2014 Mobility Fee Update

Advisory Committee Meeting #7 | June 9, 2014

Meeting Topics:

- Re-Cap of June 3 BCC Workshop
- Discuss BCC Requested Alternative Scenarios
- Finalized Fee Schedule Recommendations
- Schedule:
  >> June 26 LPA
  >> July 22 BCC First Hearing
  >> August 19 BCC Adoption

Agenda / Schedule

2:00 – 2:05 **Welcome & Overview of Agenda**
- *Matthew J. Armstrong, Executive Planner*

2:05 **Call to Order**
- *Pat Gassaway, Chair*

2:05 – 2:10 **Administrative Business**
- *Pat Gassaway, Chair*
- Roll Call / Quorum Call

2:10 – 2:30 **Public Comment**

2:30 – 4:30 **Meeting Topic Discussion**: Workshop Re-Cap / Fee Scenarios / Recommendations
- *Matt Armstrong / David Goldstein / Bill Oliver / Dan Risola*

4:30 / 5:00 **A D J O U R N**

3.2 -- 3-cent LOGT, $5.66M/yr, Updated Tax Increment, Balanced

		Incentive Category	How Deep?		Cost to Incentivize ($ Millions)	Accumulative Cost to Incentivize ($ Millions)
Tier 1	1	"Urban" Office/Industrial	Match 2011	$0	$100.7	$100.7
	2	Countywide TOD	Match 2011	$0	$39.9	$140.6
	3	West market area redevelopment	Match 2011	$0	$40.4	$181.0
	4	Countywide TND	50% of Std fee		$50.6	$231.6
	5	"Urban" Hotel/Lodging	Zero	$0	$3.6	$235.1
	6	Countywide MUTRM	75% of Std fee		$67.8	$303.0
Tier 2	1	"Suburban" Office/Industrial	Zero	$0	$45.4	$348.4
	2	"Suburban" Hotel/Lodging	Zero	$0	$1.6	$349.9
	3	"Rural" Office/Industrial	Zero	$0	$24.2	$374.2
	4	"Rural" Hotel/Lodging	Zero	$0	$0.6	$374.7
	5	"Urban" Retail/Institutional/Recreational	Match 2011	$5,641	$5.5	$380.2
	6	"Urban" Residential	Match 2011	$5,835	$0.0	$380.2
Tier 3	1	Suburban Retail/Institutional/Recreational	Match 2011	$7,051	$0.0	$380.2
	2	Rural Retail/Institutional/Recreational	Match 2011	$8,813	$0.0	$380.2
	3	Suburban Residential	Match 2011	$8,570	$0.0	$380.2
	4	Rural Residential	Match 2011	$9,800	$0.0	$380.2
				Total:	**$380.2**	
				Incentives Budget:	**$380.2**	

Proposed Standard Fee by District:

	Urban	Suburb	Rural
Single-Family:	**$5,926**	$8,144	**$10,129**
Multi-Family:	**$4,153**	$5,719	**$7,122**
Industrial*:	$0	$0	$0
Office (50,000-100,000 s.f.)*:	$0	$0	$0
Retail (100,000 -250,000 s.f.)*:	**$8,078**	**$11,311**	**$14,358**
Hotel:	$0	$0	$0

Current Standard Fee:

	Urban	Suburb	Rural
Single-Family:	$5,835	$8,570	$9,800
Multi-Family:	$3,971	$5,845	$6,694
Industrial*:	$0	$1,000	$2,000
Office (50,000-100,000 s.f.)*:	$0	$1,000	$2,000
Retail (100,000 -250,000 s.f.)*:	$5,641	$7,051	$8,813
Hotel:	$0	$597	$1,192

June 9, 2014

Pasco County 2014 Mobility Fee Update
Summary of Scenarios

Key Changes since previous Scenarios, applicable to all:

- Added zero fee incentive to suburban and rural office, industrial, and hotel uses as the "default" assumption in all attached analyses. This incentive costs approximately $34M, varying slightly depending on funding scenario.
- Assumed local gasoline tax distribution formula will change to "historical expenditure" method, increasing annual capital revenues by approximately $750,000/yr in 2015.
- Evaluated effect of rollback tax rate. OMB analysis indicated the rollback rate is not substantial, leading to a millage rate of 7.2999, down from 7.3441. The net effect on the tax increment is only $6M, so specific analyses continue to assume the current 7.3441 millage rate on property tax.
- Incorporated a less optimistic forecast of tax increment revenues and property tax millage revenue, based on recently available data from property appraiser and analysis of OMB. *This is was a sizeable change*, as it reduced the incentives budget on the order of $91M, but the higher-revenue of the requested scenarios (scenarios 3.3 and 3.4) still produce enough revenue to achieve all the desired incentives, with slight surpluses.
- Added a comparison of the "standard land use" fees to the currently adopted fee on the "Menu" page of the scenario summary. Fees that end up higher than the currently adopted fees are highlighted in yellow.

Scenario 3.1 – Shift Planning Area Boundary Analysis

- The purpose of this scenario is to consider effects of reassigning the "urban" area north of SR 52 to "suburban".
- This change shifts these uses to a geographic zone where a better quality of service standard has been set, thus the costs and therefore fees associated with providing the better quality of service should be higher.
- The affected quantity of development, the associated fees, and costs to incentivize are summarized in the below table.
- The result is that it will cost Pasco County $2M to fund the incentives, but Pasco will collect $25M more in mobility fees, a net "gain" of $23M, which should translate to a better quality of transportation service.

			Fee Collected:			Cost to Incentivize:		
Land Use	Growth Quantity	Units	Urban Fee	Suburban Fee	Net Change	Urban	Suburban	Change
Pop	18,177	people						
SFDU	7,861	du	$5,835	$8,400	$20,164,196	$90	$0	-$707,516
MFDU	2,426	du	$3,971	$5,661	$4,099,458	$181	$0	-$439,054
Ind Emp	577,000	SF	$0	$0	$0	$4,140	$5,075	$539,495
Ret Emp	834,500	SF	$5,641	$7,051	$1,176,645	$3,063	$4,261	$999,731
Svc Emp	1,078,750	SF	$0	$0	$0	$7,430	$8,888	$1,572,818
Hotel/Motel	86	rooms	$0	$0	$0	$3,045	$4,772	$148,522
					$25,440,299			$2,113,995
							Net:	$23,326,304

Note: Assumes office, industrial, and lodging at 100% incentivized.

Scenario 3.2 -- $5.66 M Annual Revenue Increase

- Added three cents of 2nd LOGT revenues – Incentive Budget is $380M
- Incentive budget expires in incentive 2.5, Urban retail. Resultant fees can be seen on attached worksheets.

Scenario 3.3 -- $8.9 M Annual Revenue Increase

- Added five cents of 2nd LOGT – Incentive Budget is $431M.
- All of the incentives can be achieved on 96% of the budget ($413M).
- Surplus revenue is $1.05M/yr.

Scenario 3.4 -- $8.0 M Annual Revenue Increase

- 3-cent local option gas tax plus 0.1161 mill general county property tax commitment – Incentive Budget is $460M
- All of the incentives can, again, be achieved on 96% of the budget ($443M).
- Surplus revenue is $1.00M/yr.

Comment on gas tax v. property tax: County gasoline taxes are viewed as not as good a value as property and sales tax revenue sources since they are not indexed to the cost of fuel. As fuel efficiency improves, and more electric vehicles are introduced into the fleet, less revenue per mile driven will be generated, and inflation will act to detract from their value.

2014 Mobility Fee Update Study

3.1 -- Revenue Increase 5-cent LOGT, $5.66M/yr, Revised Urban/Suburban Boundary

							5/3 Areas:	3	
Revenue Program		Source	Rate	Source	Rate	% to Capital	Include Carrying?:	No	
	1.01	County Gas Tax:	$0.004	2nd LOGT:	$0.030	100%	Include I-75?:	Yes	
	1.02	State Gas Tax:	$0.255	LORET:	$0.00		Include Managed Lanes?:	No	
	1.03	P4P Sales Tax (eq Pennies):	$0.0481	Sales Tax:	0.00%	70%	Cities in TIF?	No	
		MSTU Assessment (Mills):							
	1.04	Property Tax Increment (Mills):	7.34	2.45					33.33%
	1.05	MSBU Assessment ($/daily pmt):		$0.0000	$0.0000	$0.0000	$0.0000	$0.0000	

		Market Areas	Total	West	South	Central	East	North
System	2.01	2010 V:C:	0.45	0.57	0.55	0.33	0.31	0.35
	2.02	2040 Goal V:C:	n/a	0.63	0.76	0.49	0.39	0.43
	2.03	Capacity Addition Ratio:	n/a	0.80	0.80	1.25	1.25	1.33
	2.04	MPO LRTP VMT/VMC:	0.63	0.63	0.76	0.55	0.38	0.59

Revenue from Growth	3.01	Mobility Fee:	$1,271,809,558						
	3.02	Current County Gasoline Taxes:	$7,359,333						
	3.03	State/Federal Gas Taxes:	$453,220,046						
	3.04	P4P Sales Tax:	$85,574,695						
	3.05	2nd LOGT:	$53,345,400						
	3.06	Countywide Property Tax Revenue:	$0						
	3.07	Tax Increment Revenue:	$16,693,011						
		Mobility Fee Credits:	$616,192,485						
		Total Revenues from Growth:	$1,888,002,043	$0	$0	$0	$0	$0	
		Self-Credits as % of Total Revenues:	25%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	% to T/BD
Revenue from Base	4.01	Current County Gasoline Taxes:	$10,187,103	$3,552,791	$2,357,583	$1,940,073	$1,474,195	$862,461	100.0%
	4.02	State/Federal Gas Taxes:	$627,366,513	$218,796,457	$145,190,303	$119,478,218	$90,787,414	$53,114,121	0%
	4.03	P4P Sales Tax:	$184,688,041						100%
	4.04	2nd LOGT:	$76,512,946	$25,753,019	$17,089,347	$14,062,956	$10,685,959	$6,251,696	100%
		Countywide Property Tax Revenue:	$0	$0	$0	$0	$0	$0	
	4.05	Tax Increment Revenue:	$481,612,869						100%
		Total from Base:	$1,380,367,472	$312,512,924	$207,379,255	$170,653,985	$129,674,129	$75,864,342	
		Total for Capital from Base:							
Revenues from "Base"	5.01	Funds for existing needs:	% Allocation to M.A.:	1.5%	40.0%	35.0%	16.0%	7.5%	
	5.02		$627,366,513	$9,410,498	$250,946,605	$219,578,280	$100,378,642	$47,052,489	Fund TOC \
	5.03	Local Share Transit Operating 2015-2040:	$142,117,435						1
	5.04	Additional funds to road mtce/ops:	$155,100,000						
	5.05	Available for buy-down:	$455,783,524						
	5.06	% allocated to Std SF:		0.14%	1.44%	0.00%	0.00%	0.79%	
	5.07	% allocated to Std MF:		0.12%	0.49%	0.00%	0.00%	0.21%	
	5.08	% allocated to Std Ind:		0.52%	4.48%	2.48%	2.28%	2.96%	
	5.09	% allocated to Std Ofc:		2.55%	13.36%	5.58%	1.42%	2.36%	
	5.10	% allocated to Std Retail:		0.55%	5.12%	2.67%	0.45%	1.03%	
	5.11	% allocated to Std Hotel:		0.19%	0.57%	0.18%	0.25%	0.13%	52.29%
	5.12	% allocated to TOD SF:		0.12%	0.90%	0.66%	0.13%	0.00%	
	5.13	% allocated to TOD MF:		0.33%	0.72%	0.12%	0.06%	0.00%	
	5.14	% allocated to TOD Industrial:		0.00%	0.00%	0.00%	0.00%	0.00%	
	5.15	% allocated to TOD Office:		0.44%	2.04%	0.62%	0.16%	0.00%	
	5.16	% allocated to TOD Retail:		0.21%	1.45%	0.50%	0.08%	0.00%	
	5.17	% allocated to TOD Hotel:		0.06%	0.11%	0.00%	0.00%	0.00%	8.72%
	5.18	% allocated to TND SF:		0.29%	0.91%	0.92%	0.18%	0.05%	
	5.19	% allocated to TND MF:		0.17%	0.25%	0.15%	0.07%	0.02%	
	5.20	% allocated to TND Industrial:		0.00%	0.00%	0.00%	0.00%	0.00%	

2014 Mobility Fee Update Study

3.1 -- Revenue Increase 5-cent LOGT, $5.66M/yr, Revised Urban/Suburban Boundary

Allocation of	5.21	% allocated to TND Office:		0.74%	3.40%	1.07%	0.27%	0.00%	
	5.22	% allocated to TND Retail:		0.29%	2.06%	0.72%	0.12%	0.00%	
	5.23	% allocated to TND Hotel:		0.02%	0.04%	0.00%	0.00%	0.00%	11.76%
	5.24	% allocated to MUTRM SF:		0.28%	2.20%	2.94%	0.58%	0.10%	
	5.25	% allocated to MUTRM MF:		0.16%	0.48%	0.44%	0.21%	0.02%	
	5.26	% allocated to MUTRM Industrial:		0.00%	0.00%	0.00%	0.00%	0.00%	
	5.27	% allocated to MUTRM Office:		0.76%	3.53%	1.08%	0.27%	0.00%	
	5.28	% allocated to MUTRM Retail:		0.23%	1.60%	0.57%	0.10%	0.00%	
	5.29	% allocated to MUTRM Hotel:		0.07%	0.12%	0.00%	0.00%	0.00%	15.75%
	5.30	% allocated to Redev SF:		2.29%	0.00%	0.00%	0.00%	0.00%	
	5.31	% allocated to Redev MF:		0.81%	0.00%	0.00%	0.00%	0.00%	
	5.32	% allocated to Redev Industrial:		0.05%	0.00%	0.00%	0.00%	0.00%	
	5.33	% allocated to Redev Office:		1.38%	0.00%	0.00%	0.00%	0.00%	
	5.34	% allocated to Redev Retail:		1.30%	0.00%	0.00%	0.00%	0.00%	
	5.35	% allocated to Redev Hotel:		0.12%	0.00%	0.00%	0.00%	0.00%	5.95%
	5.36	$$ Used for Buy-Down:	$430,624,772	$64,696,493	$206,346,758	$94,353,128	$30,308,561	$34,919,832	94.48%

		Mobility Fee by District:		**West**	**South**	**Central**	**East**	**North**
Fees	7.01	Single-Family (1,501-2,499 s.f.):		$5,835	$5,835	$8,147	$8,147	$9,800
	7.02	Multi-Family:		$3,971	$3,971	$5,721	$5,721	$6,694
	7.03	Industrial*:		$0	$0	$0	$0	$0
	7.04	Office (50,000-100,000 s.f.)*:		$0	$0	$0	$0	$0
	7.05	Retail (50,001 -200,000 s.f.)*:		$5,641	$5,641	$7,051	$7,051	$8,813
	7.06	Hotel:		$0	$0	$0	$0	$0
		TOD Fee:						
	7.07	Single-Family:	n/a	$0	$0	$0	$0	$0
	7.08	Multi-Family:	n/a	$0	$0	$0	$0	$0
	7.09	Industrial:	n/a	$0	$0	$0	$0	$0
	7.10	Office (50,000-100,000 s.f.)*:	n/a	$0	$0	$0	$0	$0
	7.11	Retail (50,001 -200,000 s.f.)*:	n/a	$0	$0	$0	$0	$0
	7.12	Hotel:	n/a	$0	$0	$0	$0	$0
		TND Fee:						
	7.12	Single-Family:	n/a	$2,918	$2,918	$4,285	$4,285	$4,900
	7.13	Multi-Family:	n/a	$1,986	$1,986	$2,923	$2,923	$3,347
	7.14	Industrial:	n/a	$0	$0	$500	$500	$1,000
	7.15	Office (50,000-100,000 s.f.)*:	n/a	$0	$0	$500	$500	$1,000
	7.16	Retail (50,001 -200,000 s.f.)*:	n/a	$2,821	$2,821	$3,526	$3,526	$4,407
	7.17	Hotel:	n/a	$0	$0	$299	$299	$596
		MUTRM Fee:						
	7.17	Single-Family:	n/a	$4,376	$4,376	$6,428	$6,428	$7,350
	7.18	Multi-Family:	n/a	$2,978	$2,978	$4,384	$4,384	$5,021
	7.19	Industrial:	n/a	$0	$0	$750	$750	$1,500
	7.20	Office (50,000-100,000 s.f.)*:	n/a	$0	$0	$750	$750	$1,500
	7.21	Retail (50,001 -200,000 s.f.)*:	n/a	$4,231	$4,231	$5,288	$5,288	$6,610
	7.22	Hotel:	n/a	$0	$0	$448	$448	$894
		Redev Fee:						
	7.22	Single-Family:	n/a	$0				
	7.23	Multi-Family:	n/a	$0				
	7.24	Industrial:	n/a	$0				
	7.25	Office (50,000-100,000 s.f.)*:	n/a	$0				
	7.26	Retail (50,001 -200,000 s.f.)*:	n/a	$0				
	7.27	Hotel:	n/a	$0				

2014 Mobility Fee Update Study

3.2 -- 3-cent LOGT, $5.66M/yr, Updated Tax Increment

							5/3 Areas:	3	
Revenue Program		Source	Rate	Source	Rate	% to Capital	Include Carrying?:	No	
	1.01	County Gas Tax:	$0.004	2nd LOGT:	$0.030	100%	Include I-75?:	Yes	
	1.02	State Gas Tax:	$0.255	LORET:	$0.00		Include Managed Lanes?:	No	
	1.03	P4P Sales Tax (eq Pennies):	$0.0481	Sales Tax:	0.00%	70%	Cities in TIF?	No	
		Countywide Property Tax Millage:	0.0000						
	1.04	Property Tax Increment (Mills):	7.34	2.45					33.33%
	1.05	MSBU Assessment ($/daily pmt):		$0.0000	$0.0000	$0.0000	$0.0000	$0.0000	

		Market Areas	Total	West	South	Central	East	North	
System	2.01	2010 V:C:	0.45	0.57	0.55	0.33	0.31	0.35	
	2.02	2040 Goal V:C:	n/a	0.66	0.76	0.47	0.39	0.43	
	2.03	Capacity Addition Ratio:	n/a	0.80	0.80	1.25	1.25	1.33	
	2.04	MPO LRTP VMT/VMC:	0.63	0.63	0.76	0.55	0.38	0.59	
Revenue from Growth	3.01	Mobility Fee:	$1,235,004,097						
	3.02	Current County Gasoline Taxes:	$7,295,331						
	3.03	State/Federal Gas Taxes:	$449,282,024						
	3.04	P4P Sales Tax:	$84,830,474						
	3.05	2nd LOGT:	$52,881,469						
	3.06	Tax Increment Revenue:	$16,638,692						
		Mobility Fee Credits:	$610,927,991						
		Total Revenues from Growth:	$1,845,932,087	$0	$0	$0	$0	$0	
		Self-Credits as % of Total Revenues:	25%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	% to T/BD
Revenue from Base	4.01	Current County Gasoline Taxes:	$10,143,864	$4,269,430	$2,357,583	$1,180,195	$1,474,195	$862,461	100.0%
	4.02	State/Federal Gas Taxes:	$624,708,600	$262,932,331	$145,191,439	$72,682,170	$90,788,124	$53,114,536	0%
	4.03	P4P Sales Tax:	$184,680,618						100%
	4.04	2nd LOGT:	$76,497,121	$30,947,706	$17,089,347	$8,554,849	$10,685,959	$6,251,696	100%
		County-wide Property Tax Revenue:	$0						100%
	4.05	Tax Increment Revenue:	$406,103,015						100%
		Total from Base:	$1,302,133,218	$375,879,317	$207,560,853	$103,904,013	$129,787,683	$75,930,775	
		Total for Capital from Base:							
Revenues from "Base"	5.01	Funds for existing needs:	% Allocation to M.A.:	1.5%	40.0%	35.0%	16.0%	7.5%	
	5.02		$624,708,600	$9,370,629	$249,883,440	$218,648,010	$99,953,376	$46,853,145	Fund TOC
	5.03	Local Share Transit Operating 2015-2040:	$142,117,435						1
	5.04	Additional funds to road mtce/ops:	$155,100,000						
	5.05	Available for buy-down:	$380,207,183						
	5.06	% allocated to Std SF:		0.31%	1.78%	0.00%	0.00%	0.94%	
	5.07	% allocated to Std MF:		0.20%	0.59%	0.00%	0.00%	0.25%	
	5.08	% allocated to Std Ind:		1.06%	5.37%	2.38%	2.73%	3.55%	
	5.09	% allocated to Std Ofc:		4.04%	16.02%	5.14%	1.70%	2.83%	
	5.10	% allocated to Std Retail:		0.88%	6.14%	2.46%	0.54%	1.24%	
	5.11	% allocated to Std Hotel:		0.26%	0.68%	0.11%	0.31%	0.15%	61.63%
	5.12	% allocated to TOD SF:		0.24%	1.08%	0.66%	0.16%	0.00%	
	5.13	% allocated to TOD MF:		0.56%	0.87%	0.09%	0.07%	0.00%	
	5.14	% allocated to TOD Industrial:		0.00%	0.00%	0.00%	0.00%	0.00%	
	5.15	% allocated to TOD Office:		0.70%	2.44%	0.57%	0.19%	0.00%	
	5.16	% allocated to TOD Retail:		0.33%	1.74%	0.46%	0.10%	0.00%	
	5.17	% allocated to TOD Hotel:		0.08%	0.13%	0.00%	0.00%	0.00%	10.49%
	5.18	% allocated to TND SF:		0.60%	1.09%	0.98%	0.23%	0.06%	
	5.19	% allocated to TND MF:		0.29%	0.30%	0.11%	0.09%	0.02%	
	5.20	% allocated to TND Industrial:		0.00%	0.00%	0.00%	0.00%	0.00%	

C:\TOA\Projects\Pasco Mobility Fee Update\Stakeholder 6 20140609\Strategic Planning 20140609 Alt 3-2
Source: Tindale-Oliver and Associates, Inc.

2014 Mobility Fee Update Study

3.2 -- 3-cent LOGT, $5.66M/yr, Updated Tax Increment

Allocation of	5.21	% allocated to TND Office:		1.17%	4.08%	1.05%	0.35%	0.00%	
	5.22	% allocated to TND Retail:		0.47%	2.47%	0.67%	0.15%	0.00%	
	5.23	% allocated to TND Hotel:		0.03%	0.05%	0.00%	0.00%	0.00%	14.27%
	5.24	% allocated to MUTRM SF:		0.58%	2.64%	3.72%	0.89%	0.12%	
	5.25	% allocated to MUTRM MF:		0.28%	0.58%	0.35%	0.28%	0.02%	
	5.26	% allocated to MUTRM Industrial:		0.00%	0.00%	0.00%	0.00%	0.00%	
	5.27	% allocated to MUTRM Office:		1.21%	4.24%	1.09%	0.36%	0.00%	
	5.28	% allocated to MUTRM Retail:		0.36%	1.91%	0.53%	0.12%	0.00%	
	5.29	% allocated to MUTRM Hotel:		0.09%	0.15%	0.00%	0.00%	0.00%	19.53%
	5.30	% allocated to Redev SF:		4.71%	0.00%	0.00%	0.00%	0.00%	
	5.31	% allocated to Redev MF:		1.39%	0.00%	0.00%	0.00%	0.00%	
	5.32	% allocated to Redev Industrial:		0.11%	0.00%	0.00%	0.00%	0.00%	
	5.33	% allocated to Redev Office:		2.18%	0.00%	0.00%	0.00%	0.00%	
	5.34	% allocated to Redev Retail:		2.08%	0.00%	0.00%	0.00%	0.00%	
	5.35	% allocated to Redev Hotel:		0.16%	0.00%	0.00%	0.00%	0.00%	10.63%
	5.36	$$ Used for Buy-Down:	$443,103,063	$92,709,292	$206,661,258	$77,428,935	$31,395,546	$34,908,032	116.54%

		Mobility Fee by District:		**West**	**South**	**Central**	**East**	**North**
Fees	7.01	Single-Family (1,501-2,499 s.f.):		$5,835	$5,835	$8,144	$8,144	$9,800
	7.02	Multi-Family:		$3,971	$3,971	$5,719	$5,719	$6,694
	7.03	Industrial*:		$0	$0	$0	$0	$0
	7.04	Office (50,000-100,000 s.f.)*:		$0	$0	$0	$0	$0
	7.05	Retail (50,001 -200,000 s.f.)*:		$5,641	$5,641	$7,051	$7,051	$8,813
	7.06	Hotel:		$0	$0	$0	$0	$0
		TOD Fee:						
	7.07	Single-Family:	n/a	$0	$0	$0	$0	$0
	7.08	Multi-Family:	n/a	$0	$0	$0	$0	$0
	7.09	Industrial:	n/a	$0	$0	$0	$0	$0
	7.10	Office (50,000-100,000 s.f.)*:	n/a	$0	$0	$0	$0	$0
	7.11	Retail (50,001 -200,000 s.f.)*:	n/a	$0	$0	$0	$0	$0
	7.12	Hotel:	n/a	$0	$0	$0	$0	$0
		TND Fee:						
	7.12	Single-Family:	n/a	$2,918	$2,918	$4,072	$4,072	$4,900
	7.13	Multi-Family:	n/a	$1,986	$1,986	$2,859	$2,859	$3,347
	7.14	Industrial:	n/a	$0	$0	$0	$0	$0
	7.15	Office (50,000-100,000 s.f.)*:	n/a	$0	$0	$0	$0	$0
	7.16	Retail (50,001 -200,000 s.f.)*:	n/a	$2,821	$2,821	$3,526	$3,526	$4,407
	7.17	Hotel:	n/a	$0	$0	$0	$0	$0
		MUTRM Fee:						
	7.17	Single-Family:	n/a	$4,376	$4,376	$6,108	$6,108	$7,350
	7.18	Multi-Family:	n/a	$2,978	$2,978	$4,289	$4,289	$5,021
	7.19	Industrial:	n/a	($0)	($0)	$0	$0	($0)
	7.20	Office (50,000-100,000 s.f.)*:	n/a	$0	$0	($0)	($0)	$0
	7.21	Retail (50,001 -200,000 s.f.)*:	n/a	$4,231	$4,231	$5,288	$5,288	$6,610
	7.22	Hotel:	n/a	$0	$0	$0	$0	$0
		Redev Fee:						
	7.22	Single-Family:	n/a	$0				
	7.23	Multi-Family:	n/a	$0				
	7.24	Industrial:	n/a	$0				
	7.25	Office (50,000-100,000 s.f.)*:	n/a	$0				
	7.26	Retail (50,001 -200,000 s.f.)*:	n/a	$0				
	7.27	Hotel:	n/a	$0				

C:\TOA\Projects\Pasco Mobility Fee Update\Stakeholder 6 20140609\Strategic Planning 20140609 Alt 3-2
Source: Tindale-Oliver and Associates, Inc.

3.2 -- 3-cent LOGT, $5.66M/yr, Updated Tax Increment

		Incentive Category	How Deep?		Cost to Incentivize ($ Millions)	Accumulative Cost to Incentivize ($ Millions)
Tier 1	1	"Urban" Office/Industrial	Match 2011	$0	$100.7	$100.7
	2	Countywide TOD	Match 2011	$0	$39.9	$140.6
	3	West market area redevelopment	Match 2011	$0	$40.4	$181.0
	4	Countywide TND	50% of Std fee		$54.2	$235.2
	5	"Urban" Hotel/Lodging	Zero	$0	$3.6	$238.8
	6	Countywide MUTRM	75% of Std fee		$74.3	$313.1
Tier 2	1	"Suburban" Office/Industrial	Zero	$0	$45.4	$358.5
	2	"Suburban" Hotel/Lodging	Zero	$0	$1.6	$360.0
	3	"Rural" Office/Industrial	Zero	$0	$24.2	$384.3
	4	"Rural" Hotel/Lodging	Zero	$0	$0.6	$384.8
	5	"Urban" Retail/Institutional/Recreational	Match 2011	$5,641	$26.7	$411.5
	6	"Urban" Residential	Match 2011	$5,835	$10.9	$422.4
Tier 3	1	Suburban Retail/Institutional/Recreational	Match 2011	$7,051	$11.4	$433.9
	2	Rural Retail/Institutional/Recreational	Match 2011	$8,813	$4.7	$438.6
	3	Suburban Residential	Match 2011	$8,570	$0.0	$438.6
	4	Rural Residential	Match 2011	$9,800	$4.5	$443.1
				Total:	**$443.1**	
				Incentives Budget:	**$380.2**	

Proposed Standard Fee by District:

	Urban	Suburb	Rural
Single-Family:	$5,835	$8,570	$9,800
Multi-Family:	$3,971	$5,845	$6,694
Industrial*:	$0	$1,000	$2,000
Office (50,000-100,000 s.f.)*:	$0	$1,000	$2,000
Retail (100,000 -250,000 s.f.)*:	$5,641	$7,051	$8,813
Hotel:	$0	$597	$1,192

Current Standard Fee:

	Urban	Suburb	Rural
Single-Family:	$5,835	$8,570	$9,800
Multi-Family:	$3,971	$5,845	$6,694
Industrial*:	$0	$1,000	$2,000
Office (50,000-100,000 s.f.)*:	$0	$1,000	$2,000
Retail (100,000 -250,000 s.f.)*:	$5,641	$7,051	$8,813
Hotel:	$0	$597	$1,192

2014 Mobility Fee Update Study

3.2 -- 3-cent LOGT, $5.66M/yr, Updated Tax Increment, Balanced

							5/3 Areas:	3
Revenue Program		Source	Rate	Source	Rate	% to Capital	Include Carrying?:	No
	1.01	County Gas Tax:	$0.004	2nd LOGT:	$0.030	100%	Include I-75?:	Yes
	1.02	State Gas Tax:	$0.255	LORET:	$0.00		Include Managed Lanes?:	No
	1.03	P4P Sales Tax (eq Pennies):	$0.0481	Sales Tax:	0.00%	70%	Cities in TIF?	No
		Countywide Property Tax Millage:	0.0000					
	1.04	Property Tax Increment (Mills):	7.34	2.45				33.33%
	1.05	MSBU Assessment ($/daily pmt):		$0.0000	$0.0000	$0.0000	$0.0000	$0.0000

		Market Areas	Total	West	South	Central	East	North
System	2.01	2010 V:C:	0.45	0.57	0.55	0.33	0.31	0.35
	2.02	2040 Goal V:C:	n/a	0.66	0.76	0.47	0.39	0.43
	2.03	Capacity Addition Ratio:	n/a	0.80	0.80	1.25	1.25	1.33
	2.04	MPO LRTP VMT/VMC:	0.63	0.63	0.76	0.55	0.38	0.59

Revenue from Growth	3.01	Mobility Fee:	$1,292,769,020						
	3.02	Current County Gasoline Taxes:	$7,295,331						
	3.03	State/Federal Gas Taxes:	$449,282,024						
	3.04	P4P Sales Tax:	$84,830,474						
	3.05	2nd LOGT:	$52,881,469						
	3.06	Tax Increment Revenue:	$16,638,692						
		Mobility Fee Credits:	$610,927,991						
		Total Revenues from Growth:	$1,903,697,010	$0	$0	$0	$0	$0	
		Self-Credits as % of Total Revenues:	24%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	% to T/BD
Revenue from Base	4.01	Current County Gasoline Taxes:	$10,143,864	$4,269,430	$2,357,583	$1,180,195	$1,474,195	$862,461	100.0%
	4.02	State/Federal Gas Taxes:	$624,708,600	$262,932,331	$145,191,439	$72,682,170	$90,788,124	$53,114,536	0%
	4.03	P4P Sales Tax:	$184,680,618						100%
	4.04	2nd LOGT:	$76,497,121	$30,947,706	$17,089,347	$8,554,849	$10,685,959	$6,251,696	100%
		County-wide Property Tax Revenue:	$0						100%
	4.05	Tax Increment Revenue:	$406,103,015						100%
		Total from Base:	$1,302,133,218	$375,879,317	$207,560,853	$103,904,013	$129,787,683	$75,930,775	
		Total for Capital from Base:							
Revenues from "Base"	5.01	Funds for existing needs:	% Allocation to M.A.:	1.5%	40.0%	35.0%	16.0%	7.5%	
	5.02		$624,708,600	$9,370,629	$249,883,440	$218,648,010	$99,953,376	$46,853,145	Fund TOC
	5.03	Local Share Transit Operating 2015-2040:	$142,117,435						1
	5.04	Additional funds to road mtce/ops:	$155,100,000						
	5.05	Available for buy-down:	$380,207,183						
	5.06	% allocated to Std SF:		0.00%	0.00%	0.00%	0.00%	0.00%	
	5.07	% allocated to Std MF:		0.00%	0.00%	0.00%	0.00%	0.00%	
	5.08	% allocated to Std Ind:		1.06%	5.37%	2.38%	2.73%	3.55%	
	5.09	% allocated to Std Ofc:		4.04%	16.02%	5.14%	1.70%	2.83%	
	5.10	% allocated to Std Retail:		0.18%	1.26%	0.00%	0.00%	0.00%	
	5.11	% allocated to Std Hotel:		0.26%	0.68%	0.11%	0.31%	0.15%	47.74%
	5.12	% allocated to TOD SF:		0.24%	1.08%	0.66%	0.16%	0.00%	
	5.13	% allocated to TOD MF:		0.56%	0.87%	0.09%	0.07%	0.00%	
	5.14	% allocated to TOD Industrial:		0.00%	0.00%	0.00%	0.00%	0.00%	
	5.15	% allocated to TOD Office:		0.70%	2.44%	0.57%	0.19%	0.00%	
	5.16	% allocated to TOD Retail:		0.33%	1.74%	0.46%	0.10%	0.00%	
	5.17	% allocated to TOD Hotel:		0.08%	0.13%	0.00%	0.00%	0.00%	10.49%
	5.18	% allocated to TND SF:		0.59%	1.07%	0.98%	0.23%	0.06%	
	5.19	% allocated to TND MF:		0.28%	0.29%	0.11%	0.09%	0.02%	
	5.20	% allocated to TND Industrial:		0.00%	0.00%	0.00%	0.00%	0.00%	

C:\TOA\Projects\Pasco Mobility Fee Update\Stakeholder 6 20140609\Strategic Planning 20140609 Alt 3-2 Balanced
Source: Tindale-Oliver and Associates, Inc.

2014 Mobility Fee Update Study

3.2 -- 3-cent LOGT, $5.66M/yr, Updated Tax Increment, Balanced

Allocation of	5.21	% allocated to TND Office:		1.17%	4.08%	1.05%	0.35%	0.00%	
	5.22	% allocated to TND Retail:		0.37%	1.94%	0.45%	0.10%	0.00%	
	5.23	% allocated to TND Hotel:		0.03%	0.05%	0.00%	0.00%	0.00%	13.30%
	5.24	% allocated to MUTRM SF:		0.55%	2.49%	3.72%	0.89%	0.11%	
	5.25	% allocated to MUTRM MF:		0.24%	0.49%	0.35%	0.28%	0.02%	
	5.26	% allocated to MUTRM Industrial:		0.00%	0.00%	0.00%	0.00%	0.00%	
	5.27	% allocated to MUTRM Office:		1.21%	4.24%	1.09%	0.36%	0.00%	
	5.28	% allocated to MUTRM Retail:		0.21%	1.11%	0.20%	0.04%	0.00%	
	5.29	% allocated to MUTRM Hotel:		0.09%	0.15%	0.00%	0.00%	0.00%	17.84%
	5.30	% allocated to Redev SF:		4.71%	0.00%	0.00%	0.00%	0.00%	
	5.31	% allocated to Redev MF:		1.39%	0.00%	0.00%	0.00%	0.00%	
	5.32	% allocated to Redev Industrial:		0.11%	0.00%	0.00%	0.00%	0.00%	
	5.33	% allocated to Redev Office:		2.18%	0.00%	0.00%	0.00%	0.00%	
	5.34	% allocated to Redev Retail:		2.08%	0.00%	0.00%	0.00%	0.00%	
	5.35	% allocated to Redev Hotel:		0.16%	0.00%	0.00%	0.00%	0.00%	10.63%
	5.36	$$ Used for Buy-Down:	$380,198,568	$86,766,489	$172,965,620	$65,991,062	$28,887,542	$25,587,854	100.00%

		Mobility Fee by District:		**West**	**South**	**Central**	**East**	**North**
Fees	7.01	Single-Family (1,501-2,499 s.f.):		$5,926	$5,926	$8,144	$8,144	$10,129
	7.02	Multi-Family:		$4,153	$4,153	$5,719	$5,719	$7,122
	7.03	Industrial*:		$0	$0	$0	$0	$0
	7.04	Office (50,000-100,000 s.f.)*:		$0	$0	$0	$0	$0
	7.05	Retail (50,001 -200,000 s.f.)*:		$8,078	$8,078	$11,311	$11,311	$14,358
	7.06	Hotel:		$0	$0	$0	$0	$0
		TOD Fee:						
	7.07	Single-Family:	n/a	$0	$0	$0	$0	$0
	7.08	Multi-Family:	n/a	$0	$0	$0	$0	$0
	7.09	Industrial:	n/a	$0	$0	$0	$0	$0
	7.10	Office (50,000-100,000 s.f.)*:	n/a	$0	$0	$0	$0	$0
	7.11	Retail (50,001 -200,000 s.f.)*:	n/a	$0	$0	$0	$0	$0
	7.12	Hotel:	n/a	$0	$0	$0	$0	$0
		TND Fee:						
	7.12	Single-Family:	n/a	$2,963	$2,963	$4,072	$4,072	$5,065
	7.13	Multi-Family:	n/a	$2,076	$2,076	$2,859	$2,859	$3,561
	7.14	Industrial:	n/a	$0	$0	$0	$0	$0
	7.15	Office (50,000-100,000 s.f.)*:	n/a	$0	$0	$0	$0	$0
	7.16	Retail (50,001 -200,000 s.f.)*:	n/a	$3,887	$3,887	$5,656	$5,656	$7,179
	7.17	Hotel:	n/a	$0	$0	$0	$0	$0
		MUTRM Fee:						
	7.17	Single-Family:	n/a	$4,444	$4,444	$6,108	$6,108	$7,597
	7.18	Multi-Family:	n/a	$3,115	$3,115	$4,289	$4,289	$5,341
	7.19	Industrial:	n/a	($0)	($0)	$0	$0	($0)
	7.20	Office (50,000-100,000 s.f.)*:	n/a	$0	$0	($0)	($0)	$0
	7.21	Retail (50,001 -200,000 s.f.)*:	n/a	$5,831	$5,831	$8,484	$8,484	$10,769
	7.22	Hotel:	n/a	$0	$0	$0	$0	$0
		Redev Fee:						
	7.22	Single-Family:	n/a	$0				
	7.23	Multi-Family:	n/a	$0				
	7.24	Industrial:	n/a	$0				
	7.25	Office (50,000-100,000 s.f.)*:	n/a	$0				
	7.26	Retail (50,001 -200,000 s.f.)*:	n/a	$0				
	7.27	Hotel:	n/a	$0				

C:\TOA\Projects\Pasco Mobility Fee Update\Stakeholder 6 20140609\Strategic Planning 20140609 Alt 3-2 Balanced
Source: Tindale-Oliver and Associates, Inc.

3.2 -- 3-cent LOGT, $5.66M/yr, Updated Tax Increment, Balanced

		Incentive Category	How Deep?		Cost to Incentivize ($ Millions)	Accumulative Cost to Incentivize ($ Millions)
Tier 1	1	"Urban" Office/Industrial	Match 2011	$0	$100.7	$100.7
	2	Countywide TOD	Match 2011	$0	$39.9	$140.6
	3	West market area redevelopment	Match 2011	$0	$40.4	$181.0
	4	Countywide TND	50% of Std fee		$50.6	$231.6
	5	"Urban" Hotel/Lodging	Zero	$0	$3.6	$235.1
	6	Countywide MUTRM	75% of Std fee		$67.8	$303.0
Tier 2	1	"Suburban" Office/Industrial	Zero	$0	$45.4	$348.4
	2	"Suburban" Hotel/Lodging	Zero	$0	$1.6	$349.9
	3	"Rural" Office/Industrial	Zero	$0	$24.2	$374.2
	4	"Rural" Hotel/Lodging	Zero	$0	$0.6	$374.7
	5	"Urban" Retail/Institutional/Recreational	Match 2011	$5,641	$5.5	$380.2
	6	"Urban" Residential	Match 2011	$5,835	$0.0	$380.2
Tier 3	1	Suburban Retail/Institutional/Recreational	Match 2011	$7,051	$0.0	$380.2
	2	Rural Retail/Institutional/Recreational	Match 2011	$8,813	$0.0	$380.2
	3	Suburban Residential	Match 2011	$8,570	$0.0	$380.2
	4	Rural Residential	Match 2011	$9,800	$0.0	$380.2
				Total:	**$380.2**	
				Incentives Budget:	**$380.2**	

Proposed Standard Fee by District:

	Urban	Suburb	Rural
Single-Family:	$5,835	$8,570	$9,800
Multi-Family:	$3,971	$5,845	$6,694
Industrial*:	$0	$1,000	$2,000
Office (50,000-100,000 s.f.)*:	$0	$1,000	$2,000
Retail (100,000 -250,000 s.f.)*:	$5,641	$7,051	$8,813
Hotel:	$0	$597	$1,192

Current Standard Fee:

	Urban	Suburb	Rural
Single-Family:	$5,835	$8,570	$9,800
Multi-Family:	$3,971	$5,845	$6,694
Industrial*:	$0	$1,000	$2,000
Office (50,000-100,000 s.f.)*:	$0	$1,000	$2,000
Retail (100,000 -250,000 s.f.)*:	$5,641	$7,051	$8,813
Hotel:	$0	$597	$1,192

2014 Mobility Fee Update Study

3.2 -- 5-cent LOGT, $8.9M/yr, Updated Tax Increment

							5/3 Areas:	3	
Revenue Program		Source	Rate	Source	Rate	% to Capital	Include Carrying?:	No	
	1.01	County Gas Tax:	$0.004	2nd LOGT:	$0.050	100%	Include I-75?:	Yes	
	1.02	State Gas Tax:	$0.255	LORET:	$0.00		Include Managed Lanes?:	No	
	1.03	P4P Sales Tax (eq Pennies):	$0.0481	Sales Tax:	0.00%	70%	Cities in TIF?	No	
		Additional Countywide Property Tax Millage:	0.0000						
	1.04	Property Tax Increment (Mills):	7.3441	2.45					33.33%
	1.05	MSBU Assessment ($/daily pmt):		$0.0000	$0.0000	$0.0000	$0.0000	$0.0000	

		Market Areas	Total	West	South	Central	East	North
System	2.01	2010 V:C:	0.45	0.57	0.55	0.33	0.31	0.35
	2.02	2040 Goal V:C:	n/a	0.66	0.76	0.47	0.39	0.43
	2.03	Capacity Addition Ratio:	n/a	0.80	0.80	1.25	1.25	1.33
	2.04	MPO LRTP VMT/VMC:	0.63	0.63	0.76	0.55	0.38	0.59

Revenue from Growth	3.01	Mobility Fee:	$1,218,595,786						
	3.02	Current County Gasoline Taxes:	$7,295,331						
	3.03	State/Federal Gas Taxes:	$449,282,024						
	3.04	P4P Sales Tax:	$84,830,474						
	3.05	2nd LOGT:	$88,135,782						
	3.06	Tax Increment Revenue:	$16,638,692						
		Mobility Fee Credits:	$646,182,304						
		Total Revenues from Growth:	$1,864,778,090	$0	$0	$0	$0	$0	
		Self-Credits as % of Total Revenues:	26%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	% to T/BD
Revenue from Base	4.01	Current County Gasoline Taxes:	$10,143,864	$4,269,430	$2,357,583	$1,180,195	$1,474,195	$862,461	100.0%
	4.02	State/Federal Gas Taxes:	$624,708,600	$262,932,331	$145,191,439	$72,682,170	$90,788,124	$53,114,536	0%
	4.03	P4P Sales Tax:	$184,680,618						100%
	4.04	2nd LOGT:	$127,495,201	$51,579,510	$28,482,246	$14,258,082	$17,809,932	$10,419,494	100%
		County-wide Property Tax Revenue:	$0						100%
	4.05	Tax Increment Revenue:	$406,103,015						100%
		Total from Base:	$1,353,131,299	$396,511,121	$218,953,751	$109,607,246	$136,911,655	$80,098,572	
		Total for Capital from Base:							
Revenues from "Base"	5.01	% Allocation to M.A.:		1.5%	40.0%	35.0%	16.0%	7.5%	
	5.02	Funds for existing needs:	$624,708,600	$9,370,629	$249,883,440	$218,648,010	$99,953,376	$46,853,145	Fund TOC
	5.03	Local Share Transit Operating 2015-2040:	$142,117,435						1
	5.04	Additional funds to road mtce/ops:	$155,100,000						
	5.05	Available for buy-down:	$431,205,264						
	5.06	% allocated to Std SF:		0.00%	0.00%	0.00%	0.00%	0.24%	
	5.07	% allocated to Std MF:		0.06%	0.17%	0.00%	0.00%	0.13%	
	5.08	% allocated to Std Ind:		0.91%	4.59%	2.05%	2.35%	3.05%	
	5.09	% allocated to Std Ofc:		3.46%	13.72%	4.42%	1.46%	2.43%	
	5.10	% allocated to Std Retail:		0.69%	4.84%	2.01%	0.44%	1.01%	
	5.11	% allocated to Std Hotel:		0.22%	0.58%	0.09%	0.26%	0.13%	49.33%
	5.12	% allocated to TOD SF:		0.20%	0.93%	0.57%	0.14%	0.00%	
	5.13	% allocated to TOD MF:		0.48%	0.74%	0.08%	0.06%	0.00%	
	5.14	% allocated to TOD Industrial:		0.00%	0.00%	0.00%	0.00%	0.00%	
	5.15	% allocated to TOD Office:		0.60%	2.09%	0.49%	0.16%	0.00%	
	5.16	% allocated to TOD Retail:		0.28%	1.48%	0.39%	0.09%	0.00%	
	5.17	% allocated to TOD Hotel:		0.07%	0.11%	0.00%	0.00%	0.00%	8.97%
	5.18	% allocated to TND SF:		0.51%	0.92%	0.84%	0.20%	0.05%	
	5.19	% allocated to TND MF:		0.24%	0.25%	0.10%	0.08%	0.02%	
	5.20	% allocated to TND Industrial:		0.00%	0.00%	0.00%	0.00%	0.00%	

C:\TOA\Projects\Pasco Mobility Fee Update\Stakeholder 6 20140609\Strategic Planning 20140609 Alt 3-3
Source: Tindale-Oliver and Associates, Inc.

2014 Mobility Fee Update Study

3.2 -- 5-cent LOGT, $8.9M/yr, Updated Tax Increment

Allocation of	5.21	% allocated to TND Office:		1.00%	3.49%	0.91%	0.30%	0.00%	
	5.22	% allocated to TND Retail:		0.39%	2.05%	0.56%	0.12%	0.00%	
	5.23	% allocated to TND Hotel:		0.03%	0.04%	0.00%	0.00%	0.00%	12.10%
	5.24	% allocated to MUTRM SF:		0.47%	2.14%	3.21%	0.77%	0.10%	
	5.25	% allocated to MUTRM MF:		0.22%	0.45%	0.30%	0.24%	0.02%	
	5.26	% allocated to MUTRM Industrial:		0.00%	0.00%	0.00%	0.00%	0.00%	
	5.27	% allocated to MUTRM Office:		1.04%	3.63%	0.94%	0.31%	0.00%	
	5.28	% allocated to MUTRM Retail:		0.30%	1.56%	0.44%	0.10%	0.00%	
	5.29	% allocated to MUTRM Hotel:		0.08%	0.13%	0.00%	0.00%	0.00%	16.42%
	5.30	% allocated to Redev SF:		4.03%	0.00%	0.00%	0.00%	0.00%	
	5.31	% allocated to Redev MF:		1.19%	0.00%	0.00%	0.00%	0.00%	
	5.32	% allocated to Redev Industrial:		0.10%	0.00%	0.00%	0.00%	0.00%	
	5.33	% allocated to Redev Office:		1.87%	0.00%	0.00%	0.00%	0.00%	
	5.34	% allocated to Redev Retail:		1.76%	0.00%	0.00%	0.00%	0.00%	
	5.35	% allocated to Redev Hotel:		0.14%	0.00%	0.00%	0.00%	0.00%	9.09%
	5.36	$$ Used for Buy-Down:	$413,578,557	$87,660,289	$189,359,112	$75,046,924	$30,541,712	$30,970,521	95.91%
		Surplus:	$17,626,706						
		Mobility Fee by District:		**West**	**South**	**Central**	**East**	**North**	
Fees	7.01	Single-Family (1,501-2,499 s.f.):		$5,755	$5,755	$7,960	$7,960	$9,800	
	7.02	Multi-Family:		$3,971	$3,971	$5,587	$5,587	$6,694	
	7.03	Industrial*:		$0	$0	$0	$0	$0	
	7.04	Office (50,000-100,000 s.f.)*:		$0	$0	$0	$0	$0	
	7.05	Retail (50,001 -200,000 s.f.)*:		$5,641	$5,641	$7,051	$7,051	$8,813	
	7.06	Hotel:		$0	$0	$0	$0	$0	
		TOD Fee:							
	7.07	Single-Family:	n/a	$0	$0	$0	$0	$0	
	7.08	Multi-Family:	n/a	$0	$0	$0	$0	$0	
	7.09	Industrial:	n/a	$0	$0	$0	$0	$0	
	7.10	Office (50,000-100,000 s.f.)*:	n/a	$0	$0	$0	$0	$0	
	7.11	Retail (50,001 -200,000 s.f.)*:	n/a	$0	$0	$0	$0	$0	
	7.12	Hotel:	n/a	$0	$0	$0	$0	$0	
		TND Fee:							
	7.12	Single-Family:	n/a	$2,878	$2,878	$3,980	$3,980	$4,900	
	7.13	Multi-Family:	n/a	$1,986	$1,986	$2,794	$2,794	$3,347	
	7.14	Industrial:	n/a	$0	$0	$0	$0	$0	
	7.15	Office (50,000-100,000 s.f.)*:	n/a	$0	$0	$0	$0	$0	
	7.16	Retail (50,001 -200,000 s.f.)*:	n/a	$2,821	$2,821	$3,526	$3,526	$4,407	
	7.17	Hotel:	n/a	$0	$0	$0	$0	$0	
		MUTRM Fee:							
	7.17	Single-Family:	n/a	$4,317	$4,317	$5,970	$5,970	$7,350	
	7.18	Multi-Family:	n/a	$2,978	$2,978	$4,190	$4,190	$5,021	
	7.19	Industrial:	n/a	($0)	($0)	$0	$0	$0	
	7.20	Office (50,000-100,000 s.f.)*:	n/a	$0	$0	($0)	($0)	$0	
	7.21	Retail (50,001 -200,000 s.f.)*:	n/a	$4,231	$4,231	$5,288	$5,288	$6,610	
	7.22	Hotel:	n/a	$0	$0	$0	$0	$0	
		Redev Fee:							
	7.22	Single-Family:	n/a	$0					
	7.23	Multi-Family:	n/a	$0					
	7.24	Industrial:	n/a	$0					
	7.25	Office (50,000-100,000 s.f.)*:	n/a	$0					
	7.26	Retail (50,001 -200,000 s.f.)*:	n/a	$0					
	7.27	Hotel:	n/a	$0					

C:\TOA\Projects\Pasco Mobility Fee Update\Stakeholder 6 20140609\Strategic Planning 20140609 Alt 3-3
Source: Tindale-Oliver and Associates, Inc.

3.3 -- 5-cent LOGT, $8.9M/yr, Updated Tax Increment

		Incentive Category	How Deep?		Cost to Incentivize ($ Millions)	Accumulative Cost to Incentivize ($ Millions)
Tier 1	1	"Urban" Office/Industrial	Match 2011	$0	$97.8	$97.8
	2	Countywide TOD	Match 2011	$0	$38.7	$136.5
	3	West market area redevelopment	Match 2011	$0	$39.2	$175.7
	4	Countywide TND	50% of Std fee		$52.2	$227.8
	5	"Urban" Hotel/Lodging	Zero	$0	$3.5	$231.3
	6	Countywide MUTRM	75% of Std fee		$70.8	$302.1
Tier 2	1	"Suburban" Office/Industrial	Zero	$0	$44.4	$346.5
	2	"Suburban" Hotel/Lodging	Zero	$0	$1.5	$348.0
	3	"Rural" Office/Industrial	Zero	$0	$23.7	$371.7
	4	"Rural" Hotel/Lodging	Zero	$0	$0.6	$372.2
	5	"Urban" Retail/Institutional/Recreational	Match 2011	$5,641	$23.9	$396.1
	6	"Urban" Residential	Match 2011	$5,835	$1.0	$397.1
Tier 3	1	Suburban Retail/Institutional/Recreational	Match 2011	$7,051	$10.6	$407.6
	2	Rural Retail/Institutional/Recreational	Match 2011	$8,813	$4.4	$412.0
	3	Suburban Residential	Match 2011	$8,570	$0.0	$412.0
	4	Rural Residential	Match 2011	$9,800	$1.6	$413.6
				Total:	**$413.6**	
				Incentives Budget:	**$431.2**	
				Surplus:	**$17.6**	

Proposed Standard Fee by District:

	Urban	Suburb	Rural
Single-Family:	$5,755	$7,960	$9,800
Multi-Family:	$3,971	$5,587	$6,694
Industrial*:	$0	$0	$0
Office (50,000-100,000 s.f.)*:	$0	$0	$0
Retail (100,000 -250,000 s.f.)*:	$5,641	$7,051	$8,813
Hotel:	$0	$0	$0

Current Standard Fee:

	Urban	Suburb	Rural
Single-Family:	$5,835	$8,570	$9,800
Multi-Family:	$3,971	$5,845	$6,694
Industrial*:	$0	$1,000	$2,000
Office (50,000-100,000 s.f.)*:	$0	$1,000	$2,000
Retail (100,000 -250,000 s.f.)*:	$5,641	$7,051	$8,813
Hotel:	$0	$597	$1,192

2014 Mobility Fee Update Study

3.4 -- 3-cent LOGT, 0.1161 mill Property Tax, $8.0M/yr, Updated Tax Increment

							5/3 Areas:	3	
Revenue Program		Source	Rate	Source	Rate	% to Capital	Include Carrying?:	No	
	1.01	County Gas Tax:	$0.004	2nd LOGT:	$0.030	100%	Include I-75?:	Yes	
	1.02	State Gas Tax:	$0.255	LORET:	$0.00		Include Managed Lanes?:	No	
	1.03	P4P Sales Tax (eq Pennies):	$0.0481	Sales Tax:	0.00%	70%	Cities in TIF?	No	
		Additional Countywide Property Tax Millage:	0.1161						
	1.04	Property Tax Increment (Mills):	7.3441	2.45					33.33%
	1.05	MSBU Assessment ($/daily pmt):		$0.0000	$0.0000	$0.0000	$0.0000	$0.0000	

		Market Areas	Total	West	South	Central	East	North
System	2.01	2010 V:C:	0.45	0.57	0.55	0.33	0.31	0.35
	2.02	2040 Goal V:C:	n/a	0.66	0.76	0.47	0.39	0.43
	2.03	Capacity Addition Ratio:	n/a	0.80	0.80	1.25	1.25	1.33
	2.04	MPO LRTP VMT/VMC:	0.63	0.63	0.76	0.55	0.38	0.59

Revenue from Growth	3.01	Mobility Fee:	$1,235,004,097						
	3.02	Current County Gasoline Taxes:	$7,295,331						
	3.03	State/Federal Gas Taxes:	$449,282,024						
	3.04	P4P Sales Tax:	$84,830,474						
	3.05	2nd LOGT:	$52,881,469						
	3.06	Tax Increment Revenue:	$16,638,692						
		Mobility Fee Credits:	$610,927,991						
		Total Revenues from Growth:	$1,845,932,087	$0	$0	$0	$0	$0	
		Self-Credits as % of Total Revenues:	25%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	% to T/BD
Revenue from Base	4.01	Current County Gasoline Taxes:	$10,143,864	$4,269,430	$2,357,583	$1,180,195	$1,474,195	$862,461	100.0%
	4.02	State/Federal Gas Taxes:	$624,708,600	$262,932,331	$145,191,439	$72,682,170	$90,788,124	$53,114,536	0%
	4.03	P4P Sales Tax:	$184,680,618						100%
	4.04	2nd LOGT:	$76,497,121	$30,947,706	$17,089,347	$8,554,849	$10,685,959	$6,251,696	100%
		County-wide Property Tax Revenue:	$62,623,652						100%
	4.05	Tax Increment Revenue:	$423,223,920						100%
		Total from Base:	$1,381,877,775	$375,879,317	$207,560,853	$103,904,013	$129,787,683	$75,930,775	
		Total for Capital from Base:							
Revenues from "Base"	5.01	Funds for existing needs:	% Allocation to M.A.:	1.5%	40.0%	35.0%	16.0%	7.5%	
	5.02		$624,708,600	$9,370,629	$249,883,440	$218,648,010	$99,953,376	$46,853,145	Fund TOC v
	5.03	Local Share Transit Operating 2015-2040:	$142,117,435						1
	5.04	Additional funds to road mtce/ops:	$155,100,000						
	5.05	Available for buy-down:	$459,951,740						
	5.06	% allocated to Std SF:		0.25%	1.47%	0.00%	0.00%	0.78%	
	5.07	% allocated to Std MF:		0.17%	0.49%	0.00%	0.00%	0.21%	
	5.08	% allocated to Std Ind:		0.88%	4.44%	1.97%	2.25%	2.93%	
	5.09	% allocated to Std Ofc:		3.34%	13.24%	4.25%	1.40%	2.34%	
	5.10	% allocated to Std Retail:		0.73%	5.07%	2.04%	0.45%	1.02%	
	5.11	% allocated to Std Hotel:		0.22%	0.56%	0.09%	0.25%	0.12%	50.94%
	5.12	% allocated to TOD SF:		0.20%	0.89%	0.54%	0.13%	0.00%	
	5.13	% allocated to TOD MF:		0.46%	0.72%	0.07%	0.06%	0.00%	
	5.14	% allocated to TOD Industrial:		0.00%	0.00%	0.00%	0.00%	0.00%	
	5.15	% allocated to TOD Office:		0.58%	2.02%	0.47%	0.15%	0.00%	
	5.16	% allocated to TOD Retail:		0.27%	1.44%	0.38%	0.08%	0.00%	
	5.17	% allocated to TOD Hotel:		0.07%	0.11%	0.00%	0.00%	0.00%	8.67%
	5.18	% allocated to TND SF:		0.50%	0.90%	0.81%	0.19%	0.05%	
	5.19	% allocated to TND MF:		0.24%	0.25%	0.09%	0.07%	0.01%	
	5.20	% allocated to TND Industrial:		0.00%	0.00%	0.00%	0.00%	0.00%	

C:\TOA\Projects\Pasco Mobility Fee Update\Stakeholder 6 20140609\Strategic Planning 20140609 Alt 3-4
Source: Tindale-Oliver and Associates, Inc.

2014 Mobility Fee Update Study

3.4 -- 3-cent LOGT, 0.1161 mill Property Tax, $8.0M/yr, Updated Tax Increment

Allocation of	5.21	% allocated to TND Office:		0.97%	3.37%	0.87%	0.29%	0.00%	
	5.22	% allocated to TND Retail:		0.39%	2.04%	0.55%	0.12%	0.00%	
	5.23	% allocated to TND Hotel:		0.02%	0.04%	0.00%	0.00%	0.00%	11.79%
	5.24	% allocated to MUTRM SF:		0.48%	2.18%	3.08%	0.73%	0.10%	
	5.25	% allocated to MUTRM MF:		0.23%	0.48%	0.29%	0.23%	0.02%	
	5.26	% allocated to MUTRM Industrial:		0.00%	0.00%	0.00%	0.00%	0.00%	
	5.27	% allocated to MUTRM Office:		1.00%	3.50%	0.90%	0.30%	0.00%	
	5.28	% allocated to MUTRM Retail:		0.30%	1.58%	0.43%	0.10%	0.00%	
	5.29	% allocated to MUTRM Hotel:		0.08%	0.12%	0.00%	0.00%	0.00%	16.14%
	5.30	% allocated to Redev SF:		3.89%	0.00%	0.00%	0.00%	0.00%	
	5.31	% allocated to Redev MF:		1.15%	0.00%	0.00%	0.00%	0.00%	
	5.32	% allocated to Redev Industrial:		0.09%	0.00%	0.00%	0.00%	0.00%	
	5.33	% allocated to Redev Office:		1.80%	0.00%	0.00%	0.00%	0.00%	
	5.34	% allocated to Redev Retail:		1.72%	0.00%	0.00%	0.00%	0.00%	
	5.35	% allocated to Redev Hotel:		0.13%	0.00%	0.00%	0.00%	0.00%	8.79%
	5.36	$$ Used for Buy-Down:	$443,103,063	$92,709,292	$206,661,258	$77,428,935	$31,395,546	$34,908,032	96.34%
		Surplus:	$16,848,677						
		Mobility Fee by District:		**West**	**South**	**Central**	**East**	**North**	
Fees	7.01	Single-Family (1,501-2,499 s.f.):		$5,835	$5,835	$8,144	$8,144	$9,800	
	7.02	Multi-Family:		$3,971	$3,971	$5,719	$5,719	$6,694	
	7.03	Industrial*:		$0	$0	$0	$0	$0	
	7.04	Office (50,000-100,000 s.f.)*:		$0	$0	$0	$0	$0	
	7.05	Retail (50,001 -200,000 s.f.)*:		$5,641	$5,641	$7,051	$7,051	$8,813	
	7.06	Hotel:		$0	$0	$0	$0	$0	
		TOD Fee:							
	7.07	Single-Family:	n/a	$0	$0	$0	$0	$0	
	7.08	Multi-Family:	n/a	$0	$0	$0	$0	$0	
	7.09	Industrial:	n/a	$0	$0	$0	$0	$0	
	7.10	Office (50,000-100,000 s.f.)*:	n/a	$0	$0	$0	$0	$0	
	7.11	Retail (50,001 -200,000 s.f.)*:	n/a	$0	$0	$0	$0	$0	
	7.12	Hotel:	n/a	$0	$0	$0	$0	$0	
		TND Fee:							
	7.12	Single-Family:	n/a	$2,918	$2,918	$4,072	$4,072	$4,900	
	7.13	Multi-Family:	n/a	$1,986	$1,986	$2,859	$2,859	$3,347	
	7.14	Industrial:	n/a	$0	$0	$0	$0	$0	
	7.15	Office (50,000-100,000 s.f.)*:	n/a	$0	$0	$0	$0	$0	
	7.16	Retail (50,001 -200,000 s.f.)*:	n/a	$2,821	$2,821	$3,526	$3,526	$4,407	
	7.17	Hotel:	n/a	$0	$0	$0	$0	$0	
		MUTRM Fee:							
	7.17	Single-Family:	n/a	$4,376	$4,376	$6,108	$6,108	$7,350	
	7.18	Multi-Family:	n/a	$2,978	$2,978	$4,289	$4,289	$5,021	
	7.19	Industrial:	n/a	($0)	($0)	$0	$0	$0	
	7.20	Office (50,000-100,000 s.f.)*:	n/a	$0	$0	($0)	($0)	$0	
	7.21	Retail (50,001 -200,000 s.f.)*:	n/a	$4,231	$4,231	$5,288	$5,288	$6,610	
	7.22	Hotel:	n/a	$0	$0	$0	$0	$0	
		Redev Fee:							
	7.22	Single-Family:	n/a	$0					
	7.23	Multi-Family:	n/a	$0					
	7.24	Industrial:	n/a	$0					
	7.25	Office (50,000-100,000 s.f.)*:	n/a	$0					
	7.26	Retail (50,001 -200,000 s.f.)*:	n/a	$0					
	7.27	Hotel:	n/a	$0					

C:\TOA\Projects\Pasco Mobility Fee Update\Stakeholder 6 20140609\Strategic Planning 20140609 Alt 3-4
Source: Tindale-Oliver and Associates, Inc.

3.4 -- 3-cent LOGT, 0.1161 mill Property Tax, $8.0M/yr, Updated Tax Increment

		Incentive Category	How Deep?		Cost to Incentivize ($ Millions)	Accumulative Cost to Incentivize ($ Millions)
Tier 1	1	"Urban" Office/Industrial	Match 2011	$0	$100.7	$100.7
	2	Countywide TOD	Match 2011	$0	$39.9	$140.6
	3	West market area redevelopment	Match 2011	$0	$40.4	$181.0
	4	Countywide TND	50% of Std fee		$54.2	$235.2
	5	"Urban" Hotel/Lodging	Zero	$0	$3.6	$238.8
	6	Countywide MUTRM	75% of Std fee		$74.3	$313.1
Tier 2	1	"Suburban" Office/Industrial	Zero	$0	$45.4	$358.5
	2	"Suburban" Hotel/Lodging	Zero	$0	$1.6	$360.0
	3	"Rural" Office/Industrial	Zero	$0	$24.2	$384.3
	4	"Rural" Hotel/Lodging	Zero	$0	$0.6	$384.8
	5	"Urban" Retail/Institutional/Recreational	Match 2011	$5,641	$26.7	$411.5
	6	"Urban" Residential	Match 2011	$5,835	$10.9	$422.4
Tier 3	1	Suburban Retail/Institutional/Recreational	Match 2011	$7,051	$11.4	$433.9
	2	Rural Retail/Institutional/Recreational	Match 2011	$8,813	$4.7	$438.6
	3	Suburban Residential	Match 2011	$8,570	$0.0	$438.6
	4	Rural Residential	Match 2011	$9,800	$4.5	$443.1
				Total:	**$443.1**	
				Incentives Budget:	**$460.0**	
				Surplus:	**$16.8**	

Proposed Standard Fee by District:

	Urban	Suburb	Rural
Single-Family:	$5,835	$8,144	$9,800
Multi-Family:	$3,971	$5,719	$6,694
Industrial*:	$0	$0	$0
Office (50,000-100,000 s.f.)*:	$0	$0	$0
Retail (100,000 -250,000 s.f.)*:	$5,641	$7,051	$8,813
Hotel:	$0	$0	$0

Current Standard Fee:

	Urban	Suburb	Rural
Single-Family:	$5,835	$8,570	$9,800
Multi-Family:	$3,971	$5,845	$6,694
Industrial*:	$0	$1,000	$2,000
Office (50,000-100,000 s.f.)*:	$0	$1,000	$2,000
Retail (100,000 -250,000 s.f.)*:	$5,641	$7,051	$8,813
Hotel:	$0	$597	$1,192