



# Introduction

*Find Your Florida*



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September 30, 2016

## CITY MANAGER'S LETTER

I am honored to present to you the adopted budget of \$154,321,423 for Fiscal Year 2017, which promotes City Council's Strategic Action Plan mission statement, operating values, and goals. The adopted budget for Fiscal Year 2017 outlines the programs and projects that support the Strategic Action Plan and reflects a commitment to invest, not only in our capital infrastructure, but also our human infrastructure, with programs to retain and attract workforce talent, so that we are able to continue to serve the citizens of Palm Coast now and in the future. This letter highlights areas of emphasis related to each goal of the Strategic Action Plan.

### ECONOMIC OUTLOOK

In 2016, the economic conditions and trends in Palm Coast continued to improve. Here are a few examples:

-  **Growth** – A total of 481 single-family permits were issued in FY2016, 132 more than FY2015 representing a 38% increase. Palm Coast is projected to be the second fastest growing area over the next five years.
-  **Employment** – Palm Coast had 5,086 more people employed than five years ago and the unemployment rate dropped from 11.4% five years ago to 5.5% at the end of FY2016.
-  **Taxable Sales** – Palm Coast's taxable sales grew 7% this past fiscal year and has grown 37%, or \$188 million, since 2010.
-  **Tourism** – Tourism has grown significantly with bed tax collections up 2.8% over FY2016.
-  **Capital Investment** – \$231 million was invested during last fiscal year in private construction.
-  **Real Estate Values** – Palm Coast's median selling price is up 9.2% from FY2016.
-  **Economic Outlook** – Palm Coast was ranked by IHS Global Insight Economists as one of 21 U.S. metro areas to grow at a rate above 4% through 2020. In addition, Palm Coast was named as one of America's Best Cities to Live by 24/7 Wall St.

While we continue to conservatively estimate revenues, the improving economy will likely lead to revenue sources coming in slightly higher than expectations. In the future, growth in our revenue sources should

afford the City with the ability to keep up with rising costs to provide existing services and programs. Without additional revenue sources, increased fees or tax rates, or shifting funding from existing projects, programs, or services, the City will be limited in its ability to fund additional projects, programs, or services that might be desired by the community.

Two areas that could be negatively affected by improving economic conditions is the City's ability to retain and attract the necessary workforce talent and rising construction costs for capital projects. The City has made significant strides in implementing programs and changes to ensure our salaries, benefits, and employee development and training programs remain competitive in the marketplace. I believe these actions will assist in retaining and attracting a talented workforce. If rising construction costs cause capital projects to exceed the project budget allocated, we may have to adjust the capital improvement plan to dedicate additional funding sources, delay projects, or eliminate capital projects in the future. We will need to continue to monitor both these issues and respond accordingly.

### STRATEGIC ACTION PLAN

Following the extensive effort to develop the Strategic Action Plan, this past year the City Council reaffirmed the long-term vision and made minor adjustments. With new City Council members elected in 2016, the upcoming budget cycle for FY2018 will provide the new City Council an opportunity to reevaluate the City's Strategic Action Plan.

#### City Council Mission Statement

*"To provide our residents, visitors, and business community with exceptional government services in order to improve the quality of life, grow the local economy, and protect the natural environment through a planned, integrative approach using available technology."*

The Strategic Action Plan is the guiding policy document for City Council and City staff. This budget is driven by the mission statement and goals contained within the Strategic Action Plan. Highlights of initiatives related to each of the City Council's goals are included below along with points of emphasis in this year's budget.

#### Goal 1 Expansion

*To anticipate the need for additional services and infrastructure to provide opportunities for mixed use development with goods, services, and employment.*

In the upcoming fiscal year, we will continue rehabilitating our older infrastructure and installing new infrastructure needed to accommodate anticipated growth. The City continues to experience an increase in population and we anticipate this growth to continue. The University of Florida Bureau of Economic and Business Research projects that by 2035, the City of Palm Coast will almost double in population,



exceeding 150,000 people. During the past fiscal year, City Council made prudent financial decisions to ensure the City maintains a strong financial position and ability to fund necessary projects to keep up with growth and maintain aging infrastructure.

**Old Kings Road Widening Design** – This past fiscal year several transportation projects in the Northeast Corridor were completed, including the I-95 Interchange at Matanzas Wood Parkway, Old Kings Road North Extension, and Palm Harbor Parkway Extension. In the upcoming fiscal year, the City through grant funding from the Florida Department of Transportation will complete the design for the Old Kings Road Widening Project. This is an important project to provide a parallel road to I-95 and also provide capacity for future growth.

**Belle Terre Safety Improvements** – This past fiscal year, City staff presented findings from the Belle Terre Parkway/Boulevard Corridor Intersection Study to City Council. Based on the results of this study, City Council has provided funding this fiscal year to begin making some of the necessary improvements to improve safety and add capacity along this major roadway in Palm Coast.

**Wastewater Treatment Plant #2** – The City began planning for Wastewater Treatment Plant #2 in order to keep pace with growth and ensure that this important facility is ready in the future. This plant will be an advanced wastewater treatment (AWT) facility capable of treating wastewater to reuse standards. In the coming fiscal year, funds are budgeted to continue construction of this important project.

**Goal 2  
Economic**

*To develop and maintain a strong economy by supporting the growth and development of new and existing businesses while creating an environment to attract new companies that align with our values.*

In the upcoming fiscal year, the City will continue to implement programs and projects outlined in Prosperity 2021 to develop and maintain a strong economy. The improving local economy enables the City and its partners to maintain our neighborhoods, support existing businesses, and encourage investment by attracting residents, visitors and businesses.

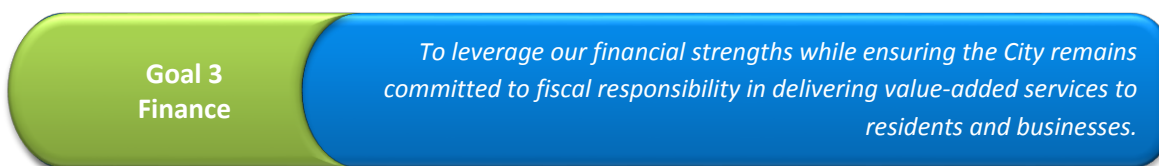
**Prosperity 2021** – The City is now in the sixth year of implementing *Prosperity 2021: Plan for Growing our Local Economy*, which was integrated into the City's Strategic Action Plan. The City and its partners are making great strides and realizing many successes, such as an increased number of visitors due to additional sports tournaments and business relocations to Palm Coast. The improvement in the local economy is now visible, but there is still more work to be done. City staff will continue to focus on projects and programs within Prosperity 2021 to help our local economy.

**Business Assistance Center** – The Palm Coast Business Assistance Center (BAC) was established in May 2011 to help our existing businesses grow through a unique partnership with the Florida Small Business Development Center at the University of Central Florida (FSBDC at UCF). Since its inception, the BAC has helped businesses invest approximately \$28.5 million in our local economy through capital investment,



increased sales, and salaries. Because of the continued positive economic impact of the Palm Coast BAC, City Council has continued the grant funding with the FSBDC at UCF in the FY2017 budget for these important services.

**State Road 100 CRA** – Consistent with the City’s retail recruitment strategy to help grow the local economy, this past year the State Road 100 Community Redevelopment Agency issued a Request for Proposal for redevelopment of both public and private property. If redevelopment occurs, the economic impact will result in additional private investment and tax revenue to the CRA. In the upcoming fiscal year, the City will continue to work on attracting capital investment to the CRA and our future downtown, known as Town Center.



**Goal 3  
Finance**

*To leverage our financial strengths while ensuring the City remains committed to fiscal responsibility in delivering value-added services to residents and businesses.*

During the budget process, the City Council was able to sustain existing levels of service, while also maintaining the millage rate. In the upcoming year, City staff will explore even more ways to strengthen our financial position while delivering value to our citizens.

**Maintained Millage Rate** – During the budget process, the City Council maintained the City millage rate of 4.2450, which will result in an additional \$830,526 of property taxes collected over the previous year due to rising property values. This allowed the City to maintain the same level of service to the citizens of Palm Coast and continue to invest in capital projects, while maintaining the 2<sup>nd</sup> lowest millage rate for cities our size (population 70,000-100,000) in Florida. When considering other local taxes, such as electric franchise fees and utility taxes, which other cities have in place, the City of Palm Coast has the lowest tax burden for a City our size.

**Fund Balance Reserve Policy** – Also this past year, the City was able to improve its combined fund reserve balance (general fund and utility fund) to \$22.5 million and exceed compliance with the individual fund balance reserve requirements. The improvement of fund balance reserves, in addition to the \$2.2 million in the disaster reserve fund, will provide the City with financial stability and a fund reserve to use if unexpected emergencies arise, or fund needed capital projects.

**Debt Refinancing** – This past fiscal year, City Council approved refinancing the City’s 2007 Utility Revenue Bonds that resulted in a significant interest rate reduction and long-term savings of \$12 million. This will provide the City with the ability to continue to invest and maintain our utility system while stabilizing rates in the future. In the upcoming fiscal year, the City intends to continue to review outstanding debts and possible refinance options.

**Goal 4  
Environmental** *To blend our residential and commercial properties with our “City of Parks and Trails” image to create a sustainable framework of visual appeal while caring for our land, water, air, and wildlife.*

The City’s commitment to environmental sustainability has been recognized by our re-designation this fiscal year as a Gold Level Green City by the Florida Green Building Coalition and numerous other awards and recognitions. In this upcoming fiscal year, City staff will look for even more opportunities to conserve natural resources and become more efficient with the resources currently in use.

**City Hall LEED Certification** – Palm Coast City Hall was awarded LEED certification at the Silver level for design and construction that demonstrates high performance in sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality. The LEED (Leadership in Energy and Environmental Design) rating system, developed by the U.S. Green Building Council (USGBC), is the foremost program for buildings, homes and communities that are designed, constructed, maintained and operated for improved environmental and human health performance. Palm Coast’s City Hall is the fifth City Hall in Florida to be LEED-certified.

**LED Lighting** – Light Emitting Diode (LED) lighting reduces the amount of electricity used compared to traditional lighting, which is more environmentally friendly and also saves money. During this past fiscal year and continuing this fiscal year, City staff will continue to upgrade facilities with LED fixtures when the cost/benefit makes financial sense.

**Reuse Improvements** – Use of lower quality water sources for irrigation, such as reuse water, continues to be a focus of the City in order to make better use of all available water resources. In the upcoming fiscal year, the City with the assistance of St. Johns River Water Management District cost-share funding will continue to install reclaimed water mains along US1 to connect to Wastewater Treatment Plant #2 (under construction) and to provide additional opportunities for customers to use reuse water instead of potable water.

**Goal 5  
Quality of Life** *To enhance the quality of life for our citizens by providing safe, affordable, and enjoyable options for cultural, educational, recreational, and leisure-time events.*

The important services the City provides and the City’s numerous amenities, such as parks, trails, events and activities make our community truly a special place. In the upcoming year, City staff will continue to maintain and improve these facilities, in addition to looking for ways to help residents and visitors “Find their Florida” here in Palm Coast.

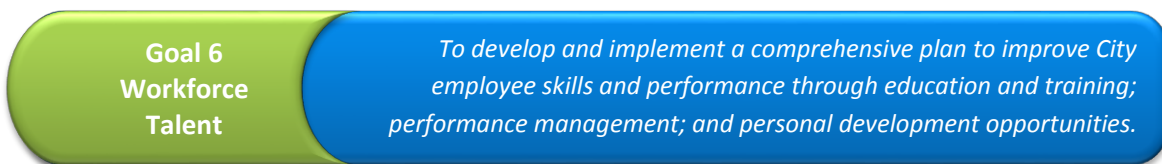
**Indian Trails Sports Complex and Cultural Arts Facility Restrooms** – In the upcoming fiscal year, the City has included funding to construct a restroom facility as well as the lighting of sports fields at the Indian



Trails Sports Complex (ITSC) / Indian Trails Middle School (ITMS). In addition, the City has included funding to construct a restroom facility at the City-owned property leased to the Palm Coast Arts Foundation. Both of these projects will aid these facilities in attracting events that generate local economic impact through tourism.

**Community Center** – The Palm Coast Community Center was originally built from 1975-1977 by ITT and has served as the community’s primary public gathering space. Currently, the facility has several deficiencies, yet continues to be a popular venue for community activities and meetings. During the upcoming fiscal year, the construction phase for the renovation and expansion project will be started and expected to continue through FY2018.

**Seminole Woods Multi-Use Paths** – With assistance from the Community Development Block Grant (CDBG) and River to Sea Transportation Planning Organization(TPO), the City will be continuing the multi-use path improvements in the Seminole Woods Neighborhood started several years ago. This upcoming fiscal year includes \$845,000 to complete the final sections of the trail network in this area.



**Goal 6  
Workforce  
Talent**

*To develop and implement a comprehensive plan to improve City employee skills and performance through education and training; performance management; and personal development opportunities.*

The Strategic Action Plan adopted by City Council includes a goal specifically focused on employee development, which represents a strong commitment to maintain a dedicated and skilled workforce. In the upcoming fiscal year, City staff will work toward this goal by continuing to develop our workforce, so the City can continue to retain and attract a talented workforce to continue to provide a high level of service to citizens.

**Internship Program** – With approximately 14 paid internship positions available to college students for summer 2017, the City of Palm Coast and Flagler Schools hope to bring our talent back home following their high school graduation. The City internship positions will give qualified candidates the opportunity to build their resume, explore career interests, engage in professional networking, and make a difference in their community. In addition, the City is hoping to recruit a multitude of strong candidates to fulfill identified needs within City departments.

**Pay Plan Review and Adjustments** – As the economy improves, the City will be challenged to retain our talented workforce. This past year, the pay plan was adjusted for several positions, especially at the lower end of the pay scale, to identify areas where the City was no longer competitive in the changing labor market. These changes, reflected in this year’s budget, along with continued maintenance of our pay plan and Palm Coast U, our employee development and training program, should aid in retaining our skilled workforce.

**Palm Coast U** – This past fiscal year, Palm Coast U, the City’s Employee Training and Development Program was improved with different course offerings. Specialized training in customer service and management





skills was offered through a partnership with Daytona State College. In addition, this past fiscal year, the Employee Academy continued with three sessions offered. The FY2017 budget includes funding to continue to offer these type of valuable training programs. Palm Coast U and these efforts are all aimed at meeting the City Council goal focused on workforce talent.

MAKING OUR FUTURE

I am encouraged and excited about the future of Palm Coast. This past fiscal year, City staff met the challenge of delivering quality services to our residents. I am optimistic we will continue to meet new challenges while maintaining high citizen satisfaction with City programs and services.

The City will have the ability to invest this fiscal year in needed infrastructure projects due to our strong financial position and prudent City Council fiscal policy. Major projects in this year's budget include: Community Center Renovation and Expansion (multi-year), Restrooms at Town Center and Indian Trails Sports Complex, Seminole Woods Path, Old Kings Road Widening Design, Belle Terre Safety Improvements, Bridge Rehab and Renewal, Wastewater Treatment Plant #2 Design and Construction, and various Utility and Stormwater Projects. In addition, City Council appropriated funds this past fiscal year to invest in maintaining our pay plan, employee training and development programs, and the Internship Program, which will aid in retaining and attracting a talented workforce as the economy grows.

With a strong City Council vision, mission statement and goals as our guide, along with investments in both physical and human infrastructure, I have no doubt that 2017 will provide continued economic growth and prosperity. On behalf of all City employees, we look forward to a prosperous and successful 2017, as we continue to make Palm Coast Florida's premier city in which to live, work and play.

Sincerely,



Jim Landon  
City Manager





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# *The Perfect Place to Live...*

Before 1969, land that would eventually become the City of Palm Coast was considered by some as nothing more than a “big pine-covered swamp.” But when the corporate eyes of ITT/Levitt looked upon the virtually uninhabited land, they saw 22,000 acres of golf courses, marinas, oceanfront motels, scenic drives, and house lots awaiting the arrival of sun-seeking “pioneers.” Marketing strategies targeting urban residents in the north and Midwest offered slices of land cut out of miles of forests, and soon a 500-mile infrastructure of roads, utilities, and sewer lines bound Palm Coast to a future that included becoming the largest planned unit development in Florida history.

International Telephone and Telegraph Corporation (ITT) began as an international communications firm in the 1930s. It grew to become a multinational corporation by 1968 with an income estimated over \$7 billion. From the outset ITT provided the financial muscle to purchase large tracts of land and pay the enormous cost of constructing an infrastructure to create a huge development in rural Flagler County, Florida. The man in charge of the Palm Coast development from its inception until 1975 was Levitt and Son's Dr. Norman Young whose marketing group planned and named this project.

In a February 1970 report to the Flagler Chamber, Dr. Young projected the completion of a sales/model center, a golf course, and homes for the residents by the end of the year. The first building erected, the Welcome Center, served as the hub for sales activities and was surrounded by pleasant walkways leading to a dozen model

homes. The 64-foot high observation tower provided panoramic views of the surrounding woods, lakes, streams, Intracoastal Waterway (ICW), and Atlantic Ocean. It presided over a golf course, model homes, canals, and early home construction that was to become the “core area” of Palm Coast.



At first there were no public roads. Earliest visitors came from Route A1A to a small dock on the east side of the ICW and proceeded by boat to the Welcome Center on the main canal. When the prospective buyers arrived, they were taken by elevator to the top of the tower. Much of the land was sold sight unseen from a platted map for as low as \$3,500 by the sales person, pointing away from the tower and saying, “It’s out there somewhere.”

The Welcome Center was the only public building in Palm Coast for almost two years after the earliest “pioneers” occupied their homes in January 1972. In later years the building, models, boat docks, and road access were updated. The center hosted a continuous stream of visitors and buyers who received their first look at an area being advertised as possibly “the perfect place to live.”

Much of the tremendous growth in Palm Coast through the early 1990s came from sales generated at the Welcome Center. It was sold after ITT left the community in 1995 and the building was torn down.

From their start in 1969 until ITT withdrew in 1995, the corporation essentially provided most of the services and leadership in Palm Coast. They planned, built, and maintained a model environmental community. In a unique private/government relationship, ITT had financed Palm Coast's most necessary improvements. The interchange at I-95 and the Hammock Dunes bridge were funded at relatively unnoticeable cost to local taxpayers and the state.



The complicated and often contentious process of incorporation began. Flagler County residents' opposition groups debated. The county authorized a feasibility study, the state legislative delegation sponsored incorporation, and the Florida state government approved the referendum.

On September 21 1999, one week after Hurricane Floyd postponed the vote, more than 60% of the nearly 12,000 voters casting ballots in the referendum had opted to turn the unincorporated population center of Flagler County into a city. On December 31, 1999 residents of Palm Coast not only celebrated the end of a millennium and a century, but a new year and a new city.

The City of Palm Coast's population on January 1, 2000 is estimated at 29,360. The mayor, city council, and city manager all seemed to agree that this first year's emphasis should be on planning rather than forging ahead without giving sufficient thought to the complicated problems facing a new city.

Originally, city business was done in two-and-a-half rooms of the Community Center. In March, newly chosen city manager Richard Kelton arranged to rent office space at the former ITT headquarters building at One Corporate Drive. By May, the Flagler County Commission turned over the former county library to be renovated and used by the city as its first "permanent" city hall. A public opening celebration was held on October 26, 2000.

In 2001, providing residents with essential government services and promoting the community's economic growth were two major goals. As a result of joint meetings of Palm Coast City Council and Flagler County Commissioners, the county turned over many parcels of land to the city benefiting fire, public works, recreation and parks, and the locating of new schools by the board of education. The city also began studying the acquisition of its water sources.

In 2003, Palm Coast purchased their own water company, relocated their city hall after selling their building to bring in a new business and annexed 5,800 acres in the northwest corner of Flagler County near the St. John's County line. Most significant to the city's future was the approval of a large site for Town Center which would provide the city with 1 million feet of office space, 2 million feet of retail/commercial space, 750,000 feet of institutional buildings, a 2,400-seat movie theater, and 240 nursing home beds.

By 2004, Palm Coast residents numbered 50,000 and its designation as a micropolitan city was announced.

By the end of 2005, Palm Coast was officially designated as the "fastest growing micropolitan area" in the country by the United States Census Bureau. The population had more than doubled to over 64,500 in the six years since incorporation

In 2006 Palm Coast was named "Tree City USA" by the National Arbor Day Foundation. The city also saw an increase in the amount of commercial activity, especially in the new Town Center. Town Center is to be the "heart of Palm Coast."

Palm Coast started the year 2013 with approximately 76,450 residents. Newspapers reported a 2% drop in the unemployment rate and home sales were reported to be at a seven-year high.

In Oct 29th 2014, we commemorated the groundbreaking for Palm Coast's City Hall in Town Center. The very first City Hall in Town Center, completed in October 2015, has become a gather-

ing place for residents and future generations and a one-stop shop for everything city-related.



City Hall will stand out as an outstanding example of green building, being LEED certified by the US Green Building Council as environmentally sustainable and energy efficient. .

Today, Palm Coast has approximately 81,184 residents. Vibrant lifestyle and the natural environment go hand-in-hand, with 13 beautiful parks, 125+ miles of connecting trails and paths for walking/bicycling, abundant fishing and boating, a year-round Running Series, and world-class tennis and golf. The community offers excellent schools, a business assistance center that promotes local businesses, and extensive City services that continue to make Palm Coast the perfect place to live, work and play. We invite you to join us – Find Your Florida in Palm Coast!

-Adapted from "The Brief History of Palm Coast," by City Historian Arthur E. Dycke, author of "Images of America: Palm Coast" and "Alan Smolen: Father of Palm Coast, 1975-85."

# About Palm Coast



INITIAL INCORPORATION:	December 31, 1999
FORM OF GOVERNMENT:	Council / Manager
CITY POPULATION:	81,184
AREA: Square Miles	89
LEISURE SERVICE FACILITIES:	
Community Centers	1
Swimming Pools	1
Baseball / Softball Fields	7
Basketball Courts	5
Bocce Ball Courts	3
Handball / Racquetball Courts	6
Shuffleboard Courts	2
Soccer/Lacrosse Fields	10
Tennis Courts	17
Volleyball Courts (Sand)	2
Playgrounds	8
PUBLIC SAFETY:	
Fire Stations	5
Firefighters / Volunteers	51 / 25
Law Enforcement (Contract Service)	-
FACILITIES:	
Miles of Paved Streets	550
Miles of Unpaved Streets	0.5
Miles of Sidewalks, Walkways, and Bikepaths	96
Number of Street Lights	2,942
Number of Traffic Signals	53
CITY UTILITIES:	
Water Customers	39,059
Wastewater Customers	37,168
Solid Waste Customers	33,686
Stormwater Customers	50,420
SCHOOL ENROLLMENT: K-12	12,671

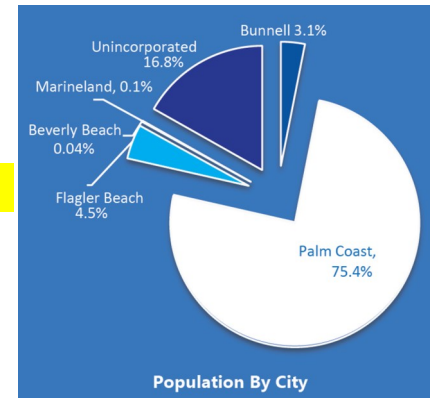


# Population

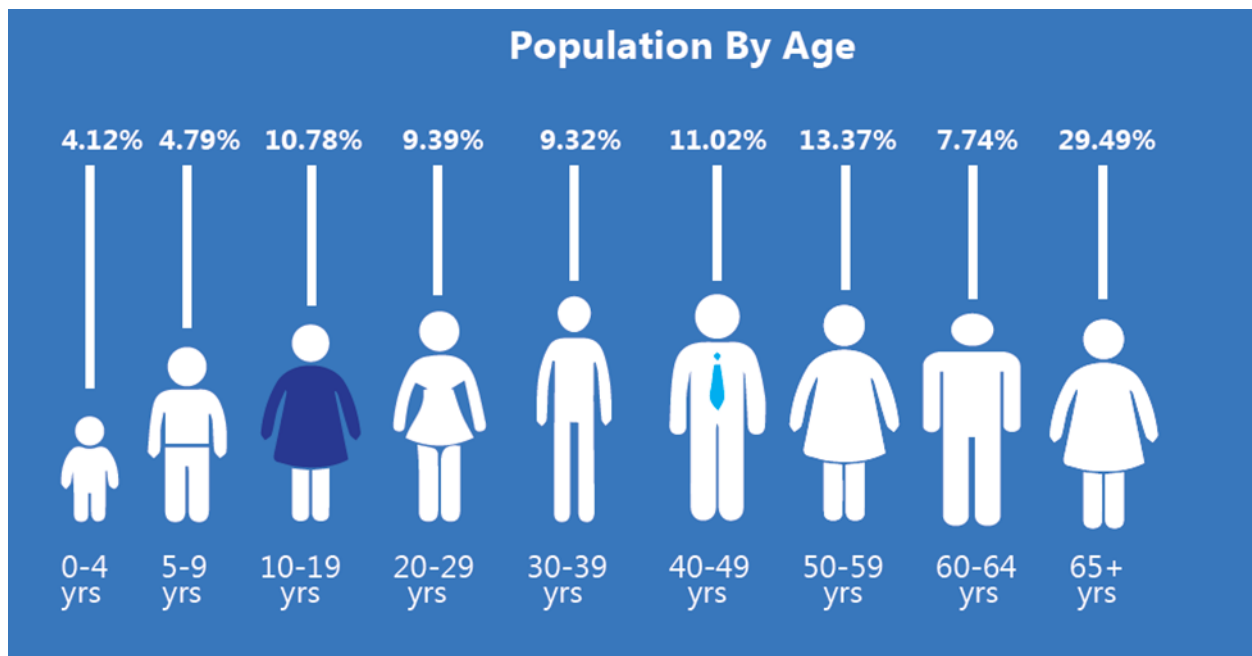


## Flagler County Population

County/City	April 1 2010 (Census)	April 1 2016 (Estimate)	Total Change	% Change
<b>Flagler County</b>	<b>95,696</b>	<b>103,095</b>	<b>7,399</b>	<b>8%</b>
Beverly Beach	338	369	31	9%
Bunnell	2,676	2,921	245	9%
Flagler Beach (part)	4,424	4,642	218	5%
Marineland (part)	16	6	(10)	-63%
<b>Palm Coast</b>	<b>75,180</b>	<b>81,184</b>	<b>6,004</b>	<b>8%</b>
UNINCORPORATED	13,062	14,035	973	7%

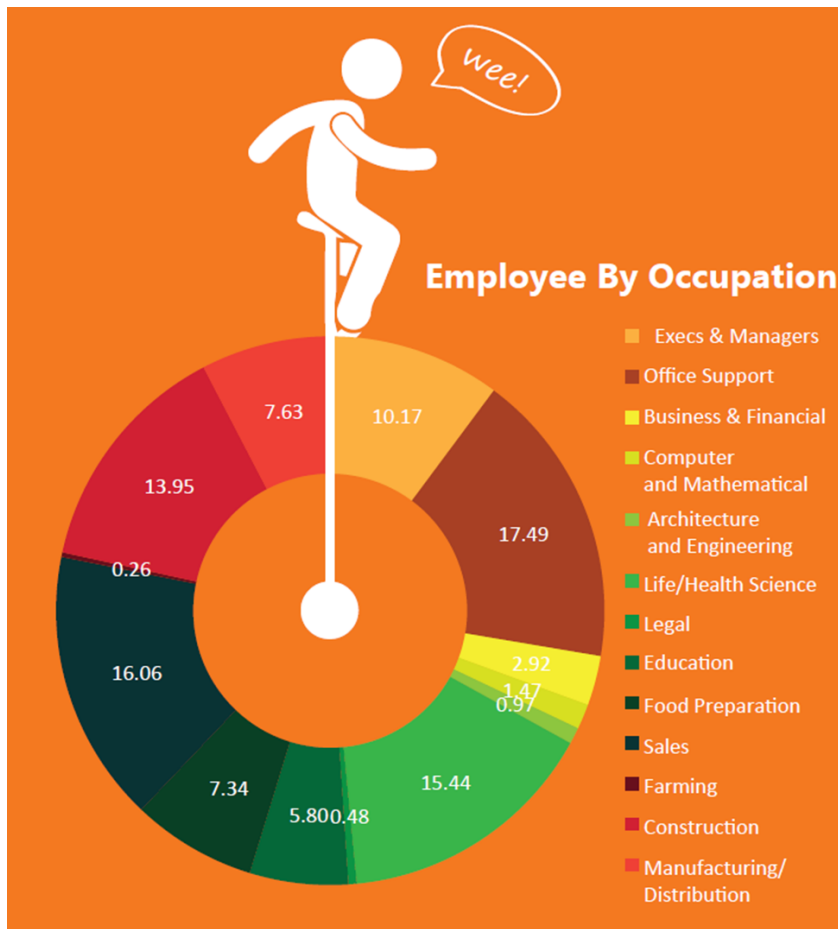


## Flagler County Population by Age

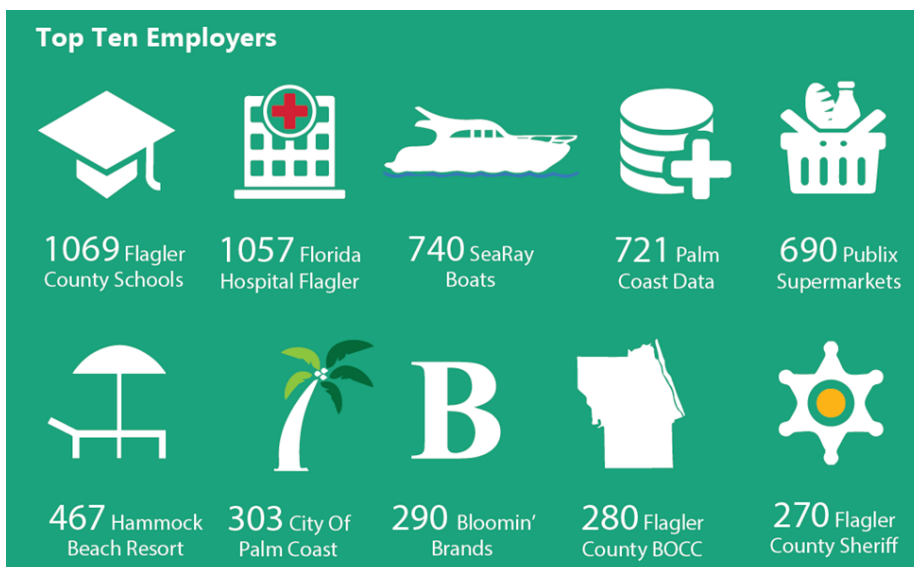


# Employment

## Flagler County Employment



## Flagler County Top Employers

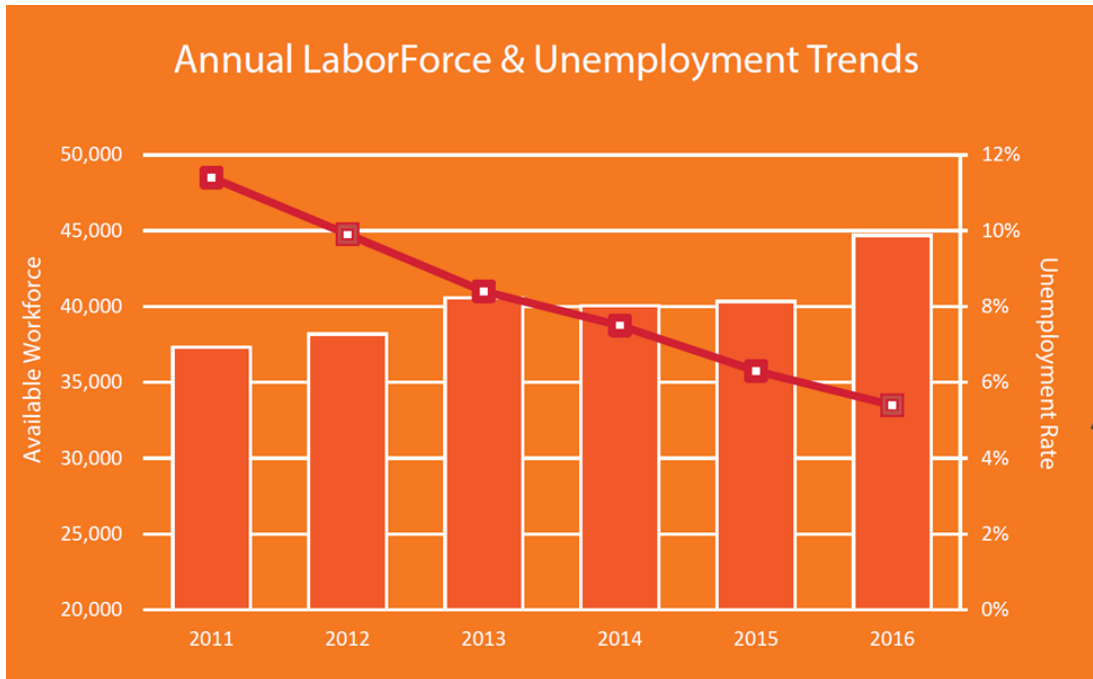


Source: Flagler County Florida, Department of Economic Opportunity, September 2016 Quarterly Report

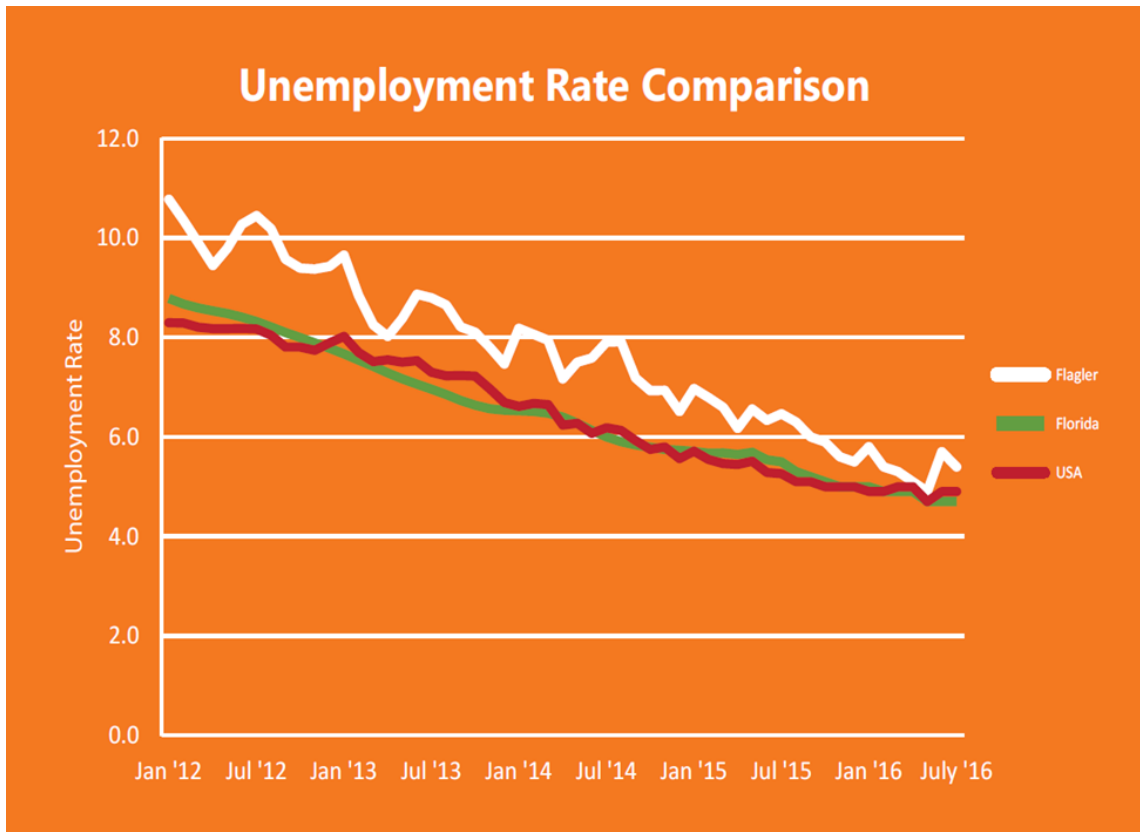




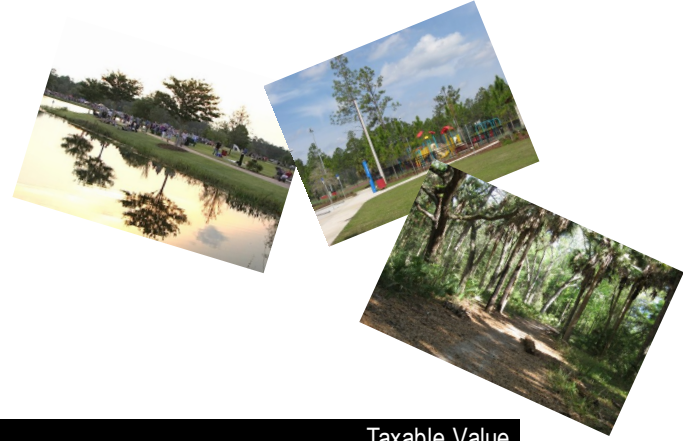
# Labor Force & Unemployment Trends



## Unemployment Rate



# Property Information



## Property Value by Class

### Tax Roll Recapitulation

Class of Property	# of Parcels	Assessed Value	Just Value	Exempt	Taxable	Taxable Value per Parcel
Agriculture	131	\$ 7,024,092	\$ 79,533,227	\$ 14,000	\$ 7,010,092	\$ 53,512
Centrally Assessed	1	5,061,098	5,061,098	-	5,061,098	5,061,098
Government	930	297,467,570	297,964,296	292,190,601	5,276,969	5,674
Commercial Improved	835	340,854,457	343,902,580	11,268,117	329,586,340	394,714
Commercial Vacant	317	90,796,319	95,637,285	2,012,718	88,783,601	280,074
Institutional	97	80,660,233	80,798,869	49,727,810	30,932,423	318,891
Other Real Property	261	9,309,953	9,413,921	1,156,049	8,153,904	31,241
Personal Property	-	411,958,731	411,958,731	245,991,647	165,967,084	-
Residential Mobile Home	2	35,427	36,094	18,521	16,906	8,453
Residential Other	2,863	361,728,167	390,624,160	34,493,970	327,234,197	114,298
Residential Vacant Land	17,573	230,510,094	258,011,208	159,739	230,350,355	13,108
Residential Single Family	32,036	4,364,797,586	4,813,334,799	1,279,460,976	3,085,333,610	96,308
Industrial Other	45	35,161,653	37,875,453	480,047	34,681,606	770,702
Industrial Vacant	46	6,065,575	6,494,683	-	6,065,575	131,860
<b>Total</b>	<b>55,137</b>	<b>\$ 6,241,430,955</b>	<b>\$ 6,830,646,404</b>	<b>\$ 1,916,974,195</b>	<b>\$ 4,324,453,760</b>	<b>\$ 78,431</b>

## Property Value Per Capita

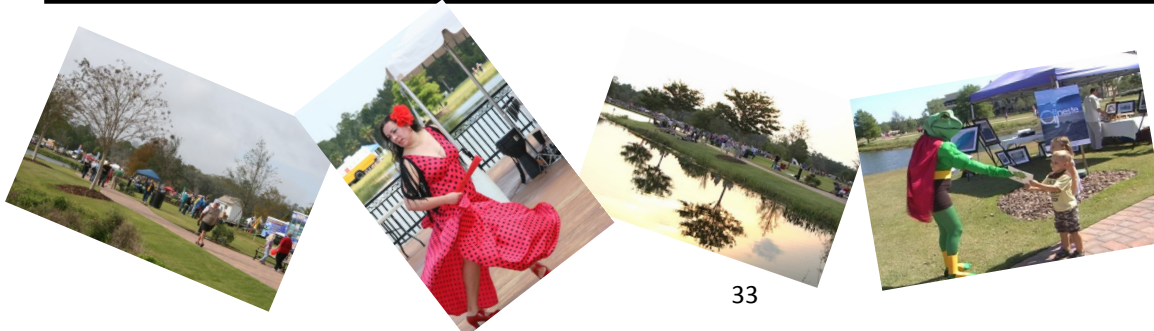
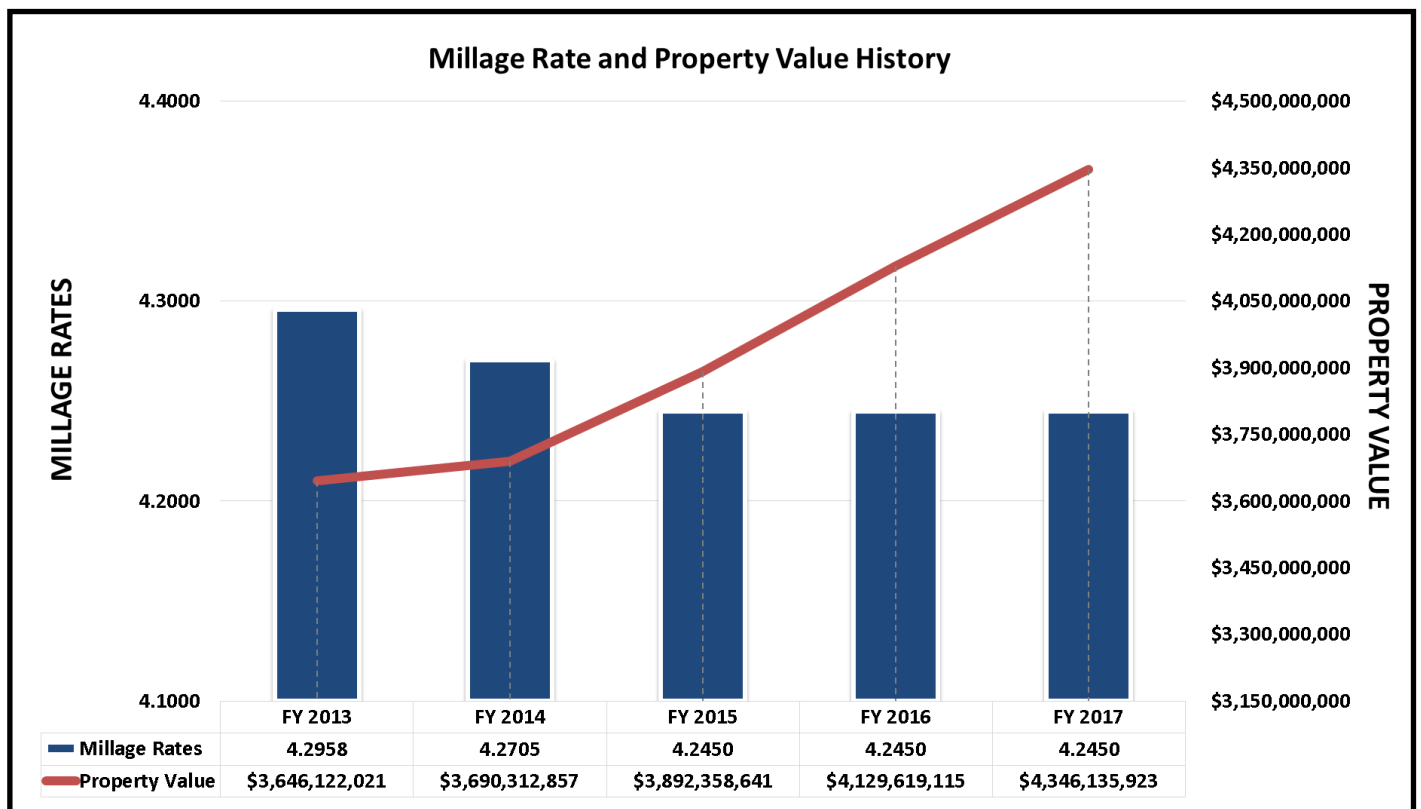
Fiscal Year	Property Value	Percent Change	Population	Percent Change	Property Value Per Resident	Percent Change
2017	4,346,135,923	5.24%	81,184	1.71%	53,534	3.48%
2016	4,129,619,115	6.10%	79,821	2.27%	51,736	3.74%
2015	3,892,358,641	5.48%	78,046	1.27%	49,873	4.15%
2014	3,690,312,857	1.21%	77,068	0.81%	47,884	0.40%
2013	3,646,122,021	-6.31%	76,450	1.10%	47,693	-7.33%
2012	3,891,594,126		75,617		51,465	

The property value per capita (per resident) is calculated by dividing this fiscal year's gross taxable value (property value) by the population.



# Millage Rate & Property Value History

Fiscal Year	Property Value	% Change over Prev. Year	Operating Millage	Capital Millage	Total Millage	Ad Valorem Receipts
2008	7,009,877,421	12.34%	2.2123	0.75	2.9623	20,184,340
2009	6,131,965,169	-12.52%	2.6123	0.35	2.9623	17,602,781
2010	5,246,998,187	-14.43%	3.15	0.35	3.5	17,828,406
2011	4,463,085,550	-14.94%	3.5	-	3.5	15,048,300
2012	3,891,594,126	-12.80%	3.54	0.45	3.99	15,000,700
2013	3,646,122,021	-6.31%	4.1502	0.1456	4.2958	15,120,750
2014	3,690,312,857	1.21%	4.1932	0.0773	4.2705	15,203,633
2015	3,892,358,641	5.48%	4.1609	0.0841	4.245	15,963,477
2016	4,129,619,115	6.10%	4.0828	0.1622	4.245	16,973,093
2017	4,346,135,923	5.24%	4.112	0.133	4.245	17,803,620
Change 2008-2017	-2,663,741,498	-7%	1.8997	-0.617	1.2827	-2,380,720





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