



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: Special Session **MEETING DATE:** July 23, 2024
FROM: Sue Wang, Finance Director
SUBJECT: Establish Tentative Millage Rate for Fiscal Year 2024/2025.

BACKGROUND

The Form 420 provided by the Property Appraiser (copy attached) reflects an actual property tax valuation of \$742,247,307 for next year, an increase of \$52,046,049 from the prior year's final taxable value of \$690,201,258 which is an increase of 7.5%. The increase is reflected at 100% and has not been discounted to 97%. This includes \$4,469,237 dedicated increment value to the CRA (see attached DR-420TIF form).

The Administration is recommending a 5.7000 millage rate in the proposed budget in order to address the negative unassigned Fund Balance for General Fund based on the audit report for Fiscal Year 2023. Four schedules are attached for your reference. One is titled Millage Dynamics, and the others Ad Valorem Revenue FY 2025, Property Taxes FY 2025 and City/CRA Ad Valorem Breakdown FY2025. They demonstrate among other things, the impact the ad valorem tax has on homeowners using various millage rates. In addition to Form 420s, we included Form 420MM-P (Maximum Millage Levy Calculation-Preliminary Disclosure). The 5.7000 rate will require an unanimous vote by Council and would generate \$4,230,810, but when discounted to 97% is \$4,103,885. It must also be noted that the impact from the Council's decision to implement additional exemptions for seniors are included in these figures. The impact is minimal, but this does reflect in this year's exemptions.

The millage rate set at tonight's meeting will be certified to the respective parties and will be used on the TRIM notices that will be mailed to taxpayers in August 2024 by the Clay County Property Appraiser's office notifying them of the proposed millage and the hearing dates. If Council sets a millage rate at the final budget hearing that is greater than the vote set at this meeting, then new TRIM notices will have to be mailed at the City's expense. Council may decrease the millage rate prior to the final hearing without having to send out notices. Council needs to set September 3 and September 17 as the tentative and final hearing dates to hear comments from the public on the proposed millage rates, operating budget, and capital improvement plan and these are the dates that will be reported to the Property Appraiser and Department of Revenue. For Green Cove Springs, these dates fall on regular Council meeting dates. The City cannot hold its hearings the same dates as the School Board or the County. Their dates are set as July 30 and September 12 for the School Board and September 10 and September 24 for the County. To comply with advertising and other TRIM requirements, the City's first public hearing needs to be held on September 3 and the final hearing on September 17.

FISCAL IMPACT

N/A

RECOMMENDATION

- 1) **Council approval of _____ as the tentative millage rate for fiscal year 2024/2025.**
- 2) **Set September 3 at 7:00 pm as the first public hearing on the millage, budget, and CIP.**
- 3) **Set September 17 at 7:00 pm as the second and final hearing on the millage, budget, and CIP.**

MILLAGE DYNAMICS FY 2025

Millage Rate	Current Year Taxable Value	FY 25 Gross Proceeds	FY 25 Discount Proceeds	FY 24 Current Year Proceeds	Inc/Dec	% Change FY 24 / FY 25 Proceeds
2.6000	\$742,247,307	\$1,929,843	\$1,871,948	\$3,243,946	-\$1,371,998	-42.29%
2.6110	\$742,247,307	\$1,938,008	\$1,879,867	\$3,243,946	-\$1,364,079	-42.05%
2.9821	\$742,247,307	\$2,213,456	\$2,147,052	\$3,243,946	-\$1,096,894	-33.81%
3.6000	\$742,247,307	\$2,672,090	\$2,591,928	\$3,243,946	-\$652,018	-20.10%
3.8000	\$742,247,307	\$2,820,540	\$2,735,924	\$3,243,946	-\$508,022	-15.66%
4.1275	\$742,247,307	\$3,063,626	\$2,971,717	\$3,243,946	-\$272,229	-8.39%
4.4490	\$742,247,307	\$3,302,258	\$3,203,191	\$3,243,946	-\$40,755	-1.26%
4.7000	\$742,247,307	\$3,488,562	\$3,383,905	\$3,243,946	\$139,959	4.31%
5.0000	\$742,247,307	\$3,711,237	\$3,599,899	\$3,243,946	\$355,953	10.97%
5.5000	\$742,247,307	\$4,082,360	\$3,959,889	\$3,243,946	\$715,943	22.07%
5.7000	\$742,247,307	\$4,230,810	\$4,103,885	\$3,243,946	\$859,939	26.51%

**AD VALOREM REVENUE
2025**

	FY 2024'25 MILLAGE RATE	ROLLED-BACK RATE	MAX MILLAGE RATE	MAX MILLAGE RATE	ANYTHING OVER 5.1723MILLS
	(# 4, DR 420 MMP)	(#16 DR 420-PRIOR YEAR)	(#13 DR 420MMP)	(#14 DR 420MMP)	(#14 DR 420MMP)
			(Majority Vote)	(2/3 Vote)	(UNANIMOUS)
% INC FROM FY 2024 INCOME OF \$3,243,946 at 100%	7.54%	1.81%	7.59%	18.35%	30.42%
MILLAGE RATES:	4.7000	4.4490	4.7021	5.1723	5.7000
TAXABLE VALUE	\$742,247,307	\$742,247,307	\$742,247,307	\$742,247,307	\$742,247,307
REV. GENERATED 100%	\$3,488,562	\$3,302,258	\$3,490,121	\$3,839,126	\$4,230,810
Budgeted at 97%	\$3,383,905	\$3,203,191	\$3,385,417	\$3,723,952	\$4,103,885

ANYTHING OVER 5.1723 MUST BE A UNANIMOUS VOTE

PROPERTY TAXES											
FY 2024/2025											
FISCAL YEAR	ALLOWABLE VALUATION	TAX RATE	TAX REVENUE	% INCREASE DECREASE	FULL MILL GENERATES REVENUE OF	DISCOUNT MILL GENERATES REVENUE OF					
24-25	742,247,307	4.4490	3,302,258		742,247	719,980	Rolled-back Rate				
23-24	742,247,307	4.7000	3,488,562		742,247	719,980	Prior Year Millage Rate				
23-24	742,247,307	5.5000	4,082,360		742,247	719,980					
23-24	742,247,307	5.7000	4,230,810	7.54%	742,247	719,980	Proposed Millage Rate				
23-24	690,201,258	4.7000	3,243,946	9.52%	690,201	669,495					
22-23	630,187,660	4.5000	2,835,844	13.25%	630,188	611,282					
21-22	556,461,965	3.8000	2,114,555	5.29%	556,462	539,768					
20-21	528,479,105	3.8000	2,008,221	10.11%	528,479	512,625					
19-20	479,957,037	3.8000	1,823,837	7.52%	479,957	465,558					
18-19	446,401,768	3.6000	1,607,046	12.18%	446,402	433,010					
17-18	397,937,669	3.6000	1,432,576	7.51%	397,938	386,000					
16-17	370,129,769	3.6000	1,332,467	7.47%	370,130	359,026					
15-16	344,409,056	3.6000	1,239,873	2.76%	344,409	330,633					
14-15	335,144,554	3.6000	1,206,520	2.71%	335,145	321,739					
13-14	326,309,541	2.9821	973,088	1.10%	326,310	313,257					
TAXABLE VALUES OF HOMES (thousands)											
(after \$50K exemption)											
MILLAGE RATE	\$25	\$50	\$75	\$100	\$125	\$150	\$200	\$225	\$300		
	TAX DUE	TAX DUE	TAX DUE	TAX DUE	TAX DUE	TAX DUE	TAX DUE	TAX DUE	TAX DUE	TAX DUE	
	(ROUNDED)	(ROUNDED)	(ROUNDED)	(ROUNDED)	(ROUNDED)	(ROUNDED)	(ROUNDED)	(ROUNDED)	(ROUNDED)	(ROUNDED)	
4.4490	111	222	334	445	556	667	890	1,001	1,335	1,335	Rolled-back Rate
4.7000	118	235	353	470	588	705	940	1,058	1,410	1,410	Prior Year Rate
5.5000	138	275	413	550	688	825	1,100	1,238	1,650	1,650	
5.7000	143	285	428	570	713	855	1,140	1,283	1,710	1,710	Proposed Millage Rate