

**GENERAL COST/BENEFIT ASSESSMENT FOR PALM BEACH COUNTY**

**VILLAGE OF PALM SPRINGS CRA**

<b>COUNTY REVENUES</b>	PBC collects sales tax, gas tax, local business tax receipts, fire MSTU fees, and impact fees. These fees are expected to increase as a result of increased development activity within the proposed districts as well as around the districts (within unincorporated PBC). Increased redevelopment activity will increase unincorporated PBC property values around the district (as with many other CRA's within PBC), thereby increasing ad-valorem tax revenues. The CRA TIF will capture the increased ad-valorem to fund infrastructure during the term of the CRA and then the County will realize a large financial benefit upon the termination of the CRA.	<b><i>NET BENEFIT TO COUNTY (SHORT-TERM AND LONG-TERM)</i></b>
<b>IMPACT FEES</b>	PBC will continue to collect impact fees for roads and public buildings for all developments within the CRA as well as regional parks impact fees for new residential developments. It is expected that this increased development activity will increase the County's total impact fee revenues to support capital costs.	<b><i>NET BENEFIT TO COUNTY</i></b>
<b>DEVELOPMENT COSTS</b>	The Village provides complete planning, zoning and building administration and oversight services, so there would not be any additional costs to the County as a result of the proposed CRA. Further, the Village pays the County for all fire inspection services that are provided, thus, ensuring that the County's costs are covered.	<b><i>NO IMPACT TO COUNTY</i></b>
<b>POLICE</b>	The Village provides police services within the proposed districts, thus, the County will not have additional service costs (other than normal mutual aid costs). Further, improved development conditions and an increased job base is expected to reduce total police calls and crime in CRA and the County.	<b><i>NO IMPACT TO COUNTY</i></b>
<b>FIRE-RESCUE</b>	The County provides fire-rescue services within the Village and increased development activity will increase fire revenues as the County's fire-rescue MSTU will not be included in TIF. Further, improved development conditions and building stock would be expected to reduce the total number of fire calls for PBC.	<b><i>NO IMPACT TO COUNTY</i></b>
<b>COURTS &amp; JAIL</b>	The County provides courts and jail facilities and this is the one area of the County's budget that would be affected by a CRA. However, due to increased business development activity within the proposed CRA areas, there is an expected increase in natural and professional surveillance within the districts ("eyes on the street"), thereby reducing the incidence of criminal activity and impacts on the courts and jail resources. These costs would be expected to increase even higher for PBC if a CRA is not approved and new investment/development does not occur.	<b><i>NET REDUCTION OF COSTS TO COUNTY</i></b>
<b>HOUSING</b>	The Village is a working class community and maintains a significant number of affordable housing options. Improved non-residential development conditions will help maintain the affordability of workforce housing by reducing transportation costs (i.e., closer access for daily goods and services for affordable/workforce residents will reduce their transportation costs) and provide commercial and retail services that are paramount to support surrounding residential communities.	<b><i>NET BENEFIT TO COUNTY</i></b>

<b>UTILITIES</b>	Both the Village and the County provide utility services (i.e., water, sewer, stormwater) within the proposed CRA districts. The Village would propose to help support the improvement of these systems (infrastructure) utilizing TIF dollars, which would be expected to contribute to increased development activity that would then increase the number of rate-paying utility customers for PBC.	<b><i>NET BENEFIT TO COUNTY</i></b>
<b>TRANSPORTATION</b>	The County's transportation impact fees are expected to increase to support transportation capital improvements due to increased development activity. The proposed CRA would also be available to assist with minor capital improvements (e.g., turn lanes, intersection improvements, pedestrian scale lighting, etc.), if needed.	<b><i>NO IMPACT TO COUNTY</i></b>
<b>TRANSIT</b>	The County provides transit services to residents and businesses within the proposed districts already through their Palm-Tran service. Increased development activity, including new workplace opportunities and residential construction (to support new jobs), will increase transit ridership, thereby increasing farebox revenues for existing services without increasing operational/maintenance costs.	<b><i>NET BENEFIT TO COUNTY</i></b>
<b>PARKS &amp; RECREATION</b>	The Village and the County provide parks/recreational facilities to support our citizen's needs. As a result of the proposed CRA and the expected increase in new residential development activity, County impact fee revenues for parks and recreation facilities are expected to increase. Increased residential development will increase the total number of users for these existing facilities with de minimus increase in O&M costs.	<b><i>NET BENEFIT TO COUNTY</i></b>
<b>LIBRARIES</b>	Both the Village and the County provides libraries and there is not expected to be a cost increase to the County as a result of the proposed CRA districts.	<b><i>NET BENEFIT TO COUNTY</i></b>