



PMG Associates, Inc.

Economic, Marketing and Management Consultants

Deerfield Beach, FL

Miami, FL

Hendersonville, NC

June 14, 2016

James Kahn
Keith and Schnars

Re: Proposal Annexation Study for Coconut Creek

PMG Associates, Inc. is pleased to submit this proposal to complete financial analysis of the potential annexation of five areas northwest of the existing City limits. This analysis will be an update of the previous study completed in 2010. The services will include analysis, report preparation and presentation of the finding to the City Council. A full description of the Scope is found in Attachment A.

TIME FRAME

A draft of the report will be completed within two weeks from receipt of all data required from the client.

FEE

The fee for this engagement will be a lump sum in the amount of \$4,900.

Very truly yours,
PMG Associates, Inc.

Kathleen R. Gonot

Kathleen R. Gonot
President

ATTACHMENT A
FISCAL EVALUATION OF ANNEXATION – COCONUT CREEK

Task 1. – Data Collection

Collect data regarding the existing conditions in the Study Area including:

- Property Identification (from City)
- Population Estimates (Claritas)
- Current Tax and Fee Rates (City/County)
- City Budget

Task 2. – Revenue Projection

Project City revenue generated from the annexation. Revenue will include:

1. Ad Valorem Taxes
2. Franchise Fees
3. Utility Taxes
4. Communications Service Tax
5. Solid Waste Collection
6. Fire Fee
7. Stormwater Fee

Task 3. – Expenditure Estimates

Estimates of increased expenditures will be estimated based on the current municipal budget and analysis of the conditions that apply..

Task 4. – Comparison of Costs to Property Owners

A comparison of the total taxes and fees paid by property owners under the current conditions in Broward County and those imposed by the City of Coconut Creek. The comparison will address varying Taxable Value levels for the property. The resulting table will enable property owners to assess the direct fiscal impact of the annexation.

Task 5. – Report

A report will be completed for the study area and include all analysis and recommendations.

Task 6. – Presentation

A presentation of the final analysis will be presented to staff and the City Commission.