

Estimated costs to city over ten years based on Entitlement Application of 02/01/2022

08/23/2022 update

	Item Description	Incentive Values		Full Length Description
		Estimate	Comments	
A	Entitlement Process Fee Waiver	\$ 12,825	Actual	To coordinate entitlement process for an urban planned development and historic restoration as outlined by Chapter 23 of the City's Code of Ordinances including review by Historic Resources Preservation Board (HRPB) and the Lake Worth Beach City Commission as appropriate, and release the existing recorded Unity of Title and other restrictions simultaneously with approval of new entitlements for the Development Property
B	Investment Incentives			To facilitate an Economic Investment Incentive package based on new revenue streams to the electrical, water, sewer and stormwater utilities estimated as follows: (Estimated at \$146,368)
	Electric	\$ 108,708	\$0.50 per sq ft of conditioned space	Incentive Percentage based on first three years of new revenue to be provided back to developer after 3 years of project operations. Rate provided in Fee Schedule. Estimated that project will generate \$295,000 of new electric utility revenues (not including PCA Revenues) each year or \$5.278 million over a 27.5 year period. Approximately \$49,236 yearly going to support the General Fund or \$1.354 million over 27.5 years. General funds contributions are derived from estimated Gross Receipts Taxes, Public Utility Taxes, plus a Transfer from the Electric Utility of 8% of Gross Revenues (Gross Revenue for Transfer purposes includes PCA Revenues) . Assumed project life basis is 27.5 years. Electric consumption estimated using US Gov't Energy Star data for similar facilities and further reduced by 25% to reflect new construction and desire for a conservative estimate.
	Water/Sewer	\$ 21,720	\$0.0999 per sq ft of conditioned space	Percentage of first three years of new revenue to be provided back to developer after 3 years of project operations. Rate provided in Fee Schedule. Estimated that project will generate \$254,000 of new water/sewer revenue each year with approximately \$40,000 yearly going to support the General Fund. Internal transfer and taxes. Project project life basis is 27.5 years.
	Stormwater	\$ 8,696	\$0.04 per sq ft of conditioned space	Percentage of first three years of new revenue to be provided back to developer after 3 years of project operations. Rate provided in Fee Schedule. Estimated that project will generate \$11,800 of new stormwater revenue each year with approximately \$1,000 yearly going to support the General Fund. Internal transfer. Project project life basis is 27.5 years.
	Electric Utility			
	Incentive	\$ 70,000	Actual	Provide funding for back up transformer for completed project (\$50,000) and provide for partial temporary power connections (\$20,000)
I	10 yr Historic Preservation Tax Abatement			To coordinate a 10-year ad valorem tax abatement on the historic portion of project through review and approval before the HRPB, the Lake Worth Beach City Commission and the Palm Beach County Board of County Commissioners. 27.5 year life of building. New tax revenue will commence in year 11. (Please see Stover Economic Analysis for more detailed information) The current tax revenue based on current taxable value is not included in this projection.
	City	\$ 1,300,000	Estimate	City portion based on City's millage rate on the new value added only to the historic hotel building
	County	\$ 1,100,000	Estimate	County portion based on County's millage rate on the new value added only to the historic hotel building
	CRA Incentives			
P1a	up to 10-Yr TIF on New Construct	\$ 5,760,000	Maximum	Up to 10 year rebate of TIF on new construction portion of project - Estimate based on full increment being paid back to developer. Final amount likely will be a proportionate share or percentage of the taxing increment created although the payout only continues until 2031, at which time the agreement expires due to CRA sunseting. (Please see Stover Economic Analysis for more detailed information)
P1c	Infrastru. Improve Incentive	\$ 3,000,000	Actual	An infrastructure improvement program incentive
	Other Incentives			
R	Sustainability Bonus	0		To coordinate a Sustainable Bonus Incentive (incl. additional FAR) through review and approval before the HRPB, and the Lake Worth Beach City Commission, and waive any associated fees.
	Tier One	\$ 398,513	Actual	Change in Sustainable Bonus Incentive would have required half of the value to be paid to the City. Cash value to be paid waived.
	Tier Two	\$ 248,363	Actual	Change in Sustainable Bonus Incentive would have required half of the value to be paid to the City. Cash value to be paid waived.
Tot'l	Total(s):	\$ 12,028,824	—	—