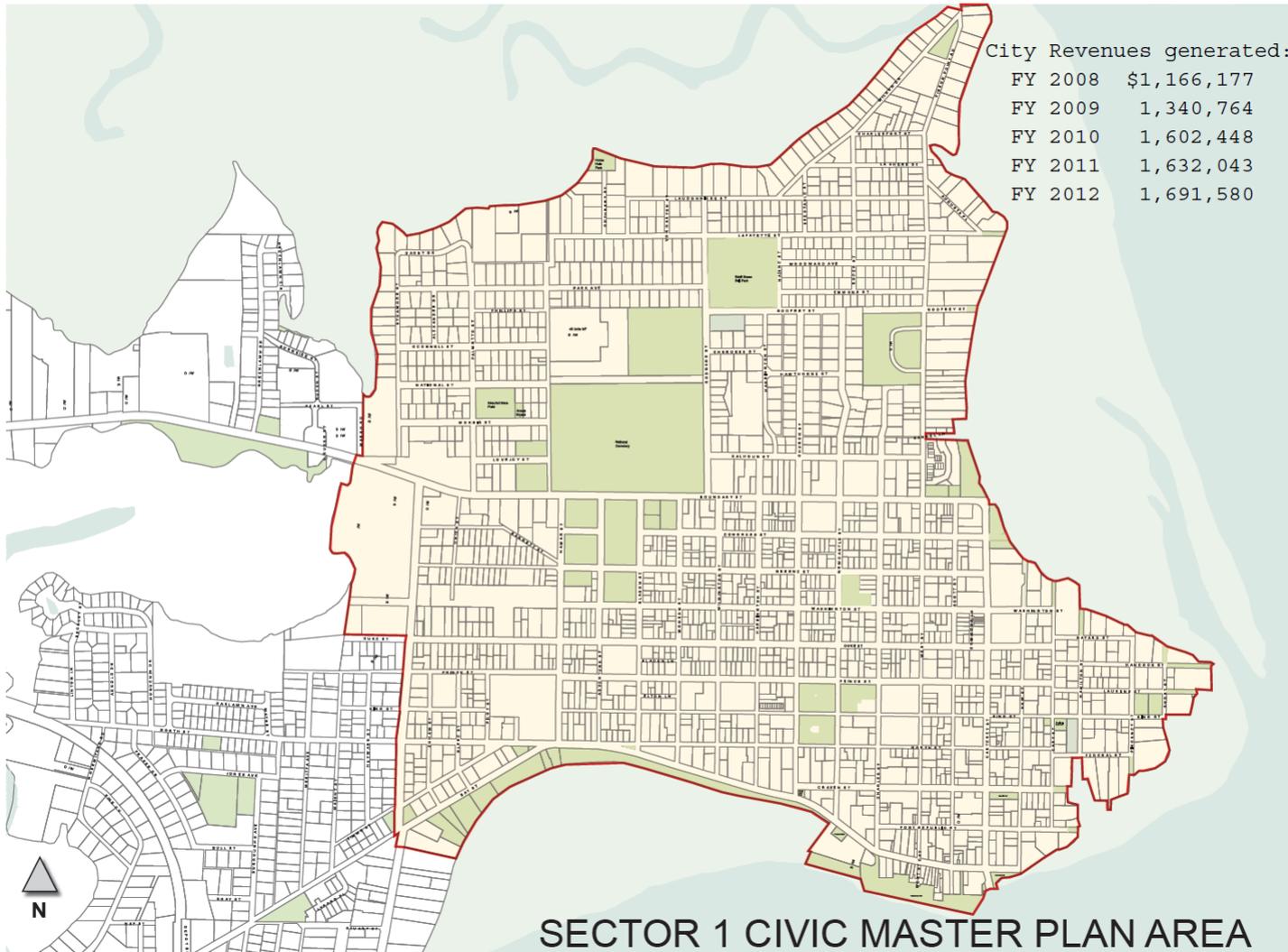
## REVENUES GENERATED WITHIN CORE COMMERCIAL AREA

	Market Value of Property	Gross Revenues reported by Businesses	Business License Revenues	% of Business License Revenue to Gross Revenues	Total Property Tax Revenues (all taxing districts)	Property Tax revenues (City Portion only)	Hospitality Revenue	Accomodation Revenue	Total City revenues generated within CORE COMMERCIAL area
FY 2008	\$ 45,349,152.00	\$ 45,861,889.18	\$ 113,023.29	0.2464%	\$ 568,081.37	\$ 134,521.67	\$ 108,996.96	\$ 43,199.39	\$ 399,741.31
FY 2009	46,542,522.00	43,415,843.17	107,840.79	0.2484%	609,872.15	136,855.31	203,782.02	73,316.96	521,795.08
FY 2010	74,803,044.00	44,807,618.16	113,955.94	0.2543%	623,913.90	170,952.41	220,533.04	76,872.78	582,314.17
FY 2011	74,775,577.00	42,738,529.71	108,063.19	0.2528%	620,759.91	167,418.95	229,756.72	92,078.57	597,317.43
FY 2012	74,219,928.00	45,467,330.42	114,396.77	0.2516%	622,309.05	166,592.13	254,737.33	99,521.21	635,247.44



# REVENUES GENERATED WITHIN COMMERCIAL CORRIDOR AREA

	Gross Revenues			% of Business			Total City revenues generated within COMMERCIAL CORRIDOR AREA		
	Market Value of Property	reported by Businesses	Business License Revenues	License Revenue to Gross Revenues	Total Property Tax Revenues (all taxing districts)	Property Tax revenues (City Portion only)	Hospitality Revenue	Accomodation Revenue	
FY 2008	\$ 95,770,442	\$ 80,518,842	\$ 204,487	0.254%	\$ 1,003,414	\$ 237,580	\$ 121,910	\$ 43,199	\$ 607,176
FY 2009	97,666,292	76,779,518	193,845	0.252%	1,072,289	240,616	234,261	73,498	742,220
FY 2010	157,990,995	75,818,946	193,183	0.255%	1,115,219	305,530	253,905	77,762	830,380
FY 2011	157,907,723	74,043,882	186,953	0.252%	1,127,754	304,180	263,910	93,973	849,016
FY 2012	156,576,866	76,069,010	191,760	0.252%	1,148,683	307,540	299,944	101,522	900,766



# REVENUES GENERATED WITHIN SECTOR 1 CIVIC MASTER PLAN AREA

	Gross Revenues			% of Business		Property Tax revenues (City Portion only)	Hospitality Revenue	Accomodation Revenue	Total City revenues generated within SECTOR 1 AREA
	Market Value of Property	reported by Businesses	Business License Revenues	License Revenue to Gross Revenues	Total Property Tax Revenues (all taxing districts)				
FY 2008	\$ 377,975,988	\$ 107,761,158	\$ 286,961	0.266%	\$ 2,923,469	\$ 692,277	\$ 135,601	\$ 51,338	\$ 1,166,177
FY 2009	388,095,059	102,204,644	273,894	0.268%	3,215,160	721,482	257,574	87,813	1,340,764
FY 2010	642,262,783	102,812,647	279,988	0.272%	3,469,725	950,705	280,825	90,930	1,602,448
FY 2011	645,520,713	96,188,488	259,966	0.270%	3,608,316	973,163	292,050	106,864	1,632,043
FY 2012	644,549,481	98,941,394	267,359	0.270%	3,669,569	982,344	325,372	116,505	1,691,580

# Revenues Generated and Cost to Deliver Direct Services

## Sector 1 Civic Master Plan Area

- Using the revenues that were generated within Sector 1 for FY 2012, plus the FY 2012 revenues generated through the Stormwater Fees and the Solid Waste user charges in the same area, and estimating the costs of delivering direct services, identifies a shortfall of \$596,216. This shortfall is exclusive of any additional capital needs for this Sector.

FY 2012 Revenues per analysis	\$	1,691,580
Allocated Solid Waste Fees		308,412
Allocated Stormwater Fees		97,845
Total Revenues within Sector 1	\$	<u>2,097,838</u>
Cost of Service Delivery:		
Solid Waste Collection		251,360
Stormwater Drainage		346,612
Parks/Aesthetics		633,913
Right of Way Maintenance		275,768
Fire Department Support		11,551
Police Department Support		901,876
Planning Services		199,963
Court Services		73,011
Total Cost of Service Delivery		<u>2,694,054</u>
Shortfall	\$	<u>(596,216)</u>

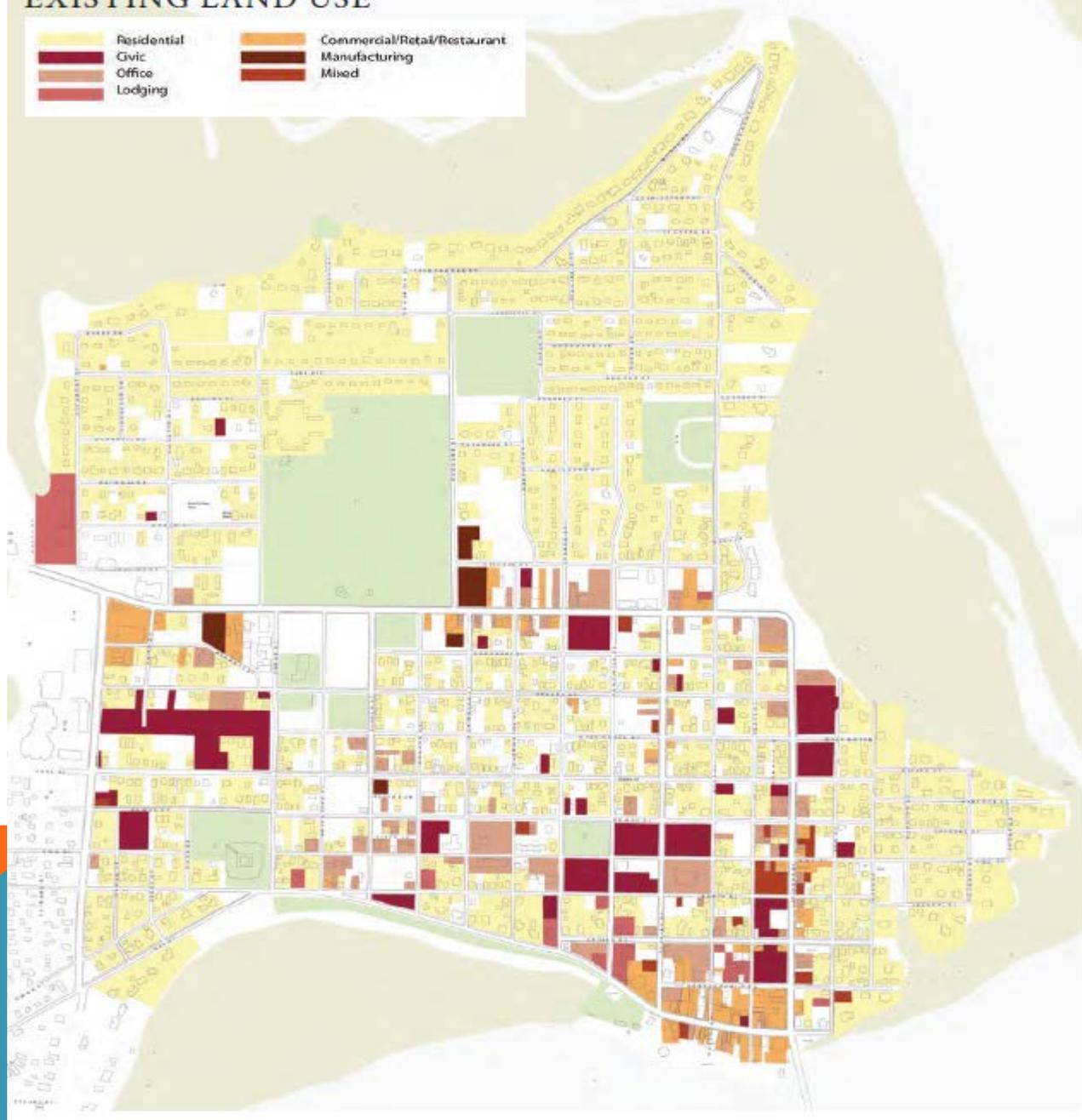
- ❑ For FY 2013 the Stormwater fees billed in this area totals \$160,191, or a \$62,346 increase. If all other revenues and expenses remain constant, the shortfall decreases to \$533,387.
- ❑ As revenues shrink, decisions are necessary to address the service delivery levels that have been provided in the past and how they will be impacted as we move toward the future.
- ❑ The amount presented for the Police Department and the Courts department represents 23% of the FY 2012 actual expenditures.
- ❑ The Costs exclude the debt service on the Waterfront Park totaling \$199,525 of additional costs.

**Within Sector 1, from the Civic Master Plan we have the following conditions:**

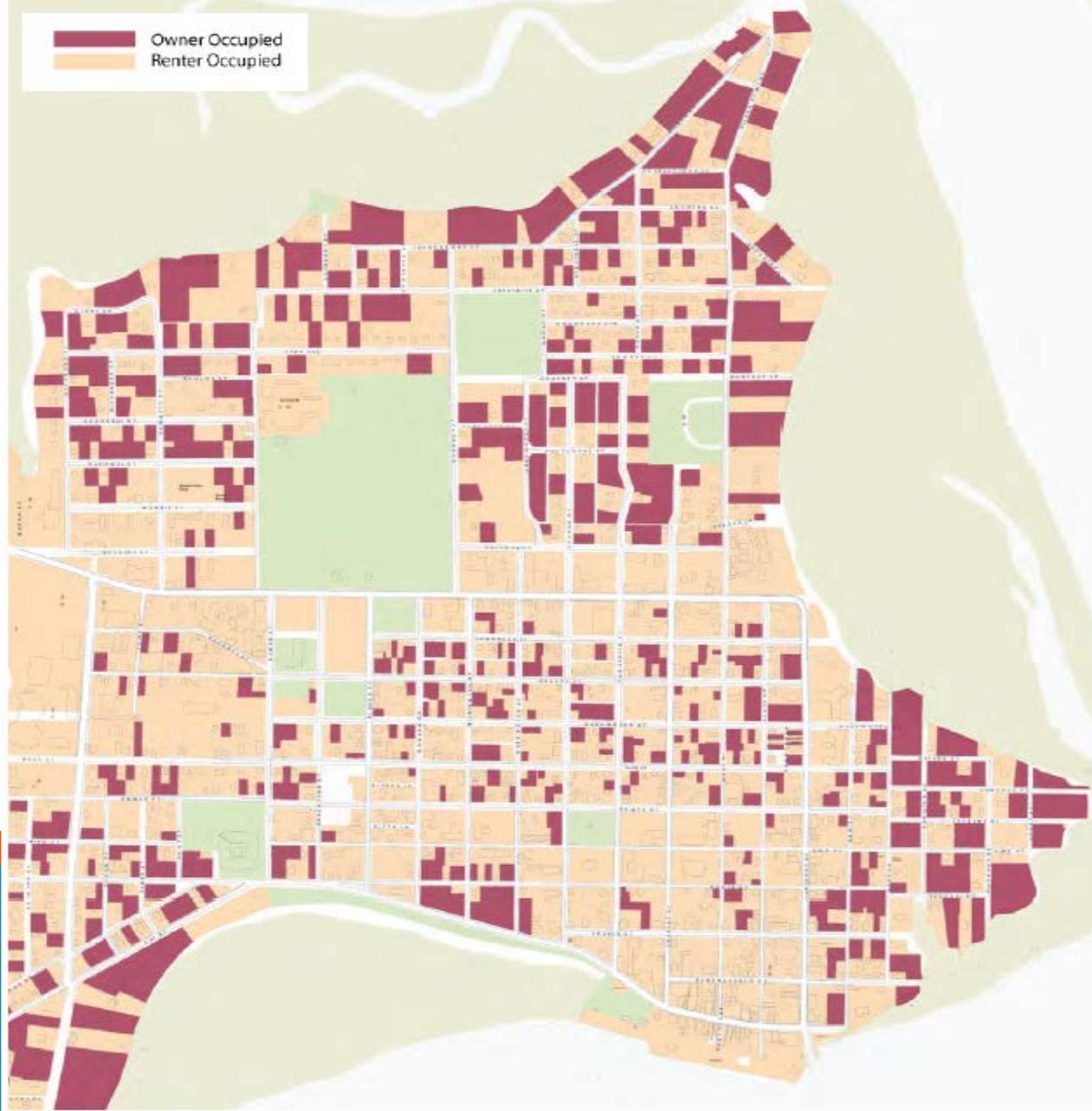


# EXISTING LAND USE

	Residential		Commercial/Retail/Restaurant
	Civic		Manufacturing
	Office		Mixed
	Lodging		

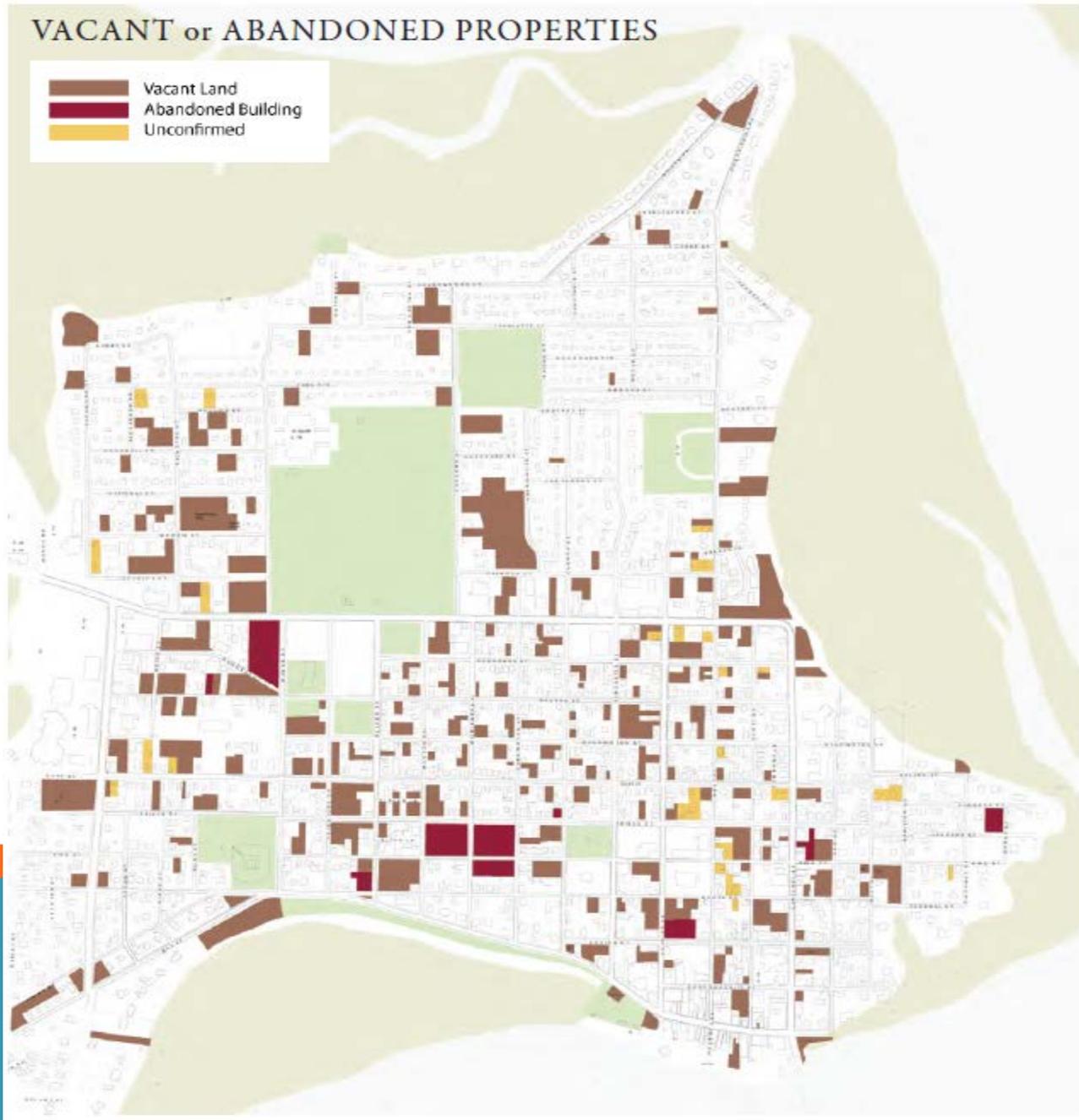


# OWNER vs. RENTAL/SEASONAL

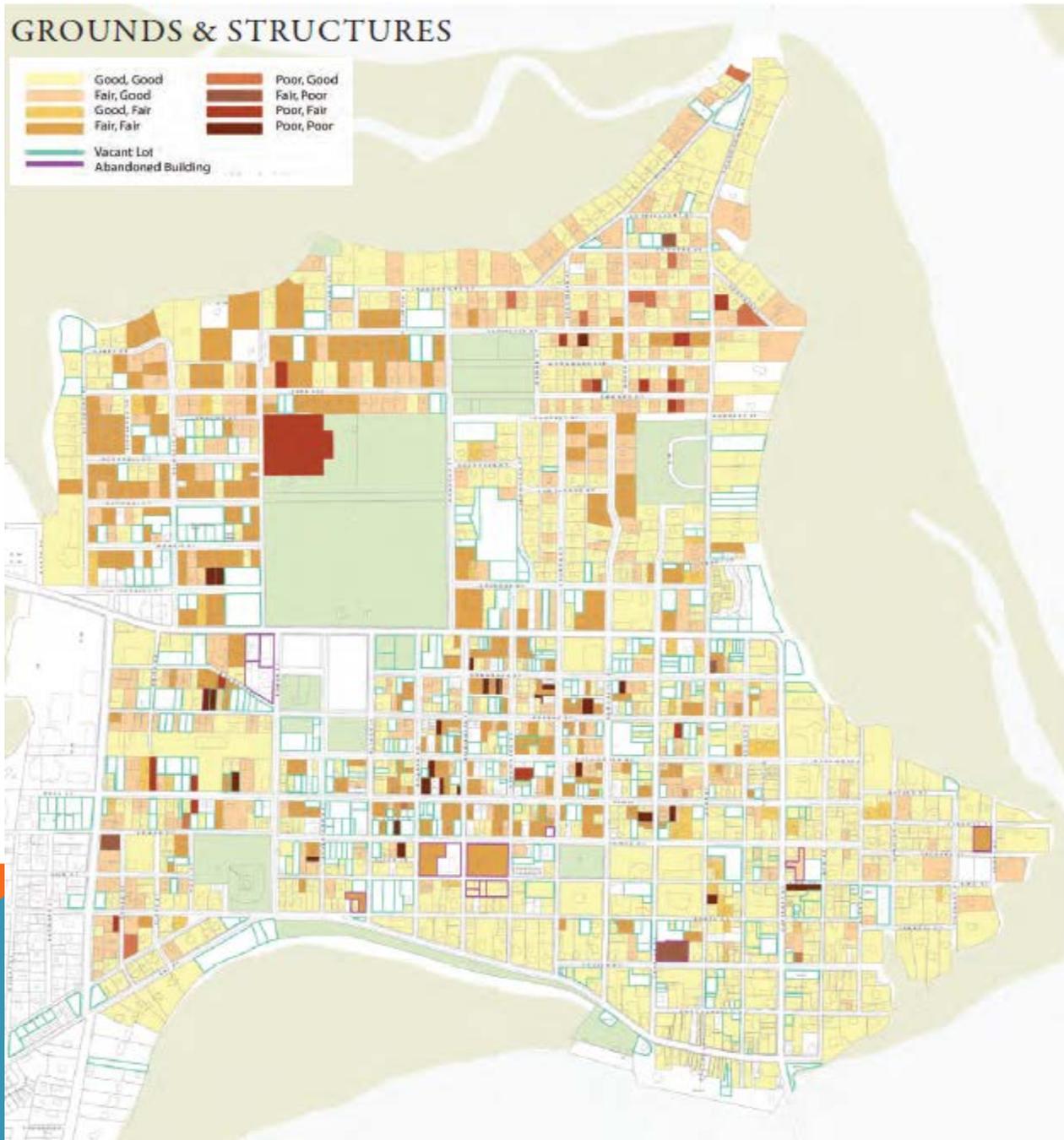


# VACANT or ABANDONED PROPERTIES

- Vacant Land
- Abandoned Building
- Unconfirmed



# GROUNDS & STRUCTURES





# Overall Projects Plan



# Demographics within the Sector 1 Area

- 413 Active Businesses
- 1,942 Parcels
  - ✓ 588 – 4% properties
  - ✓ 1,354 – 6% properties
- Estimated Population 2,240
- Population greater than age 65 – 417 or 19%
- Median Family Income - \$56,838
- Median Housing Value - \$179,597

<u>Parcel Descriptions</u>	<u>No. of Parcels</u>
Ag Vacant Forest	413
Church	28
Commercial	155
Education	3
Government	18
Manufacturing	1
Recreation & Culture	18
Residential	1,280
Transportation/Commerical Utility	26
Total Parcels	<u>1,942</u>