



April 3, 2023

To: Mayor Sandy Stimpson & City Council President C.J. Small
City of Mobile, AL

From: David Eichenenthal, Managing Director
Danielle Scott, Director
David Benson, Senior Managing Consultant

RE: City of Mobile Annexation Third-Party Validation Analysis

Overview and Approach

The City of Mobile (“the City”) is considering the annexation of four different areas – identified as Study Areas A, B, C and D.¹ Mobile City Council Resolution 02-1134 (Resolution to Propose Study of Alteration of Corporate Limits) sets out a series of requirements for the City’s analysis of potential annexation impacts on revenues, service demand, expenditures, and demographics. The Resolution also requires a third-party review of the analysis that provides for “the review of information, data, and procedures to determine the extent to which they are accurate, reliable, and free from bias.” The City of Mobile (“City”) contracted with PFM Group Consulting LLC (“PFM”) as the consultant to conduct the required third-party validation.²

Under its contract with the City, PFM was engaged to review the City’s annexation analysis process, the conclusions and underlying assumptions of the analysis and their reasonableness and compare the City of Mobile’s annexation analysis process to national best practices.

In conducting its validation, the PFM team reviewed various documents developed by the City of Mobile along with supporting data and analysis. The City presented population and development projections informed by the City’s Planning and Zoning and GIS offices, along with revenue and expenditure forecasts performed by the City’s Finance Department in coordination with the Public Safety and Public Works groups. In the case of both the population and development and budget projections, the City also furnished information on underlying assumptions to support its projections.

¹ As described in detail below, Study Area A includes all of the areas that comprise the other study areas.

² PFM Group Consulting LLC is part of the PFM group of affiliated companies that includes PFM Financial Advisors, LLC. PFM Financial Advisors LLC (“PFMFA”) has contracted with the City of Mobile since 2014 providing, under separate agreement between the City and PFMFA, both transactional and non-transactional advisory services.

The PFM team was led by David Eichenenthal, a Managing Director with the firm. Mr. Eichenenthal previously served in senior management positions with both the City of New York and the City of Chattanooga, Tennessee. In Chattanooga, Mr. Eichenenthal was the City Finance Officer and chaired the Chattanooga Downtown Redevelopment Corporation. He also previously served as a Nonresident Senior Fellow with the Brookings Institution Metropolitan Policy Program. A full description of Mr. Eichenenthal’s background and experience and that of other members of the PFM team can be found in Appendix A.



As part of its third-party review, the PFM team interviewed City of Mobile officials including Mayor Stimpson, Chief of Staff Barber, the executive directors of public safety, finance, and public works, and representatives from various City departments potentially impacted should the City move forward with annexation.³ In-person interviews were conducted during a daylong session with the City on January 25, 2023, which included a driving tour of some of the areas being evaluated for annexation.

The PFM team reviewed official source documents such as Alabama statutes regarding local annexation powers and local ordinances and processes.⁴ For each study area, the PFM team reviewed maps provided by the City highlighting current land use and noting provision of utilities and public safety services; PFM also reviewed City staff presentations to Council regarding proposed annexation impacts.

To evaluate the City's fiscal impact model assumptions relative to those commonly employed by other municipalities nationwide, the PFM team compared the City's methodology and data sources to best practices identified by cross-jurisdictional policy studies produced by organizations such as the Lincoln Institute for Land Use Policy, the Brookings Institution, regional planning commissions, and SmartGrowth America.

The resulting findings reflect our professional judgment, based on the research and analysis outlined above:

- To the extent that data was available to do so, the City substantially complied with the technical and information requirements in the City Council Resolution.
- For each of the Study Areas, the City's cost-benefit analysis suggests that under the worst-case scenario (i.e., low growth revenue and high growth expenditures), revenue will significantly exceed expenditures.
- The City followed best practices in developing a multi-scenario approach to forecasting revenues.
- The City's projection of a limited increase in population in the annexation areas seems consistent with available data even though it is inconsistent with recent historic trends.
- Improved forecasts of population growth would have required data from the County on future development and vacant land that was not made available to the City.
- Additional analysis related to the impact in the shift from in-store to e-commerce sales activity would be useful but would be difficult for the City to develop given limitations on data.

³ A full list of interviews can be found in Appendix B.

⁴ Although the PFM team reviewed the City Council resolution guiding the annexation study along with discussions of relevant state statutes, the PFM team cannot and does not offer any legal opinion or legal interpretation of statute or ordinance.



- The City's approach to projecting expenditures is reasonable given available data. A more detailed analysis focused on potential changes in service demand would require a larger analysis of projections of service demand citywide.
- Where possible, the City has frequently adopted approaches consistent with national best practices.
- For the last six decades, all net population growth in Mobile County has occurred outside of the current city limits of Mobile.
- In the absence of annexation, Mobile runs the risk of continued population loss. The effects could harm the economic and fiscal wellbeing of the City and the overall metropolitan area. It could lead to inefficiencies in the delivery of public services and a reduction in opportunities for federal funding.

Compliance with Technical and Information Requirements

Mobile City Council 02-1134 (Resolution to Propose Study of Alteration of Corporate Limits) sets out a series of requirements for the City's analysis of potential annexation. The Resolution details the need for the City to identify its sources of data and to explain their application in the analysis of the impacts of annexation.

Rather than delivering a single comprehensive document for the PFM team to review, the City provided a series of 36 documents that included maps, spreadsheets with financial and Census data, presentations, and written responses to questions and information requests by PFM. All of the materials provided by the City are provided as Appendix C to this memorandum.

As part of its review, the PFM team assessed whether the information provided by the City – and contained as part of Appendix C – met the technical and information requirements detailed in the Resolution. For each requirement, the PFM team provides its analysis:

Current use of each parcel as assessed and shown in the records of the Mobile County Revenue Commissioner (utilities, agricultural, forest, residential property and historic buildings, and property not otherwise classified).

City staff advised they were unable to secure this information from Mobile County. Instead, City staff provided land use maps that cite aerial photography (2022 and 2021) and Google Street View as sources. (*Appendix C: 1-3*) The maps delineate land uses under the headings Commercial, Government, Residential, Undeveloped and Utility.

Water and sewer service provided by Mobile Area Water and Sewer Service System, or other water or sewer services of record.

The City provided maps of the Mobile Area Water and Sewer Service System's service area overlaid on Study Area A that incorporates the areas in Study Areas B, C, and D. (*Appendix C: 4-5*)



Identification of environmentally sensitive property if known.

City staff reported that the proposed annexation areas have been drawn to exclude the local landfill and that no other environmentally sensitive properties have been identified in any of the four study areas.⁵ The City also noted that environmental sensitivity is not currently mapped by Mobile County GIS and is not available for a detailed assessment.

Recorded subdivisions.

The City provided maps of recorded subdivisions with Mobile County Revenue Commission cited as the source for each of the four study areas. (*Appendix C: 6-8*)

An inventory of city services currently provided to the Study Area and the identity of the service provider, including police, fire and 911 emergency response.

Rather than providing a single comprehensive inventory of City services provided in the Study Areas and the identity of the associated service provider, City staff were able to discuss and address this question on a service-by-service basis. Staff also provided information on current service providers with the timetable for police, fire/EMS, garbage and trash service provision and the discussion of potential consolidation, delivery and efficiency of government services.⁶

The City provided maps for the Police jurisdiction (*Appendix C: 9*) and Fire jurisdiction (*Appendix C: 10*). The Police jurisdiction map shows that current services cover the entirety of the proposed Study Area A except for of a small section in the northern part of a neighborhood identified as Kings Branch. City staff indicated that the area is currently in the City of Semmes jurisdiction with the City of Semmes Police and Fire Departments providing coverage. Along with Kings Branch, Fire jurisdiction maps show an area to the west of the city that is proposed for annexation but not included in current coverage; City staff advise it is served by the Seven Hills Volunteer Fire Department. The City stated that 911 emergency response is facilitated through the Mobile County Communications District.⁷

Most of the service area is covered by Mobile Area Water and Sewer System (MAWSS) for water and sewer service or are on septic systems, according to the City.⁸ Staff also note that the County is currently responsible for streets and stormwater.

In the PFM team's January 25, 2023 in-person meetings with the City, City staff noted that solid waste collection services are provided through private haulers including WM (formerly Waste Management). Staff reported that they did not have access to sanitation service demands in the annexation areas.⁹

⁵ On February 23, 2023, the City provided responses to PFM follow-up inquiries in a memo titled "PFMGC_Mobile Annexation Follow-Up Public Works Responses Holt 2." This document remained central to ongoing discussion and was re-shared with updates. Where referenced in this validation, the document is referenced as "City correspondence of February 23 or March 8." or *Appendix C: 34*.

⁶ The City advised that private ambulance services provide basic and advanced life support services in the Study Areas, while private companies provide trash and garbage collection. Mobile Police and Fire provide emergency response service to most of the Study Area, with exceptions noted in this memorandum for the Kings Branch vicinity (City of Semmes) and the Seven Hills Volunteer Fire Department (western portion of Study Area).

⁷ City statements drawn from City correspondence of February 23, 2023. (*Appendix C: 34*)

⁸ Based on MAWSS service maps provided by the City and on City correspondence of February 23, 2023. (*Appendix C: 4, 5*)

⁹ City correspondence of February 23, 2023. (*Appendix C: 34*)



Identification of services the City of Mobile will provide and a projected timetable for the provision of such services.

The City identified a timetable for providing police, fire/EMS, garbage and trash services, indicating that arrangements are being made with the Mobile County Communications District to transition 911 calls in any annexed areas to the City of Mobile upon a probate judge's order confirming the results of an annexation election. This would mean that emergency response could transition immediately upon formalization of annexation. For garbage, the City expects to initiate service 30-60 days after the judge's order; for trash, the timeframe is slightly longer because of anticipated challenges in recruiting staff to operate complex equipment (e.g., knuckle boom).

With regard to other services, City staff indicated that they expect provision of services to begin within 90 days of an annexation vote certification by a probate judge.

Lane miles of public roads in Study Area, and description of their condition when available.

The City provided information regarding total road lane linear feet for each Study Area. (*Appendix C: 11-15*) City staff advised that although an assessment of conditions is not available from Mobile County, a basic windshield survey supports an estimate that 15 percent to 25 percent of streets in the Study Areas will require resurfacing within 10 years.¹⁰

*Current revenue generated to the City, including taxes and business.*¹¹

The City identified current revenues generated from each of the Study Areas for Beer and Liquor Tax, Business Licenses, Other Tobacco Tax, Property Tax, Rental and Leasing Tax, Room Tax, and Sales Tax. (*Appendix C: 16*)

Cost Benefit Analysis

The City Council resolution also requires that a "cost benefit analysis shall analyze whether the city has capacity to serve the Study Area, and the estimated cost of providing services over the next ten years."

The cost benefit analysis shall identify source data, and address:

- a) Projected revenues, taxes, and fees.
- b) Projected costs of providing service to the Study Area, including new employees and equipment for City police and fire, building permits, public works, parks, recreational facilities, and stormwater management.
- c) The cost of street maintenance, garbage, and trash removal.
- d) Projected revenues and sources.

¹⁰ City correspondence of March 8, 2023. (*Appendix C: 34*)

¹¹ For potential revenue streams impacted by Alabama municipal annexation see <https://almonline.org/Assets/Files/LegalServices/LegalPublicationsAndResources/AnnexationManual2020.pdf>.



The City has provided projections for revenues, taxes and fees, along with projected costs of providing services. These are discussed in the Cost Benefit Analysis Validation section later in this memorandum.

Additional items for consideration

The resolution further requires City Council consideration of whether annexation of the Study Area will:

- a) Eliminate or create islands or peninsulas of incorporated territory.
- b) Consolidate governmental functions.
- c) Encourage equitable distribution of community resources and obligations.
- d) Promote efficient delivery of services.
- e) Negatively impact the city due to conditions in the Study Area.
- f) Change the city demographics.

The City of Mobile staff point to maps of each of the proposed *Study Areas (Appendix C: 17-20)* to demonstrate that annexation will not create islands of incorporated territory or peninsulas. Maps illustrate that the proposed additions generally add area around an existing peninsula extending westward from Mobile's northwestern quadrant.

The City indicated that there are no plans to consolidate any government services with the City of Semmes; the City of Mobile is to accept full responsibility for providing services to areas currently serviced by Semmes. Nor is the area serviced by the Seven Hills Volunteer Fire Department to see service consolidation.¹² While the City intends to provide trash and garbage services in the Study Areas, it may require more time for acquiring equipment and recruiting workers to do so. In the short term, the City may view a temporary public-private partnership as feasible while the City builds its capacity: under this potential arrangement, the City could contract with existing private service providers to continue service.

During in-person and virtual meetings, City staff stated that the Study Areas would have minimal impact on existing City services and staffing.

City staff have reported no negative impacts have been identified on the City related to conditions in the Study Areas.

City staff provided population charts for each study area that includes 2020 census data with total population and voting age population, disaggregated into Black, White, and Other categories. (*Appendix C: 21*) The City has identified immediate impacts of annexation in terms of population, demographics, and City revenues and expenditures.

¹² City staff noted during interviews and follow-up conversations that the City maintains mutual aid agreements with the Semmes and Seven Hills departments and expects to maintain those agreements.



Cost Benefit Analysis Validation

To validate the City's Cost Benefit Analysis, the PFM team worked closely with the City's finance team to understand financial information and refine their analysis. The City provided numerous spreadsheets of current and historical revenue and expenditure data along with the projected fiscal impact of annexation on City services in the future.

The City's analysis of the fiscal impact of annexation is built primarily upon estimates of the number of households and developments in each of the Study Areas that would be incorporated into the City at the time of annexation. (*Appendix C: 11-15*) The City of Mobile GIS team identified current population and number of household estimates for present-day City of Mobile along with the four Study Areas using 2020 Census data. (*Appendix C: 22-23*)

The City does not project significant new development or redevelopment in the Study Areas and there are no plans for new subdivisions on file with Mobile County or planned presently. City staff noted that "[T]here are no new planned neighborhoods in the annexation areas over the next ten years. Study areas B, C and D already have significant residential density on buildable land. Growth in these areas is deemed to be marginally slower because of the dense established neighborhoods."¹³

Utilizing three different scenarios for revenue growth in addition to projected increases in baseline, the City estimates total revenue from the Study Areas will increase from between \$135.5 million – under the low-growth scenario – to \$146.5 million – under the baseline growth scenario – total over the next 10 years. In Year 10, baseline revenue for each of the four study areas ranges between \$15.6 million and \$20.8 million annually, respectively.

Utilizing two scenarios for expenditures, the City estimates total expenditures from the Study Areas will add between \$24.8 million – under the low-growth scenario – to \$26.8 million – under the baseline growth scenario – total over the next 10 years. In Year 10, baseline expenditures for each of the four study areas ranges between \$3.1 million and \$2.3 million annually, respectively.

Under the City's scenarios, assuming a low growth rate for revenue and a baseline growth rate for expenditures, the net fiscal impact would be that revenue would exceed expenditures by \$105.7 million over ten years and \$14.6 million in Year 10.

General Fund Revenue Projections

The Council Resolution requested a projection of revenues, taxes, and fees to validate the proposed annexation. PFM encouraged the City to develop multiple scenarios when projecting revenue over the next 10 years.

Ultimately, the City identified a baseline assuming 5 percent annual growth, a low-growth scenario using 3 percent annual growth, and a high-growth scenario that uses the historical population growth.

The City developed its 5 percent baseline growth rate assumption using the compound annual growth rate (CAGR) of total actual revenues from FY 2013 to FY 2022. In each of the proposed Study Areas, total actual revenue growth over that period averaged 5 percent. (*Appendix C: 16*,

¹³ City correspondence of March 8, 2023. (*Appendix C: 34*)



28) The City assumed a more conservative 3 percent annual growth for revenues as the low-growth scenario. The City’s high-growth revenue projection uses the historical population growth rates associated with 2010 and 2020 Census data from each of the Study Areas. (*Appendix C: 22*)

It is important to note that the City does not believe that the underlying assumption for the high-growth revenue scenario – population growth based on historic growth – will be realized. In the absence of data from the County on planned future development and detailed data on vacant land, a more precise high-growth rate is difficult to estimate. As discussed below, the absence of this data also meaningfully affected the City’s decision to not provide a comparable high-growth rate scenario for expenditures.

Table 1: City of Mobile Annexation Baseline, Low and High Growth Scenarios by Study Area

	FY 2013-2022 CAGR	*Population % Increase from 2010-2020	Baseline Growth Rate Assumption	Low Growth Rate Assumption	High Growth Rate Assumption
Study Area A	5.4%	13.2%	5.0%	3.0%	13.2%
Study Area B	5.4%	13.7%	5.0%	3.0%	13.7%
Study Area C	5.5%	14.6%	5.0%	3.0%	14.6%
Study Area D	5.8%	14.6%	5.0%	3.0%	14.6%

*Used 2010 & 2020 Census Block Groups to calculate the Study Areas Increase/Decrease in population.

The City presents full revenue projections of fiscal year actuals for the baseline and low-growth scenarios (*Appendix C: 26*) broken out for each Study Area and major revenue category. The City also modeled high-growth scenarios (*Appendix C: 27*) for citywide revenues inclusive of each of the Study Area revenues.

Sales Tax

Among General Fund revenues, sales tax is the City’s largest single source; the FY 2023 budget projects \$181.7 million in sales tax from within the City of Mobile, and another \$11 million from the police jurisdiction, which generally includes the Study Areas.

The City currently collects sales tax revenue from the Study Areas because they are part of the police jurisdiction. Within the police jurisdiction, the City’s general sales tax rate is 2.5 percent. Within the City of Mobile, the City’s sales tax rate is 5 percent.

As a result, even if there were no increase in taxable sales, the City would increase revenue as a result of the increase in sales tax rate as sales occurring in the police jurisdiction are moved to within the boundaries of the City of Mobile.

City staff assume continued sales tax growth in line with baseline and low growth scenarios. In the last five years, sales tax grew an average of 6 percent year to year, with one-time spike of 13 percent growth in FY 2021 during the pandemic.



Table 2: Projected Actual Sales Tax Revenue by Study Area

Sales Tax	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
Baseline Scenario										
Study Area A	\$8,486,371	\$8,910,689	\$9,356,224	\$9,824,035	\$10,315,237	\$10,830,999	\$11,372,549	\$11,941,176	\$12,538,235	\$13,165,147
Study Area B	\$7,187,144	\$7,546,501	\$7,923,826	\$8,320,018	\$8,736,018	\$9,172,819	\$9,631,460	\$10,113,033	\$10,618,685	\$11,149,619
Study Area C	\$7,182,867	\$7,542,011	\$7,919,111	\$8,315,067	\$8,730,820	\$9,167,361	\$9,625,729	\$10,107,016	\$10,612,366	\$11,142,985
Study Area D	\$7,106,818	\$7,462,159	\$7,835,267	\$8,227,030	\$8,638,382	\$9,070,301	\$9,523,816	\$10,000,007	\$10,500,007	\$11,025,007
Low Scenario										
Study Area A	\$8,345,678	\$8,596,049	\$8,853,930	\$9,119,548	\$9,393,134	\$9,674,928	\$9,965,176	\$10,264,131	\$10,572,055	\$10,889,217
Study Area B	\$7,071,198	\$7,283,334	\$7,501,834	\$7,726,889	\$7,958,696	\$8,197,457	\$8,443,381	\$8,696,682	\$8,957,583	\$9,226,310
Study Area C	\$7,067,003	\$7,279,013	\$7,497,384	\$7,722,305	\$7,953,974	\$8,192,594	\$8,438,371	\$8,691,523	\$8,952,268	\$9,220,836
Study Area D	\$6,992,402	\$7,202,174	\$7,418,240	\$7,640,787	\$7,870,010	\$8,106,111	\$8,349,294	\$8,599,773	\$8,857,766	\$9,123,499



While population is expected to remain flat, City staff point to anticipated increases in retail and economic activity in the study areas as the basis for the baseline growth rate assumptions. The City's GIS staff reviewed the population in the Census blocks adjacent to a five-mile radius around the commercial center at Cottage Hill and Dawes roads (including a Publix and a Walmart Supercenter) for use in developing projected sales tax revenue. (*Appendix C: 24-25*) The City assumes population growth in that area would support baseline projections from shopping in the retail corridors of the annexation area.

The City also captures and breaks out Simplified Sellers Use Tax (SSUT) for the purposes of revenues projections. SSUT captures sales of goods or services from outside of Alabama into the state: for example, SSUT would cover sales of goods and services from on-line services such as Amazon. The total SSUT is 8 percent – lower than the total sales tax. Currently SSUT is allocated to the municipalities based on population. The State of Alabama changes the population calculation after each census.

The 60 percent city share of SSUT is distributed to "...each municipality in the state on a basis of the ratio of the population of each municipality to the total population of all municipalities in the state as determined in the most recent federal census prior to distribution...."¹⁴

The City assumes an increase to its SSUT in year 8 of the projection period after the 2030 census that would capture the additional population from each Study Area. Staff note that the City could appeal to the State to have the additional population recognized sooner, but for the purposes of the population they project those costs later in the projection period.

¹⁴ Alabama Code Sec 40-23-19(b).



Table 3: Projected Actual SSUT Revenue by Study Area

SSUT	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
Baseline Scenario										
Study Area A	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,955,586	\$2,053,365	\$2,156,034
Study Area B	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,499,616	\$1,574,597	\$1,653,327
Study Area C	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,384,127	\$1,453,333	\$1,526,000
Study Area D	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,268,410	\$1,331,831	\$1,398,422
Low Scenario										
Study Area A	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,955,586	\$2,014,254	\$2,074,681
Study Area B	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,499,616	\$1,544,604	\$1,590,943
Study Area C	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,384,127	\$1,425,651	\$1,468,420
Study Area D	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,268,410	\$1,306,462	\$1,345,656



Business Licenses

Business licenses are the second largest revenue stream for the City of Mobile, budgeted at \$39.8 million from within the City and \$2.25 million in police jurisdiction for FY 2023.

Business license taxes are due each January, while insurance company licenses are due March 1. City staff indicate that the bulk of business license revenue comes in January based on renewals sent out each December. Budgeting has been consistent and is typically based on prior year actuals.

Per state law, after annexation City staff project business license revenue based on taxpayers' assets and not gross receipts; this approach continues for five years, after which gross receipts are again incorporated into tax calculations.¹⁵ As a result of experience with other annexations, Mobile's calculation assumes a 60 percent reduction in business license revenue from the Study Areas during the initial five years after annexation. This would reduce FY 2022 business license revenue from \$633,751 to \$261,751 in Year 1 of annexation for Study Area A. Subsequently, the City expects to gain additional revenue based on inclusion of gross receipts in Year 6.

¹⁵ Alabama Code Sec 11-42-83 (a).



Table 4: Projected Actual Business License Revenue by Study Area

Business License	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
Baseline Scenario										
Study Area A	\$266,175	\$279,484	\$293,458	\$308,131	\$323,538	\$849,287	\$891,751	\$936,339	\$983,156	\$1,032,314
Study Area B	\$212,046	\$222,649	\$233,781	\$245,470	\$257,744	\$676,577	\$710,406	\$745,926	\$783,222	\$822,383
Study Area C	\$203,145	\$213,302	\$223,967	\$235,165	\$246,924	\$648,175	\$680,584	\$714,613	\$750,343	\$787,860
Study Area D	\$192,795	\$202,434	\$212,556	\$223,184	\$234,343	\$615,151	\$645,908	\$678,204	\$712,114	\$747,720
Low Scenario										
Study Area A	\$261,105	\$268,939	\$277,007	\$285,317	\$293,876	\$756,732	\$779,434	\$802,817	\$826,901	\$851,708
Study Area B	\$208,007	\$214,247	\$220,675	\$227,295	\$234,114	\$602,844	\$620,929	\$639,557	\$658,743	\$678,506
Study Area C	\$199,275	\$205,254	\$211,411	\$217,754	\$224,286	\$577,537	\$594,863	\$612,709	\$631,090	\$650,023
Study Area D	\$189,122	\$194,796	\$200,640	\$206,659	\$212,859	\$548,112	\$564,555	\$581,492	\$598,937	\$616,905



Property Tax

The City has modeled ad valorem tax revenue consistent with state law providing for exemption of taxes for five years in areas with population exceeding 20 people per contiguous 10 acres. As noted below, recognition of ad valorem tax revenue for the proposed Study Areas is projected to begin in Year 6. (*Appendix C: 29*)



Table 5: Projected Actual Ad Valorem Revenue by Study Area

Ad Valorem	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
<i>Baseline Scenario</i>										
Study Area A	\$0	\$0	\$0	\$0	\$0	\$2,012,239	\$2,112,851	\$2,218,493	\$2,329,418	\$2,445,889
Study Area B	\$0	\$0	\$0	\$0	\$0	\$1,509,096	\$1,584,551	\$1,663,778	\$1,746,967	\$1,834,316
Study Area C	\$0	\$0	\$0	\$0	\$0	\$1,333,377	\$1,400,046	\$1,470,048	\$1,543,551	\$1,620,728
Study Area D	\$0	\$0	\$0	\$0	\$0	\$1,259,578	\$1,322,557	\$1,388,685	\$1,458,119	\$1,531,025
<i>Low Scenario</i>										
Study Area A	\$0	\$0	\$0	\$0	\$0	\$2,012,239	\$2,072,606	\$2,134,784	\$2,198,828	\$2,264,793
Study Area B	\$0	\$0	\$0	\$0	\$0	\$1,509,096	\$1,554,369	\$1,601,000	\$1,649,030	\$1,698,501
Study Area C	\$0	\$0	\$0	\$0	\$0	\$1,333,377	\$1,373,378	\$1,414,580	\$1,457,017	\$1,500,728
Study Area D	\$0	\$0	\$0	\$0	\$0	\$1,259,578	\$1,297,365	\$1,336,286	\$1,376,375	\$1,417,666



Other Taxes (gasoline and fuel, rental and leasing, room tax, others as appropriate) and Revenues

The City does not anticipate material changes to other tax revenue due to annexation. Projected revenues for Beer and Liquor tax, Cigarette Stamp Tax, Financial Excise Tax, Gasoline Tax, Other Tax, Tobacco Tax, Rental and Leasing Tax, and Room Tax are similarly modeled using the baseline and low growth scenario assumptions.

The City's grants team also does not anticipate immediate material increases in CDBG or other grant funding due to annexation of the four Study Areas. The associated increase in City population would likely make Mobile eligible to receive direct funding through more federal grant programs (discussed further on page 25 of this memo).

Recommendations: General Fund Revenue

In line with best practices, the City considered different scenarios and legal requirements in estimating projected revenue for the Study Areas. The underlying assumptions reflected a reasonable consideration of historic growth and conservative future growth based on estimates related to population and development. As noted above, even in the absence of any growth, the City would experience a gain in revenue resulting from the change in applicable sales tax rates.

As previously noted, in the absence of more granular data on potential development, we understand the City's general belief that a high-growth scenario is unlikely. Nevertheless, we think that the City's effort to show what a high-growth scenario could produce in revenue is useful.

The City's projections do not explicitly incorporate the potential for ongoing changes in retail activity in the Study Area(s). Specifically, as more goods are purchased online, more goods will be subject to the SSUT as opposed to the regular sales tax.

Since 2000, e-commerce has increased from less than 1 percent of total sales activity to approximately 15 percent nationwide: a Federal Reserve Bank analysis of non-store spending during the COVID-19 pandemic found that after an initial spike in distance spending, "the gradual decline afterward strongly suggests non-store and e-commerce retail sales are back to trend and that the pandemic-related boost was temporary."¹⁶

Any reduction in store retail activity would reduce sales tax revenue but would presumably increase SSUT revenue. Because of the structure of the SSUT, this could have a potential negative impact on Study Area revenues. But it could result in an overall positive impact for the City. For example, to the extent that there is a shift in purchasing from stores outside Mobile and its police jurisdiction (where the City gains no tax revenue) to online purchases, that would produce SSUT based on population. The population growth attributable to annexation would produce even more in projected SSUT revenue.

¹⁶ "The pandemic's effects on nonstore and e-commerce retail sales," The FRED Blog, <https://fredblog.stlouisfed.org/2022/03/the-pandemics-effects-on-nonstore-and-e-commerce-retail-sales/>. Accessed March 26, 2023.



In the absence of greater transparency from the Alabama Department of Revenue around the allocation of SSUT revenue, however, it would be difficult to model the potential shifts that could result.

General Fund Expenditure Projections

The PFM team reviewed the City's projected costs of providing service to the Study Areas, including new employees and equipment for City police and fire, building permits, public works, parks, recreational facilities, and stormwater management, along with the cost of street maintenance, garbage, and trash removal in line with the Council Resolution.

City Finance staff compiled cost estimates from departments and senior leaders across the City to identify the fiscal impact of annexation. The City provided a summary of General Fund expenditures for the last 10 years. The FY 2013-2022 expenditure summary notes an average increase in citywide expenditures of 3 percent. (*Appendix C: 30*)

The City identified a baseline assuming 5 percent annual growth and a low-growth scenario using 3 percent annual growth.

The City did not develop costs for a high-growth scenario based on historical population growth from the last 10 years in the Proposed Study Area for two reasons. First, as noted in the discussion of revenue projections, the City does not believe that there will be material population growth in any of the potential annexation areas. Second, even if there was material population growth in the Study Areas, expenditure change is less directly impacted by population growth than revenue change. For example, it is harder to associate a 10 percent increase in population with a need for a 10 percent increase in City personnel or equipment: many services are not solely dependent on population.

Public safety and public works functions represent the largest expenditure categories for the City in each of the Study Areas.

The City already currently provides police and fire services – and previously provided EMS services – to the areas of potential annexation. Because of this, police personnel costs should not see any immediate impact – police services post-annexation would be expected to continue as they presently do. Given that the City has previously served much of the Study Areas with fire and EMS and does not report any reduction in staffing or resources, there is no anticipated impact on fire or EMS personnel costs. Absent a major increase in population that would drive an increase in calls for service, the proposed annexation areas have a small enough population that increased demand could be addressed through current resources or in the context of an overall redeployment based on citywide calls for service.¹⁷

In lieu of developing population-based assumptions, the City's use of existing data to develop projected costs in the Study Areas, particularly for public works, offers a more sophisticated approach to understanding the ongoing costs of providing services to the Study Areas than using a single growth rate assumption based on historical population growth.

¹⁷ In the case of fire services, cost is driven as much by the need to maintain a physical presence – a fire station – to provide coverage as it is by population.



Capital Costs

The City assumes one-time up-front capital costs in Year 1 of the projections for public service maintenance and garbage collection equipment. (*Appendix C: 31*)

Table 6: City of Mobile Annexation Up Front Capital Costs

	YEAR 1	YEAR 1	YEAR 1
	<i>Garbage Collection Equipment</i>	<i>Public Service Maintenance Equipment</i>	<i>Total Equipment Costs</i>
Study Area A	\$1,617,623	\$40,872	\$1,685,495
Study Area B	\$1,265,467	\$40,872	\$1,303,339
Study Area C	\$1,265,467	\$40,872	\$1,303,339
Study Area D	\$1,265,467	\$40,872	\$1,303,339

The City also projects annual expenses for forestry (tree trimming), public service maintenance personnel and operations, and garbage collection personnel and operations. Staff went on to incorporate anticipated recurring expenses into projections using the same 5 and 3 percent baseline and low growth scenarios for each of the proposed Study Areas. (*Appendix C: 31*)

Public safety

Police

City staff noted in PFM’s January 25, 2023 in-person meetings and in subsequent follow-up meetings that Mobile already provides police services to the Study Areas with the exception of a small portion of the northernmost portion of area slated for potential annexation. (*Appendix C: 9*)

The City assumes no new expenditures related to annexation of the Study Areas (i.e., required staffing, fleet and other resources are already in place). The City’s baseline and low growth scenario analyses assume no growth in calls for service over the next 10 years, but City staff also note that since most of the proposed annexation area is already in Mobile’s police jurisdiction, any additional service demand would already be the City’s responsibility.

Fire and EMS

The City’s analysis assumes no additional vehicles, equipment or staffing required to assume Fire and EMS coverage of the Study Areas. As with police, the City’s current fire service area does not include portions of the Study Areas (*Appendix C: 10*); compared to the Police jurisdiction, a larger portion of the Study Areas is outside the City’s fire service area (including a northerly segment of the Kings Branch neighborhood, which Mobile reports is served by the City of Semmes). Also external to the current service area are portions of the Study Areas directly to the west of the City’s existing boundaries.

The City indicates that these areas can be absorbed without additional resources, and that any population added to the City as a result of the proposed annexation will be within the desirable radius from a current City of Mobile fire station. City staff note that the City previously served the police jurisdiction with fire service and remains equipped to do so in the study areas.



According to City staff, the City does not provide EMS service in any of the annexation Study Areas, but has provided EMS services to the police jurisdiction in the past. The City reports operating 11 ambulances on duty at any given time, and indicates that this is the same number utilized when the City was providing service to the police jurisdiction.¹⁸ As a result, the City's analysis assumes that it can absorb the area and population without requiring additional resources.

Municipal Court and Legal Department

The City's analysis assumes no increase in demand for Legal Department resources (civil or criminal) or in demand for Municipal Court services.

Public works

The main additional cost to the City as a result of annexation will be Public Works. Unlike police, fire and EMS, the City does not provide – and has never provided – Public Works services outside the city limits.

The City determined that simply applying a cost based on population would not yield an accurate estimate of initial costs for any of the Study Areas. The City of Mobile includes neighborhoods that vary considerably in terms of density, topography and infrastructure. So use of a per capita average cost of service would not be useful.

City staff decided to use Council District 6 as a guide because of its similarities to the Study Areas in terms of development patterns and infrastructure characteristics.



Figure 1: Council District 6 Map

District 6 is the City's westernmost council district at present and borders most of the proposed Study Areas. City staff reference District 6 as the best gauge for the conditions and maintenance costs of the Study Areas given that its infrastructure, topography and neighborhoods most resemble the proposed annexation areas.

Engineering, Development, and Build Mobile

The City does not anticipate additional costs for engineering and Build Mobile services based on the lack of known plans for new development over the next decade and the other factors previously discussed that have led the City to conclude population will largely remain unchanged.

Traffic

Traffic Engineering is primarily responsible for sign and signal maintenance but also has permitting, traffic calming, streetlights, line of sight issues, and commercial sign reviews responsibilities. The City identified the number of existing traffic signal sites for each of the Study Areas (*Appendix C: 11-15*): no additional signage/signalization/or pole installations are projected over the next ten years in those areas.

¹⁸ City correspondence of March 8, 2023. (*Appendix C: 34*)



City staff also note that all major intersections in the proposed Study Areas are signalized at this time and that if additional signalization is needed, it would be mitigated by developers.¹⁹ Costs associated with ten-year maintenance of signals, signage and other traffic maintenance are identified costs in projected expenditure scenarios. (*Appendix C: 31*)

Streets and Bridges

The City's analysis does not anticipate addition of lane miles in the Study Areas over the next decade,²⁰ nor does it project reconstruction of any existing roads beyond regular maintenance cycles. The City has identified costs related to routine maintenance. (*Appendix C: 31*)

While bridge inspection records are reportedly unavailable from the County, City staff advise that bridges in the Study Areas are generally believed to be in good or fair condition with no structural defects or immediate need for expansion or replacement. Staff further note that some structures classified as bridges are in fact culverts, which are classified as bridges when they exceed 10 feet in width. The City has estimated increased costs of bridge inspections at \$1,000 per structure per year (based on inspections every two years at a cost of \$2,000 per bridge).

Lane striping is done by City staff and via contract. Based on road density and conditions in District 6, staff estimate an increase of between \$75,000 and \$100,000 annually for materials needed by City staff, along with an estimated \$6,000/year/square mile of area for contracted services (covered with capital funds).

Sanitation

The City's assessment of expected sanitation expenses is based on a combination of current costs per household citywide and experience providing services in District 6. Tipping fees for disposal at the landfill are calculated by determining average cost per single-family home in Mobile for FY 2022 and applying that average cost to the number of single-family homes in the Study Areas. Collection expenses are based on collection capacity for a single crew (i.e., how many homes a single truck and crew can be expected to serve per day). Annual fuel and maintenance costs are based on experience in District 6, which offers the best comparison in terms of density (distance between homes) and proximity to the local landfill and City fleet facilities.

Expense projections for sanitation include \$3.1 million in costs in Year 1. This figure includes the one-time \$1.6 million purchase of additional garbage trucks (referenced in the earlier discussion of capital costs), the purchase of a garbage cart to be provided to each home, and other equipment in addition to \$1.4 million additional personnel and operations.²¹ After Year 1, the City accounts for ongoing costs for additional personnel, operational costs and maintenance for new equipment starting at \$1.5 million in Year 2 and growing to \$2.4 million by year 11 for Study Area A. (*Appendix C: 31*)

¹⁹ City correspondence of February 23, 2023. (*Appendix C: 34*)

²⁰ City staff have referenced less than a mile of Cottage Hill Road that could be expanded from two lanes to four over the next 10 years; the project would likely be funded with PAYGO monies.

²¹ \$1.6 million is the budgeted cost to purchase three garbage trucks. Staff note that the third truck would give the City capacity to support residential growth beyond the current population in the Study Areas.



Stormwater

The City's analysis does not anticipate expenditures related to stormwater and drainage because the Study Areas do not contain significant numbers of flood-prone properties, and that drainage impact from any future development would be mitigated by the developer (with the City carrying no cost for studies, construction or maintenance of drainage improvements).

Culture and Recreation

The City's analysis assumes no plans for adding or maintaining park space in the Study Areas in the next 10 years, with no new expenditures anticipated as current and future residents are to be served by West Mobile County Park and/or neighborhood parks operated and maintained by homeowners' associations.

General government and other expenditures (including animal shelter, code enforcement, 311)

The City noted in responses to PFM information request that existing services -- current animal shelter services, 311, and information technology -- are already sufficient to accommodate the new Study Area population. Staff also point to existing plans to build a new animal shelter and upgrades to existing 311 that are already in progress that will provide additional capacity and meet future needs beyond the Study Areas. Staff note that these projects are already budgeted and will move forward regardless of annexation.

Recommendations: General Fund Expenditures

As with revenues, the City has developed multiple scenarios for change in expenditures. Where possible, it has sought to project expenditures on actual service demand rather than population.

While we understand that the City believes that population growth will be moderate in each of the proposed annexation areas, it may wish to explore the fiscal impact of a scenario that captures additional costs if population were to increase at historical levels and that resulted in an increase in service demand that could not be met by existing resources. This type of analysis, however, would be difficult for the City to perform given limitations on data and the need for more complicated service analysis for public services. Any such analysis would require a review of the potential for citywide service redeployment in the context of population change on district-by-district level.

Comparing Mobile's Analysis to Best Practices

In PFM's review of other annexation fiscal impact models, most include estimates of the number of people, households and developments to be included in the City following annexation (the "baseline estimate"). City staff have identified these estimates based on the most current Census data available.

Other models also incorporate anticipated future growth in the area studied (the "build-out estimate"). This can include projecting high- and low-growth scenarios into population, residential and commercial build-out estimates. Mobile has identified population projections for high- and low-growth scenarios for revenues – these are based on Census data for 2010 and 2020 and population changes in Mobile and the Study Areas. As discussed above, the City could identify a similar high-growth expenditure scenarios – but the City's ability to do so is



limited by lack of data and the need to contextualize data for the Study Areas with data for the rest of the City.

While some models look as far as 20 years ahead; the City's analysis seeks to align with the 10-year projections required by the Council resolution and includes assessment of long-term trends in revenues and expenditures.

Consistent with best practices, the City has provided information and data for each of the annexation options.

In modeling sales tax revenue, best practices include using rigorous demand- and/or supply-driven methods to project revenue growth based on actual and current sales or business establishment data. The City of Mobile considered a demand-side analysis as the driver for sales tax revenue projections. Baseline, low- and high-growth revenue scenarios are largely supported by current and historical population growth in the Study Areas themselves. Staff also point to population growth in areas adjacent to the Study Areas where the population is likely to contribute to increased retail activity within the Study Areas.

According to best practice, for expenditures, major cost drivers (e.g., public safety and public works functions) may warrant detailed marginal expenditure analysis; this is less critical in Mobile because the City already provides police service to most of the Study Areas (and beyond). It also provides fire service to portions of the Study Areas and reports the same EMS resourcing as it had when it last provided service to areas outside the city limits. The City also aligned public works and maintenance cost estimates to actuals District 6, creating a more rigorous approach to developing cost estimates.

In calculating personnel expenditures, the City aligns with best practices by including a multiplier to account for the cost of benefits including pension contributions, health insurance, overtime and other premium pay in addition to employee wages and salary.

To streamline projections for minor revenues and expenditures, utilization of per capita estimates offers a useful means of estimating growth in line with increasing population. A version of this is applied in the calculation of likely increases in landfill tipping fees (done by single-family household rather than per person). The City could project increases in service demand across a variety of functions, such as animal shelter services and code enforcement, by using current per capita service data (e.g., calls for service, animals sheltered, code violations per capita) to estimate need based on high- and low-growth assumptions for population in the next decade.

Annexation and the Fiscal and Economic Future of the City of Mobile and the Overall Region

The introduction to the City's 2015 Map for Mobile Framework for Growth highlights Mobile's challenges: "Mobile has dealt with population decline, regional suburban sprawl, stretched resources, traffic congestion, income inequality, aging housing stock and deferred infrastructure maintenance..."²²

²² From Introduction to "Map for Mobile Framework for Growth," City of Mobile, 2015. https://mapformobile.org/wp-content/uploads/2015/10/MapforMobile_May2017.pdf. Page 5.



In 1950, there were 129,009 residents in the City of Mobile out of a total of 231,205 countywide,²³ with city population representing nearly 56 percent of Mobile County population. Beginning in 1956, the City initiated a series of annexations that increased its land area by 77 percent and boosted the City's share of county population.²⁴ As a result, in 1960, Mobile had 202,779²⁵ of Mobile County's 314,301 residents²⁶, or 64.5 percent of the county population.

In the last 60 years, however, the City's population has declined while the County has continued to grow. The 2020 Census showed the City of Mobile with 187,041 of Mobile County's 414,809 residents, meaning that about 45 percent of county residents lived in the City of Mobile.²⁷ For six decades, all of the County's net population growth has occurred outside the City of Mobile.

In the absence of annexation, Mobile runs the risk of continued population loss.²⁸ The effects could harm the economic and fiscal wellbeing of the City and the overall metropolitan area. It could lead to inefficiencies in the delivery of public services and a reduction in opportunities for federal funding. These risks all are part of a larger framework for the City's consideration of the decision to annex or not annex.

Table 7: City of Mobile & Annexation Study Areas 2030 Estimated Population

	^2020 Population	*Increase/Decrease from 2010-2020	2030 Estimated Population
City of Mobile	187,041	-4.14%	179,305
Study Area A	25,806	13.24%	29,222
Study Area B	19,789	13.75%	22,510
Study Area C	18,265	14.60%	20,931
Study Area D	16,738	14.60%	19,181

[^]Used 2020 Census Blocks to calculate the Study Areas population.

^{*}Used 2010 & 2020 Census Block Groups to calculate the Study Areas Increase/Decrease in population.

Table 8: City of Mobile 2030 Estimated Population with Study Areas Included

	2020 Population	2030 Estimated Population
Study Area A	212,847	208,527
Study Area B	206,830	201,815
Study Area C	205,306	200,236
Study Area D	203,779	198,486

[^]Used 2020 Census Blocks to calculate the Study Areas population.

^{*}Used 2010 & 2020 Census Block Groups to calculate the Study Areas Increase/Decrease in population.

²³ <https://www2.census.gov/library/publications/decennial/1950/population-volume-1/vol-01-05.pdf>, pp. 9 (county) and 50 (city). Accessed March 17, 2023.

²⁴ https://mapformobile.org/wp/wp-content/uploads/2015/10/MapforMobile_May2017.pdf, page 37.

²⁵ "1960 Census of Population Supplementary Reports – Population of Cities of 25,000 or More," <https://www2.census.gov/library/publications/decennial/1960/pc-s1-supplementary-reports/pc-s1-8.pdf>. Accessed March 17, 2023.

²⁶ <https://data.nber.org/census/pop/1900-90.txt>. Accessed March 17, 2023.

²⁷ <https://www.census.gov/quickfacts/fact/table/mobilecountyalabama,mobilecityalabama/PST045222>.

²⁸ See population chart at *Appendix C: 22*.



A 2017 study of Birmingham by the Public Affairs Research Council of Alabama (PARCA) offers a look at Mobile's potential future absent annexation. The report examines Birmingham's diminishing position among the nation's larger cities, in Jefferson County, and in the multi-county metropolitan area.

Specifically, the report notes that from 1960 to 2010, Birmingham's population declined by 38 percent while the remainder of Jefferson County grew by 52 percent and outlying counties increased by 166 percent. While Birmingham had the largest share of regional population in 1960, 50 years later it had the smallest share of metropolitan population, exceeded by the remainder of Jefferson County and the population of outlying counties. "To put it another way: the periphery has grown at the expense of the region's center."²⁹

Because the City did not expand its boundaries to incorporate growth in outlying areas, "Greater Birmingham spent the past 50 years growing apart: a diminished center city surrounded by a jigsaw puzzle of municipalities."³⁰

The weakness of an urban core has an effect beyond the central city. The PARCA report cites a Federal Reserve Bank of Kansas City Economic Review article to argue that the fortunes of central cities and suburban communities are connected, sometimes growing at each other's expense but more often rising or falling together³¹ – "in regions where the central city struggles, the [Metropolitan Statistical Area] grows more slowly as well."³²

Noting Jefferson County's "patchwork quilt of municipalities and unincorporated areas," the PARCA report also examines the complicated task of delivering public services via different local governments: "Imagine how difficult it is for dozens of local governments to come together in order to manage a network of roads, coordinate a mass transit system, provide police and fire protection."³³ Coordinating the interests of numerous smaller local governments (each representing communities with their own priorities driven by social and economic concerns) becomes even more challenging in light of overlapping county government and state legislators' power to govern local policies.

If the proposed annexation areas were to incorporate separately from Mobile, they would not be part of a Class 2 city under Alabama law and would potentially have less power of home rule.

Incorporation or annexation by a smaller city might also affect federal funding. Data from the decennial U.S. Census and the related American Community Survey are used to determine federal funding levels. A 2017 U.S. Department of Commerce paper listed more than \$689 billion in FY 2015 federal assistance distributed based on Census Bureau data.³⁴ Allocations may be driven by population data, demographic data, housing estimates and/or other characteristics such as per capita income.

²⁹ Spencer, Thomas, and Jim Williams, "Together We Can... -- Charting a Course to Cooperation for Greater Birmingham," Public Affairs Research Council of Alabama. 2017. <https://www.cfbham.org/assets/2019/07/Together-We-Can...Charting-a-Course-to-Regional-Cooperation-in-Birmingham.pdf>. Page 38.

³⁰ Spencer and Williams. Page 22.

³¹ Rappaport, Jordan; "The Shared Fortunes of Cities and Suburbs." Federal Reserve Bank of Kansas City Economic Review, Third Quarter, 2005. <https://www.kansascityfed.org/publicat/econrev/pdf/3q05rapp.pdf>.

³² Spencer and Williams. Page 30.

³³ Spencer and Williams. Page 19.

³⁴ Hotchkiss, Marisa, and Jessica Phalen, "Uses of Census Bureau Data in Federal Funds Distribution, A New Design for the 21st Century. U.S. Department of Commerce Economics and Statistics Administration, U.S. Census Bureau. September 2017. <https://www2.census.gov/programs-surveys/decennial/2020/program-management/working-papers/Uses-of-Census-Bureau-Data-in-Federal-Funds-Distribution.pdf>. Pages 16-20.



Population and demographics can influence not just how much money a local government may receive in federal aid, but the method by which the local government receives those funds (directly vs. through the county or state).

The following are some of examples of how annexation would have affected past -- and could affect future -- federal funding:

- The American Rescue Plan Act distributed funds directly to cities of 50,000 population or more, drawing on the CDBG formula. Cities of less than 50,000 population were not eligible for direct allocation unless they were a principal city in their metropolitan statistical area. For these smaller non-entitlement cities, funding was distributed to states for allocation.³⁵ ARPA funding for individuals living in the study areas was part of funding that went to the State of Alabama. Had the study areas been a part of the City of Mobile, funding would have gone directly to the City and the City's allocation would have increased as a result of an increased population.
- Federal Transit Administration Urbanized Area Formula Grants flow directly to urbanized areas with populations of 200,000 or more but are apportioned to each state's governor for distribution to urbanized areas where the population is between 50,000 and 200,000. With a population under 200,000, the City of Mobile is reliant on FTA funding through the state rather than direct funding to the City.³⁶ With the addition of any one of the annexation areas, the City's population would exceed the 200,000 population threshold
- Emergency Rental Assistance programs authorized by the Consolidated Appropriations Act, 2021 and the American Rescue Plan Act of 2021 allocated funding directly to local governments with populations greater than 200,000.³⁷ The City of Mobile is not eligible for direct allocation and funding that could go to the City is instead directed to Mobile County.³⁸ While these funds can still be accessed by City residents, the City does not determine how application or disbursement processes are designed or operated; were funds to flow directly to Mobile, the City could exercise more control. (*Appendix C: 33*)
- CDBG entitlement communities must have a minimum of 50,000 residents; eligible grantees also include principal cities of Metropolitan Statistical Areas and qualified urban counties with populations of at least 200,000 (excluding the population of entitled cities).³⁹ Barring a dramatic drop in population, Mobile will remain an entitlement community for CDBG purposes. But if the proposed annexation areas were to incorporate separately, they would not be large enough to be an entitlement community.

³⁵ "ARPA Local Relief Frequently Asked Questions," National League of Cities. <https://www.nlc.org/covid-19-pandemic-response/american-rescue-plan-act/arpa-local-relief-frequently-asked-questions/#allocated-funds>. Accessed March 2, 2023.

³⁶ Staff note that the current governor allows FTA funds to flow directly to Mobile instead of passing through the state, but an increase above 200,000 population would trigger direct disbursement from the federal government and eliminate reliance on the state's discretion as to whether funds are passed through to Mobile or flow directly to the City.

³⁷ "Emergency Rental Assistance Program," U.S. Department of the Treasury. <https://home.treasury.gov/policy-issues/coronavirus/assistance-for-state-local-and-tribal-governments/emergency-rental-assistance-program>. Accessed March 27, 2023.

³⁸ <https://home.treasury.gov/system/files/136/ERA-List-of-Eligible-Local-Governments-Final.pdf>

³⁹ "CDBG Entitlement Program Eligibility Requirements," U.S. Department of Housing and Urban Development. <https://www.hudexchange.info/programs/cdbg-entitlement/cdbg-entitlement-program-eligibility-requirements/>. Accessed March 2, 2023.



Appendix A

David Eichenthal served as Engagement Manager for this project. Mr. Eichenthal joined PFM in 2011 and has been a Managing Director with PFM's Management and Budget Consulting practice since 2014. He leads the firm's New Orleans office, and his home is in Chattanooga, Tennessee.

From 2013 to 2021, Mr. Eichenthal was the Executive Director of the National Resource Network (NRN, or "the Network"), a consortium of organizations that has provided cross-cutting technical assistance to more than 60 economically challenged communities across the nation: the Network's efforts were funded by \$10 million from the U.S. Department of Housing and Urban Development and a \$4 million grant from the Laura and John Arnold Foundation.

Mr. Eichenthal has led the development of multi-year financial plans for Houston, TX (2017) and Memphis, TN (2013), as well as an operational efficiency study of Youngstown, OH (2012). In Alabama, he has overseen a series of engagements for Mobile County and supported the work of PFM Financial Advisors in the Jefferson County bankruptcy.

Since 2019, Mr. Eichenthal has overseen all of PFM's work with Harris County, Texas. He led the development of a County Operational Review, which included detailed reviews of more than a dozen county departments reporting to the Commissioners Court. PFM's recommendations in Harris County led to the appointment of the first-ever County Administrator and a complete reform of the County's budget process. Mr. Eichenthal also led the detailed management review of Harris County Precinct One.

Mr. Eichenthal was the Engagement Manager for PFM's work on annexation in San Antonio and Memphis.

Prior to joining PFM, Mr. Eichenthal was finance officer and director of performance review for the City of Chattanooga where he oversaw the development of the City's \$150 million budget, implementation of one of the nation's first 311 systems, and creation of a citywide performance management initiative and managed 175 employees across functions including the City's Purchasing Department.

Mr. Eichenthal co-authored *The Art of the Watchdog: Fighting Fraud, Waste, Abuse, and Corruption in Government*, a book *The New York Times* called "required reading for any government executive (and)... a timely reminder of the necessity for holding appointed and elected officials accountable."

Mr. Eichenthal has presented at the Government Finance Officers Association and the Association of Government Accountants annual conferences. He has taught college courses in American government, public policy, public administration and criminal justice at New York University, Georgia State University, Baruch College and the University of Tennessee at Chattanooga.

Mr. Eichenthal holds a B.A. in Public Policy from the University of Chicago and a J.D. from the New York University School of Law.



Danielle Scott, who served as project manager for this work, is a Director with PFM's Management and Budget Consulting practice and co-leads PFM's Center for Budget Equity & Innovation. Ms. Scott plays a key role in projects where the firm provides equity, budgetary, and financial analysis, reviews local government operations and develops multi-year financial plans to help local governments overcome their fiscal challenges. She helps clients develop long-term blueprints for fiscal, economic, and community sustainability.

In addition to co-leading PFM's emerging equity practice, Ms. Scott is actively involved in PFM's efforts to develop client understanding and implementation of recovery initiatives associated with COVID-19 and the American Rescue Plan Act (ARPA). She has supported clients on a variety of ARPA issues including San Antonio, TX, Dallas, TX, Hialeah, FL, Grant County, MN, and Faribault County, MN. She is currently engaged in Shelby County, TN and Albany, NY on ARPA-related work. In July 2021, Ms. Scott co-authored "Leveraging American Rescue Plan Act Funds for Youth Outcomes" with the Children's Funding Project and the UP Partnership. She participated on a Government Finance Officers Association (GFOA) panel on ARPA funding at the 2022 Annual Conference. In 2021 and 2022, Ms. Scott presented at GFOA Alabama's Summer Conference on Key Strategies and Promising Practices to Implement the American Rescue Plan Act (2021) and The American Rescue Plan (ARP) "When Free Money Runs Out" (2022).

Ms. Scott served as the day-to-day project manager for PFM's Countywide Operational Review for Harris County, TX. Ms. Scott continued to work with Harris County departments on the FY 2022 budget to identify and develop outcomes-based performance measures and other data-driven innovations. She supported PFM's multi-year financial plan work in Houston and provided multi-year forecasting for Missouri City, TX. She is currently engaged in San Antonio, TX to develop a "Future Ready Plan" dedicated to improving racial and ethnic equity in both education and employment outcomes for youth.

Ms. Scott brings the project team strong experience with stakeholder engagement and the inclusion of diverse perspectives in public sector planning. Ms. Scott facilitated development of a community-driven plan for Danville, VA to identify equitable uses of new casino revenue by identifying guiding principles, facilitating community engagement, conducting equity mapping, and aligning community feedback and best practices to actionable recommendations to City leadership. Since July 2021, Ms. Scott has co-led creation of a pilot Citywide Equity Framework for the City of Norfolk, VA, focused on five departments that include Planning, Neighborhood Services, and Housing and Community Development.

Ms. Scott has also advised public sector clients nationally on a broad range of organizational and budget strategies. This work has included multi-year financial planning for the Cities of Houston, TX and Trenton, NJ, strategic and budget advice for Hartford, CT, and budget forecast modeling for the cities of Compton and Richmond, CA. Ms. Scott has led presentations for the Texas Government Finance Officers Association, Virginia Governor's Infrastructure Financing Conference, and National Public Employer Relations Association, and has provided technical assistance to the City of Birmingham, AL under the Bloomberg Philanthropies City Budgeting for Equity and Recovery initiative.

Ms. Scott holds a B.A. in Political Science from Howard University and was recognized by Women in Public Finance with the association's national Rising Star Award for 2021.



David Benson is a Senior Managing Consultant with PFM who brings extensive experience in local government management. Based in the PFM's Austin office, he will provide senior-level operational and logistical support. With PFM, Mr. Benson's work includes supporting equitable investment of casino-generated revenue for the City of Danville, VA and helping Harris County, TX create a new mission and goals to guide delivery of County services; he is currently supporting implementation of a Future Ready Plan in Bexar County (San Antonio), TX and is engaged in PFM's ARPA-related work in Shelby County, TN.

Prior to joining the firm, Mr. Benson's experience included roles in various cities as a mayor's chief of staff, assistant city manager, and chief of staff to the City of Houston's chief financial officer. His work with the City of Houston included helping lead the City's recovery effort after Hurricane Harvey.

Mr. Benson holds a master's degree in public administration from the University of Houston and a B.A. in American studies from Yale University.



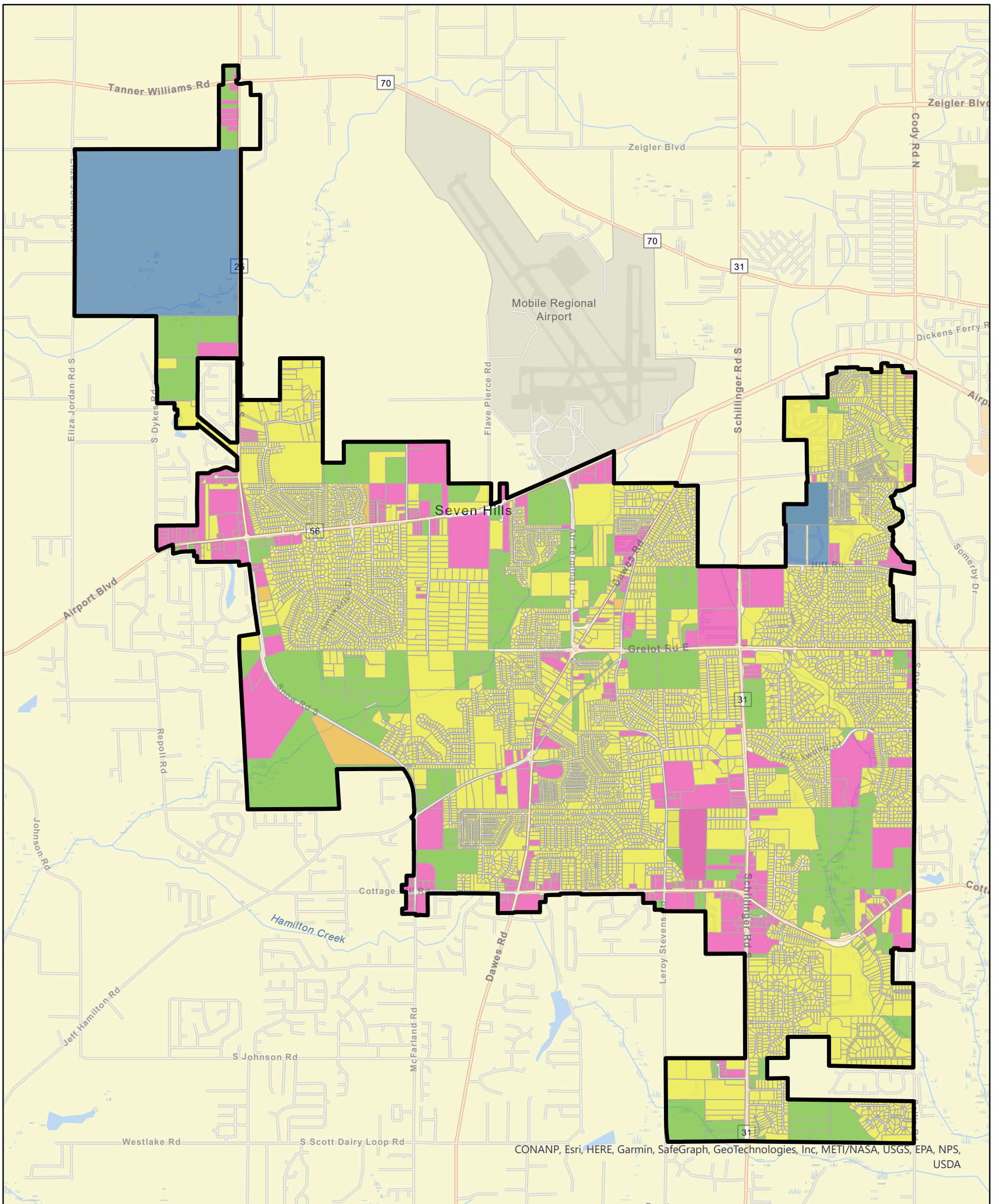
Appendix B – City Officials and Staff Interviewed

Mayor Sandy Stimpson
James Barber, Chief of Staff
Robert Holt, Executive Director, Finance
Lawrence Battiste, Executive Director, Public Safety
James DeLapp, Executive Director, Public Works
Shayla Beaco, Executive Director, Build Mobile
Candace Cooksey, Director of Communications
Donna Bryars, Director of Revenue
Marc Vassallo, Director of Public Services
Marion McElroy, Director, Build Mobile Services
Nicholas Amberger, City Engineer
Jennifer White, Traffic Engineering Director
Celia Sapp, Deputy Director of Finance
Pat Creamer, IT Deputy Director - GIS
Mary Beth Bergin, Assistant Traffic Engineering Director
James Roberts, Senior Director of Neighborhood Development
Kevin Stoots, GIS Analyst III



Appendix C – Validation Study Documents

- 1) LandUse_Airport
- 2) LandUse_Kings Branch
- 3) LandUse_Peach Tree
- 4) MAWSS_Sewer
- 5) MAWSS_Water
- 6) Subdivisions Map Airport
- 7) Subdivisions Map Kings Branch
- 8) Subdivisions Map Peach Tree
- 9) Police Jurisdiction Map (received 2/1/2023)
- 10) Fire Jurisdiction Map (received 2/1/2023)
- 11) Summary for All Study Areas
- 12) Study Area A Report – includes summary tables, subdivision list, parcel information and data sources
- 13) Study Area B Report – includes summary tables, subdivision list, parcel information and data sources
- 14) Study Area C Report – includes summary tables, subdivision list, parcel information and data sources
- 15) Study Area D Report – includes summary tables, subdivision list, parcel information and data sources
- 16) City of Mobile – Actual Revenues City-wide and Proposed Study Areas A-D
- 17) Annex Area A Map (received 2/1/2023)
- 18) Annex Area B Map (received 2/1/2023)
- 19) Annex Area C Map (received 2/1/2023)
- 20) Annex Area D Map (received 2/1/2023)
- 21) Population Charts for Study Areas
- 22) Census Population Annex Areas 2010-2020
- 23) Census Blocks for Annex Study Areas
- 24) Census Population Outside of Annex Areas to the West
- 25) Population Outside of Study Area BlockGroups withing 5 Miles of Publix – Map
- 26) Estimated Revenues City-wide for each Annexation Area A-D
- 27) Estimated Revenue Growth by Population City-wide and A-D
- 28) Total Tax License Revenue FY 2007-2022 for Annexation 2/16/2023
- 29) Ad Valorem Slides 3/7/23
- 30) City of MOBILE General Fund Expenses FY2013-FY2022
- 31) Annexation Expenditure Scenarios and Costs_Changes to PFM Study
- 32) Annexation – January 18, 2023
- 33) Treasury ERA Funds Explanation
- 34) City of Mobile Responses to PFMGC Questions and Data Request



Study Areas: A
Location: Airport

Land Use

- Commercial
- Government
- Residential
- Undeveloped
- Utility

Residential		Commercial		Government		Undeveloped		Utility	
# of Parcels	Total Acreage	# of Parcels	Total Acreage	# of Parcels	Total Acreage	# of Parcels	Total Acreage	# of Parcels	Total Acreage
7,789	4,274.81	389	1,170.80	4	704.38	187	1,428.51	8	55.57

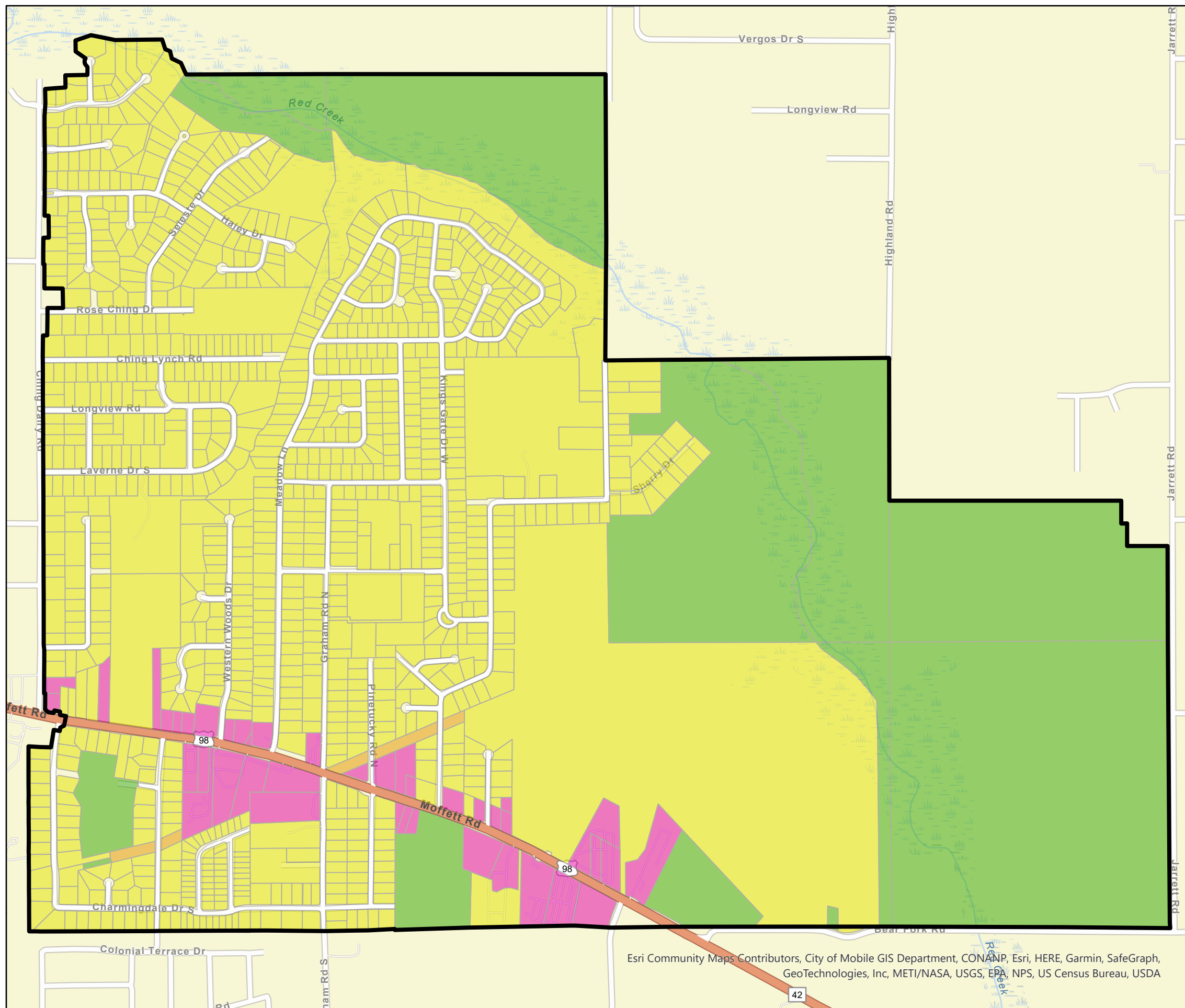
Data Description:
Land use data sources - Aerial photography (2022 & 2021)
and Google Street View.

0 0.35 0.7 Miles



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Study Areas: A, B, C & D Location: Kings Branch



Land Use

■ Residential	■ Undeveloped
■ Commercial	■ Utility
■ Government	

Residential		Commercial	
# of Parcels	Total Acreage	# of Parcels	Total Acreage
1,064	862.79	41	62.62

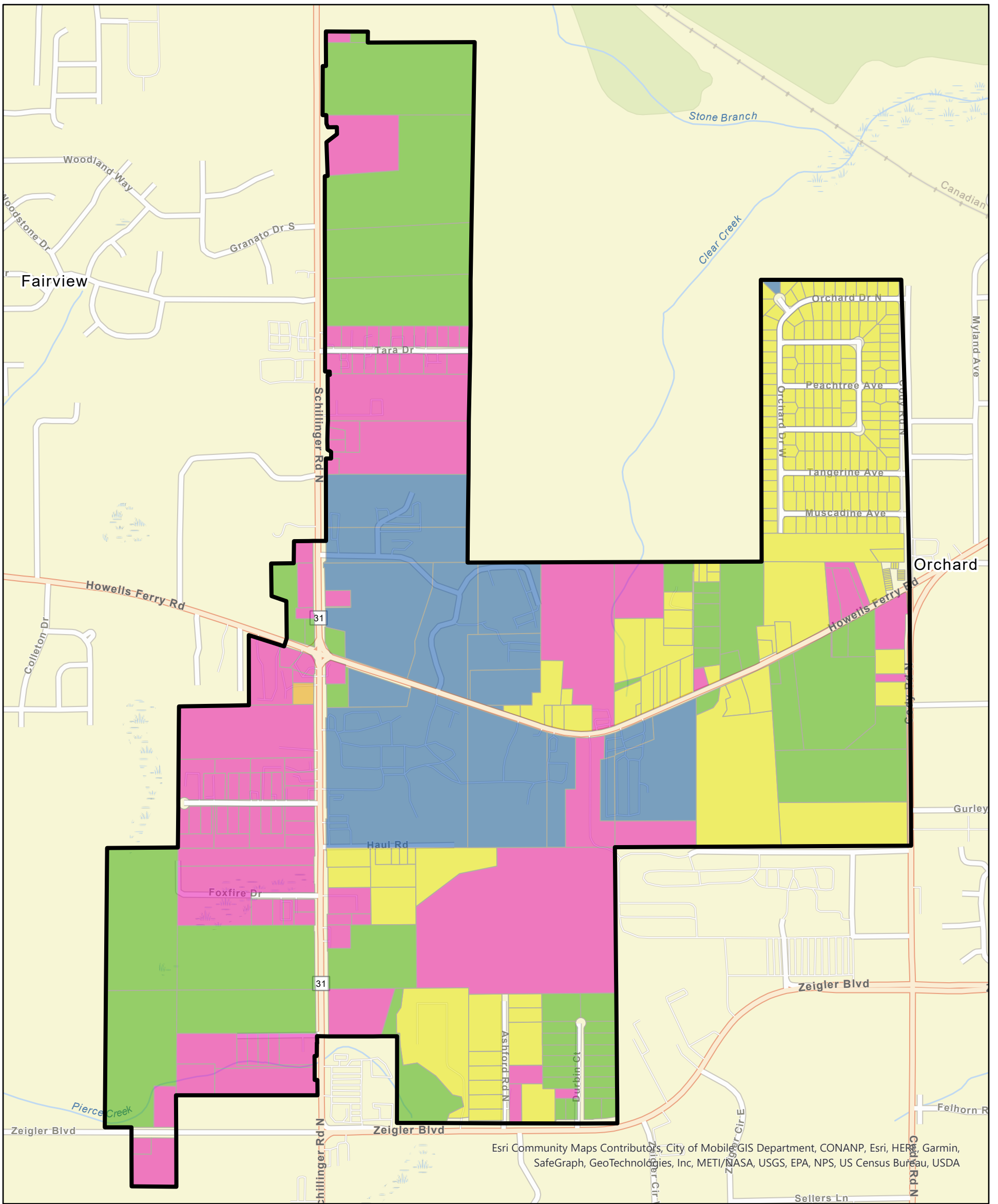
Government		Undeveloped	
# of Parcels	Total Acreage	# of Parcels	Total Acreage
0	0	13	511.70

Utility	
# of Parcels	Total Acreage
5	4.34

Data Description:
Land use data sources - Aerial photography (2022 & 2021) and Google Street View.



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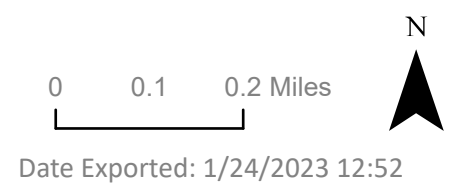


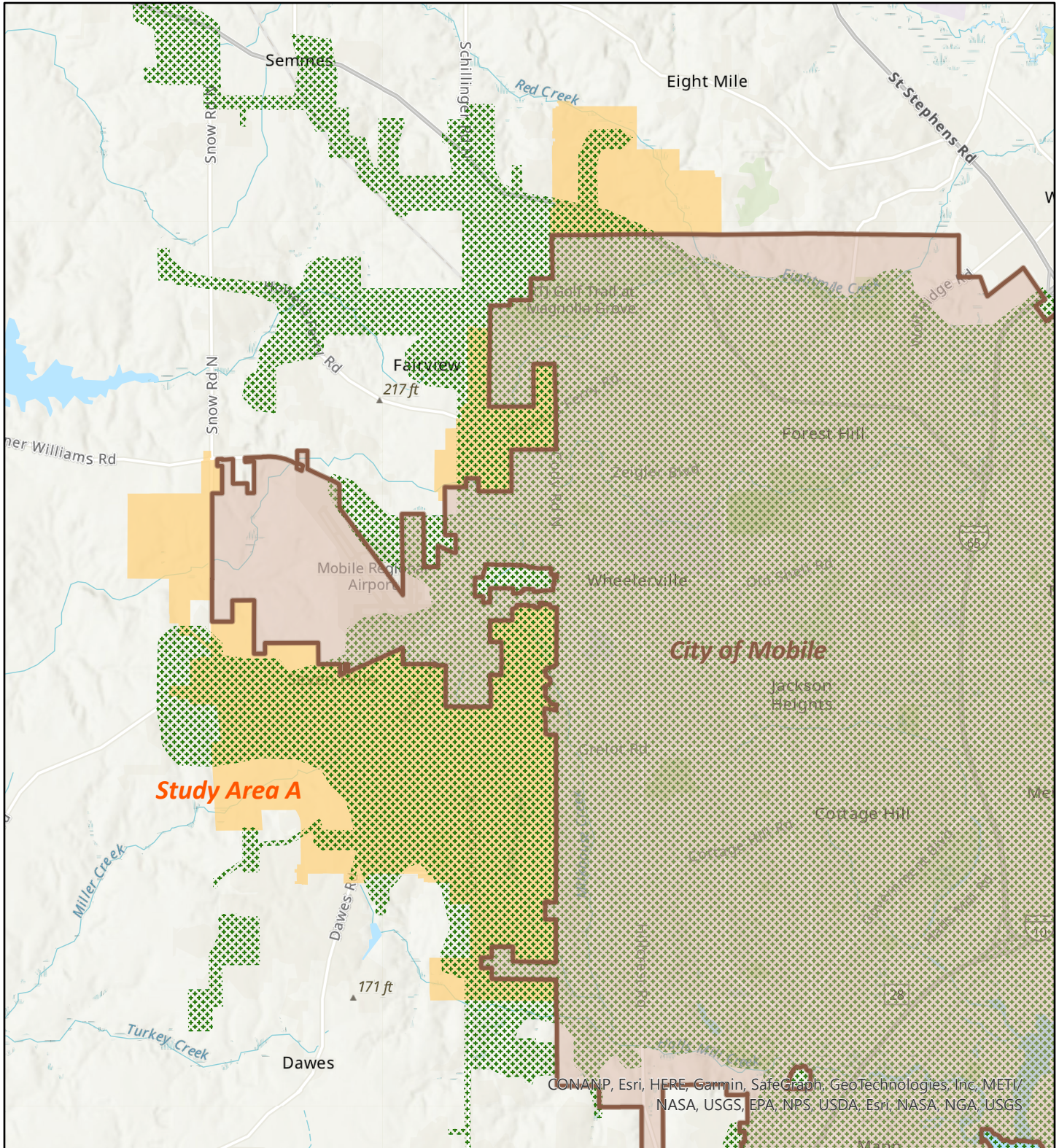
Study Areas: A, B, C & D Location: Peach Tree

- Land Use**
- Commercial
 - Government
 - Residential
 - Undeveloped
 - Utility




Residential		Commercial		Government		Undeveloped		Utility	
# of Parcels	Total Acreage	# of Parcels	Total Acreage	# of Parcels	Total Acreage	# of Parcels	Total Acreage	# of Parcels	Total Acreage
244	190.80	102	256.26	17	168.99	51	242.70	1	0.92

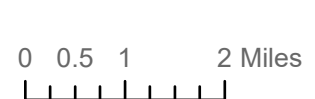
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Land use data sources - Aerial photography (2022 & 2021) and Google Street View.





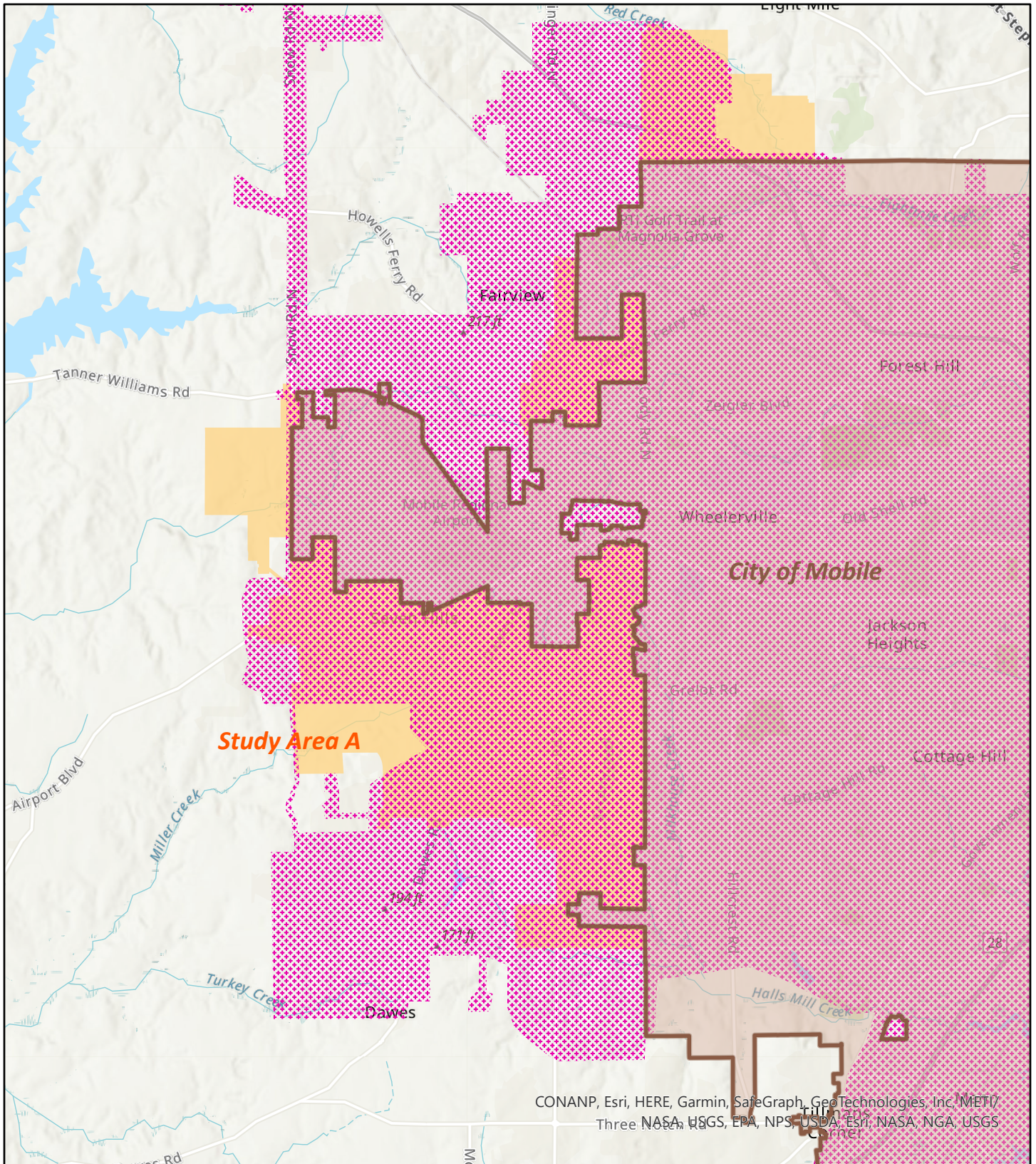
Mobile Area Water & Sewer Sewer Service Area

-  City of Mobile
-  MAWSS Sewer Service Area
-  Study Area A



Data Source: MAWSS GIS

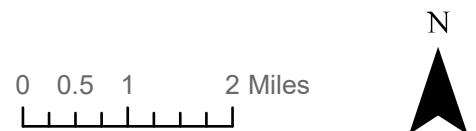
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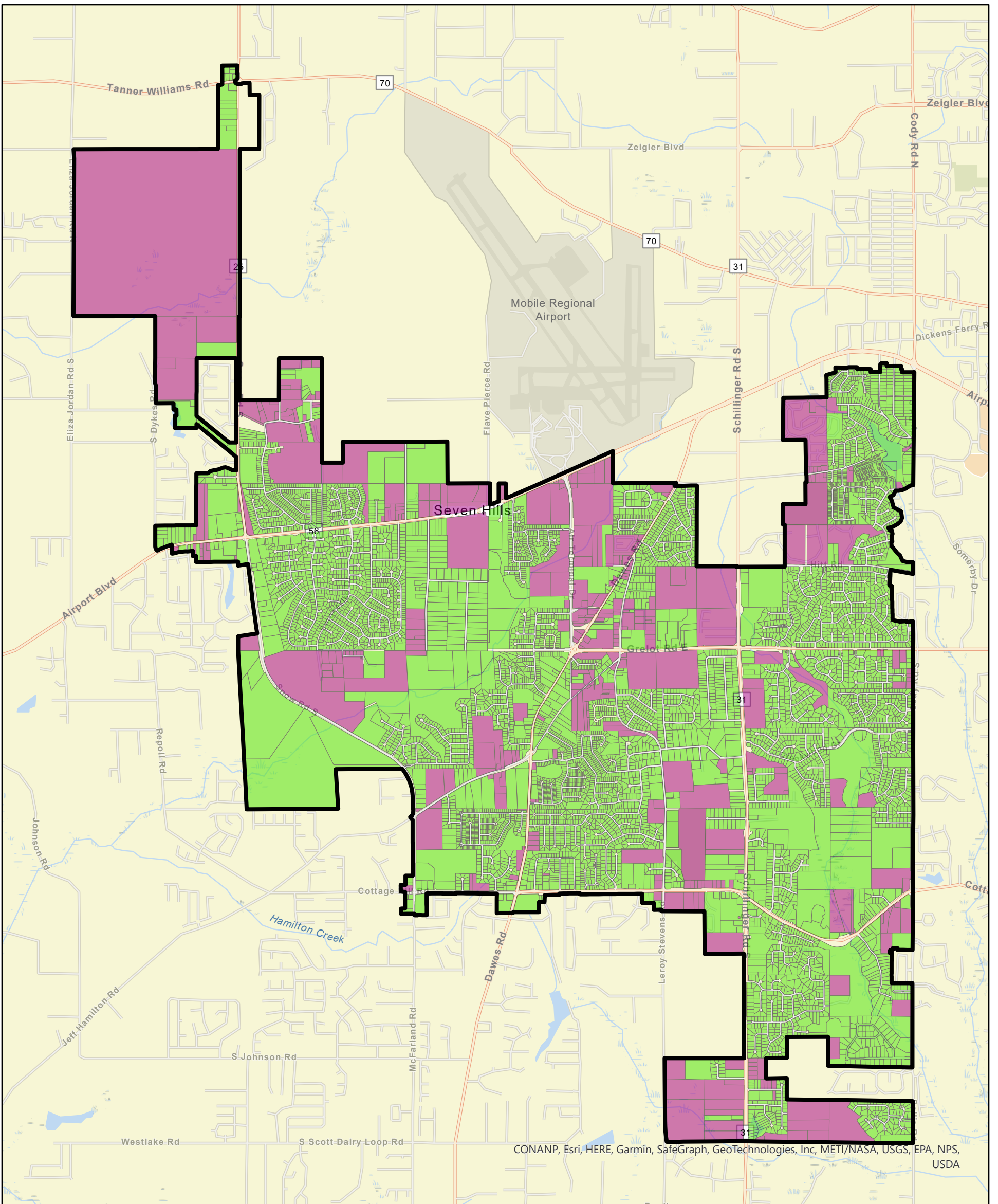
Mobile Area Water & Sewer Water Service Area

- City of Mobile
- MAWSS Water Service Area
- Study Area A

Data Source: MAWSS GIS



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Study Areas: A
Location: Airport

Subdivisions

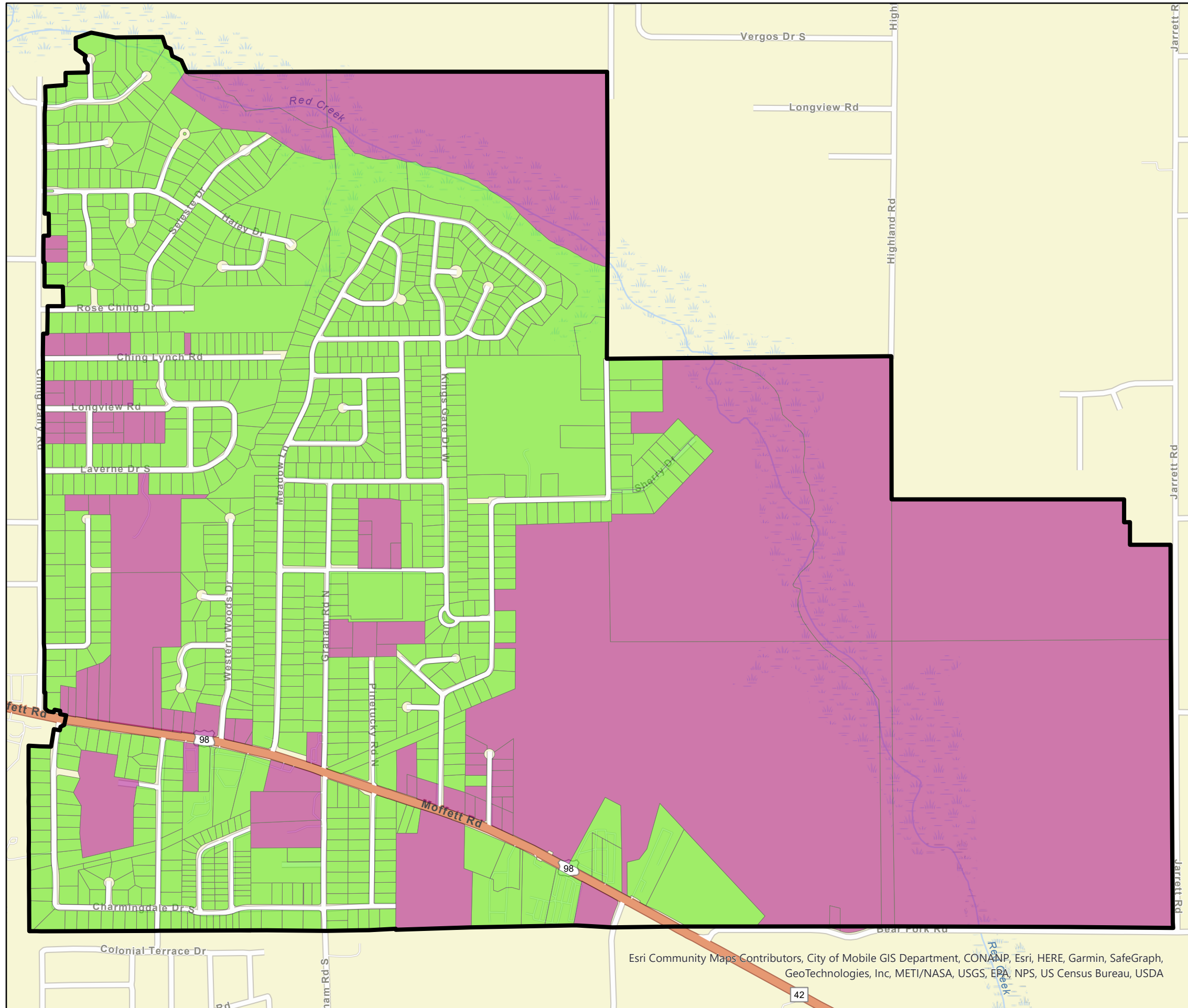
- Metes and Bounds
- Subdivision Lot

Total # of Parcels	Total Acreage
8,377	7,634.08

Metes and Bounds		Subdivision Lot	
# of Parcels	Total Acreage	# of Parcels	Total Acreage
382	2,669.41	7995	4964.67

Data Description:
Subdivision information is from the Mobile County Revenue Commission Parcel data.





Study Areas: A, B, C & D Location: Kings Branch

Total # of Parcels	Total Acreage
1,123	1,441.45

Metes and Bounds		Subdivision Lot	
# of Parcels	Total Acreage	# of Parcels	Total Acreage
90	790.12	1,033	651.33

For a list of all subdivisions please see file [Study_Area_A_Report.xlsx](#).

Subdivisions

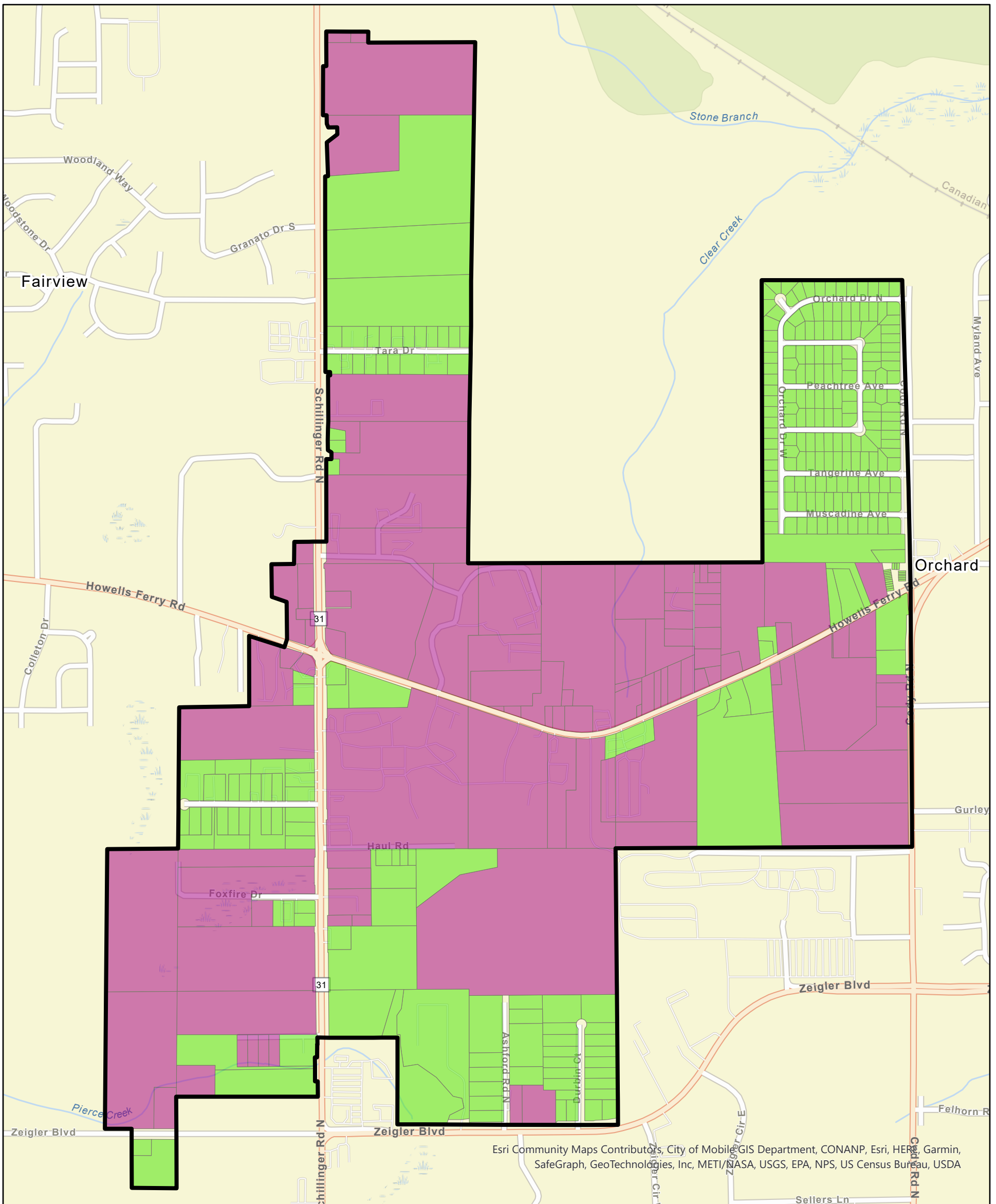
- Metes and Bounds
- Subdivision Lot

Data Description:
Subdivision information is from the Mobile County Revenue Commission Parcel data.



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Esri Community Maps Contributor, City of Mobile GIS Department, CONANP, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

Study Areas: A, B, C & D Location: Peach Tree

Subdivisions

- Metes and Bounds
- Subdivision Lot

Total # of Parcels	Total Acreage
415	859.67

Metes and Bounds		Subdivision Lot	
# of Parcels	Total Acreage	# of Parcels	Total Acreage
103	552.90	312	306.77

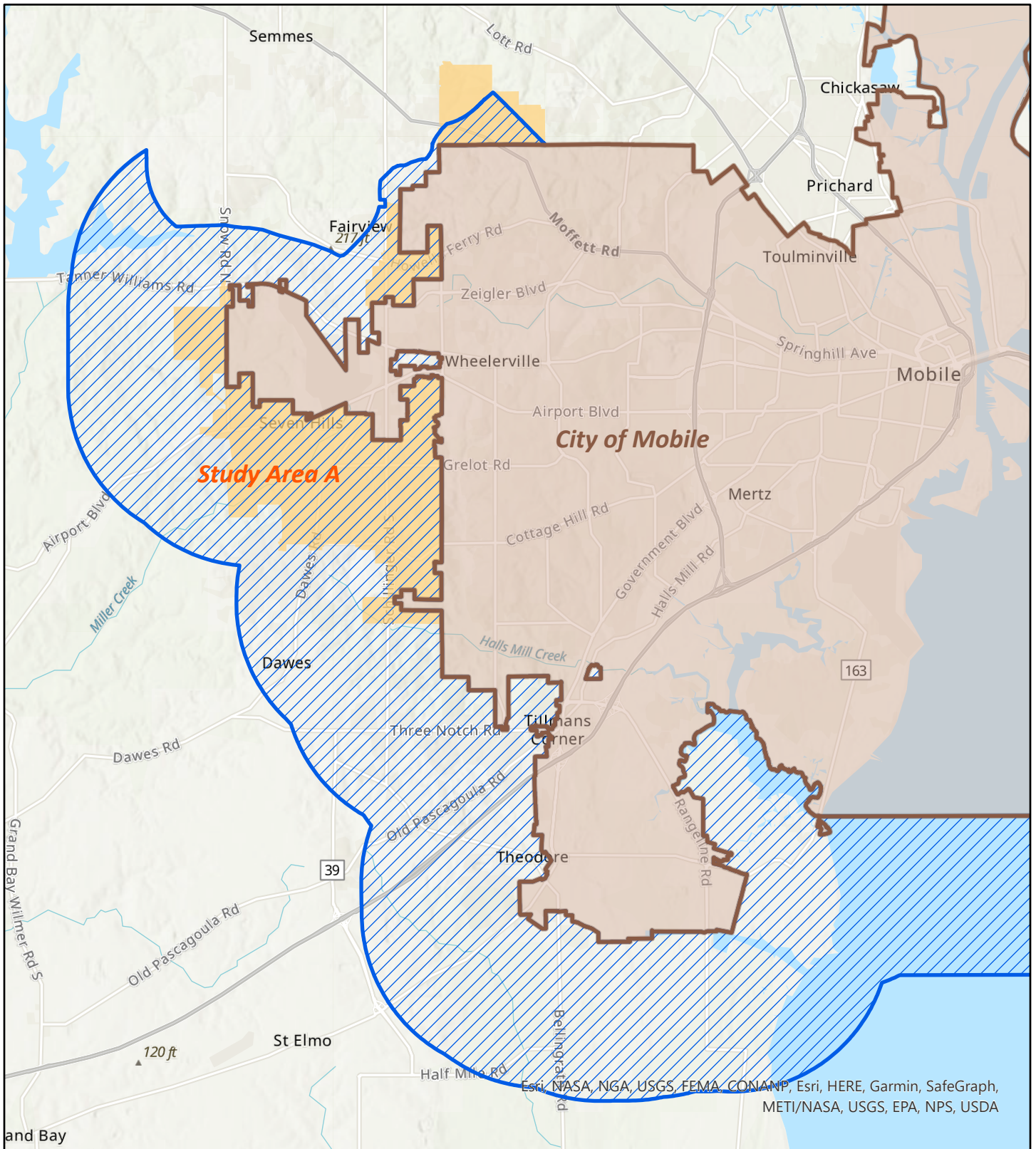
For a list of all subdivisions please see file
Study_Area_A_Report.xlsx.

Data Description:
Subdivision information is from the Mobile County Revenue
Commission Parcel data.




0 0.1 0.2 Miles

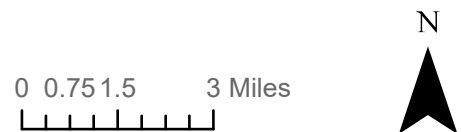


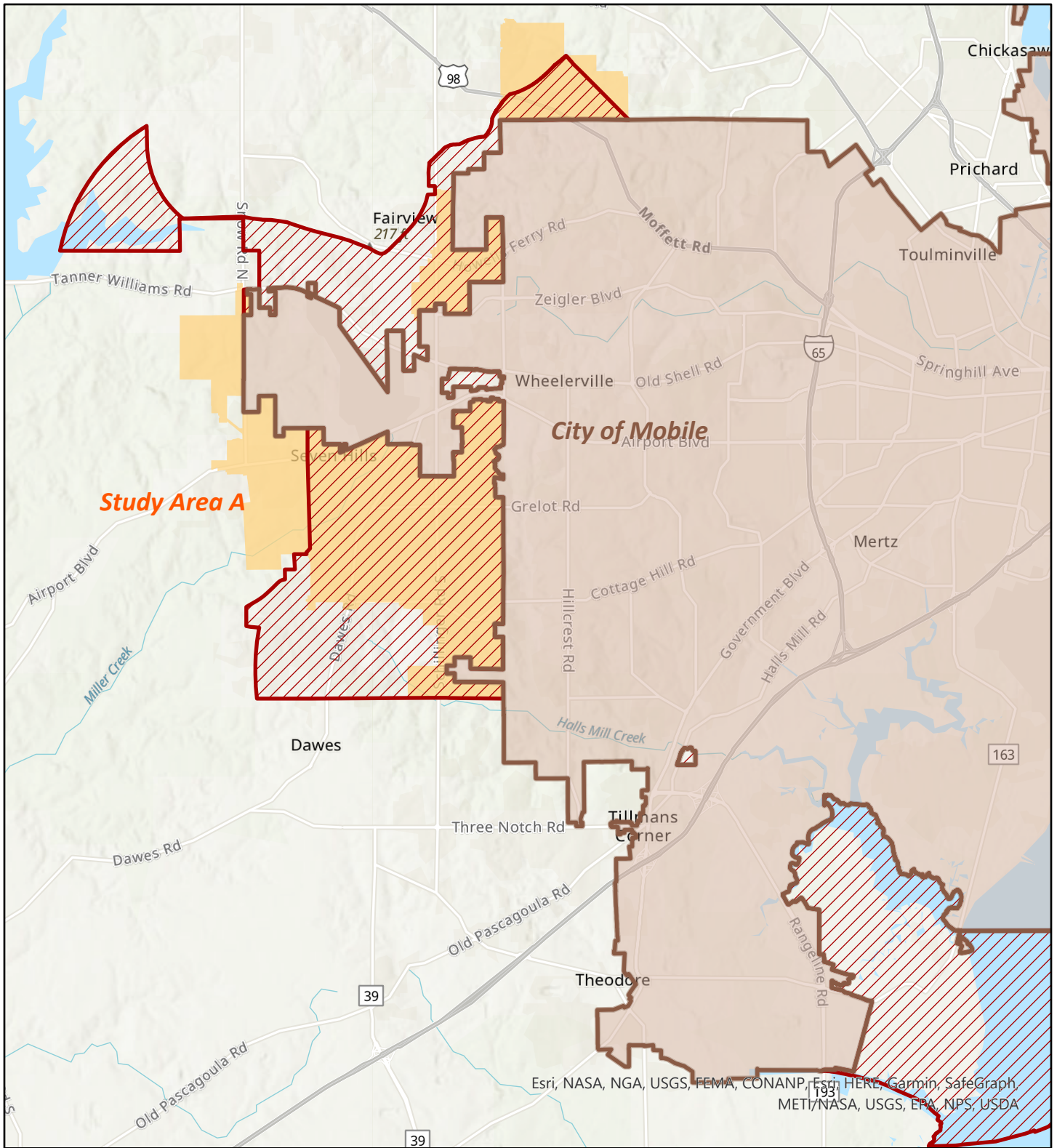
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City of Mobile Police Jurisdiction

-  City of Mobile
-  Police Jurisdiction
-  Study Area A





City of Mobile Fire Jurisdiction

-  City of Mobile
-  3 Mile Fire Jurisdiction
-  Study Area A



Summary Report Area's A - D

Mobile Jurisdictions Summary

	2020 Census Population	# of Single-Family Homes	Square Miles - Land	Total Road Lane Linear Feet	# of Bridges	# of Culverts	# of Traffic Signal Sites
Mobile City Limits	187,041	61,446	140.0977	14,260,533.80	47	81	421
Police Jurisdiction	70,794	25,182	121.7238	6,455,737.80	N/A	N/A	N/A
Fire Jurisdiction	34,451	11,087	39.1649	2,639,063.80	N/A	N/A	N/A

Area A Summary

	2020 Census Population	# of Single-Family Homes	Square Miles - Land	Total Road Lane Linear Feet	# of Bridges	# of Culverts	# of Traffic Signal Sites
Area A - Airport	22,679	7,224	13.2044	1,422,557.40	4	9	11
Area A - Kings Branch	2,432	959	2.4053	140,606.80	0	0	0
Area A - Peach Tree	695	215	1.4193	100,083.00	0	0	1
Study Area Total	25,806	8,398	17.029	1,663,247.20	4	9	12

Area B Summary

	2020 Census Population	# of Single-Family Homes	Square Miles - Land	Total Road Lane Linear Feet	# of Bridges	# of Culverts	# of Traffic Signal Sites
Area B - Airport	16,662	4,939	7.678	982,224.00	2	4	8
Area B - Kings Branch	2,432	959	2.4053	140,606.80	0	0	0
Area B - Peach Tree	695	215	1.4193	100,083.00	0	0	1
Study Area Total	19,789	6,113	11.5026	1,222,913.80	2	4	9

Area C Summary

	2020 Census Population	# of Single-Family Homes	Square Miles - Land	Total Road Lane Linear Feet	# of Bridges	# of Culverts	# of Traffic Signal Sites
Area C - Airport	15,138	4,392	6.4015	856,636.40	2	4	8
Area C - Kings Branch	2,432	959	2.4053	140,606.80	0	0	0
Area C - Peach Tree	695	215	1.4193	100,083.00	0	0	1
Study Area Total	18,265	5,566	10.2261	1,097,326.20	2	4	9

Area D Summary

	2020 Census Population	# of Single-Family Homes	Square Miles - Land	Total Road Lane Linear Feet	# of Bridges	# of Culverts	# of Traffic Signal Sites
Area D - Airport	13,611	3,989	5.464	761,313.30	2	4	5
Area D - Kings Branch	2,432	959	2.4053	140,606.80	0	0	0
Area D - Peach Tree	695	215	1.4193	100,083.00	0	0	1
Study Area Total	16,738	5,163	9.2886	1,002,003.10	2	4	6

Storm Water Fee to be Collected

Area A	
	Storm Water Fee
Airport	\$209,584
Kings Branch	\$20,085
Peach Tree	\$61,916
Study Area Total	\$291,584

Area B	
	Storm Water Fee
Airport	\$149,676
Kings Branch	\$20,085
Peach Tree	\$61,916
Study Area Total	\$231,677

Area C	
	Storm Water Fee
Airport	\$138,558
Kings Branch	\$20,085
Peach Tree	\$61,916
Study Area Total	\$220,559

Area D	
	Storm Water Fee
Airport	\$122,253
Kings Branch	\$20,085
Peach Tree	\$61,916
Study Area Total	\$204,254

Study Area A

Area A Summary						
	Square Miles - Land	Total Road Lane Linear Feet	# of Bridges	# of Culverts	# of Single- Family Homes	# of Traffic Signal Sites
Existing Mobile City Limits	140.0977	14,260,533.80	47	81	61,446	421
Police Jurisdiction	121.7238	6,455,737.80	N/A	N/A	25,182	N/A
Fire Jurisdiction	39.1649	2,639,063.80	N/A	N/A	11,087	N/A
Area A - Airport	13.2044	1,422,557.40	4	9	7,224	11
Area A - Kings Branch	2.4053	140,606.80	0	0	959	0
Area A - Peach Tree	1.4193	100,083.00	0	0	215	1
Study Area Total	17.029	1,663,247.20	4	9	8,398	12

Population	
	2020 Census Population
Existing Mobile City Limits	187,041
Police Jurisdiction	70,794
Fire Jurisdiction	34,451
Area A - Airport	22,679
Area A - Kings Branch	2,432
Area A - Peach Tree	695
Study Area Total	25,806

Land Use										
	Residential		Commercial		Government		Undeveloped		Utility	
	# of Parcels	Total Acreage	# of Parcels	Total Acreage	# of Parcels	Total Acreage	# of Parcels	Total Acreage	# of Parcels	Total Acreage
Area A - Airport	7789	4,274.81	389	1,170.80	4	704.38	187	1,428.51	8	55.57
Area A - Kings Branch	1064	862.79	41	62.62	0	0.00	13	511.70	5	4.34
Area A - Peach Tree	244	190.80	102	256.26	17	168.99	51	242.70	1	0.92
Total	9097	5,328.40	532	1,489.69	21	873.37	251	2,182.91	14	60.83

Subdivisions				
	Metes and Bounds		Subdivision Lot	
	# of Parcels	Total Acreage	# of Parcels	Total Acreage
Area A - Airport	382	2,669.41	7995	4964.67
Area A - Kings Branch	90	790.12	1,033	651.33
Area A - Peach Tree	103	552.90	312	306.77
Total	575	4012.43	9340	5922.77

Parcels		
	# of Parcels	Total Acreage
Area A - Airport	8,377	7,634.08
Area A - Kings Branch	1,123	1,441.45
Area A - Peach Tree	415	859.67
Total	9,915	9,935.20

Study Area B

Area B Summary						
	Square Miles - Land	Total Road Lane Linear Feet	# of Bridges	# of Culverts	# of Single- Family Homes	# of Traffic Signal Sites
Existing Mobile City Limits	140.0977	14,260,533.80	47	81	61,446	421
Police Jurisdiction	121.7238	6,455,737.80	N/A	N/A	25,182	N/A
Fire Jurisdiction	39.1649	2,639,063.80	N/A	N/A	11,087	N/A
Area B - Airport	7.678	982,224.00	2	4	4,939	8
Area B - Kings Branch	2.4053	140,606.80	0	0	959	0
Area B - Peach Tree	1.4193	100,083.00	0	0	215	1
Study Area Total	11.5026	1,222,913.80	2	4	6,113	9

Population	
	2020 Census Population
Existing Mobile City Limits	187,041
Police Jurisdiction	70,794
Fire Jurisdiction	34,451
Area B - Airport	16,662
Area B - Kings Branch	2,432
Area B - Peach Tree	695
Study Area Total	19,789

Land Use										
	Residential		Commercial		Government		Undeveloped		Utility	
	# of Parcels	Total Acreage	# of Parcels	Total Acreage	# of Parcels	Total Acreage	# of Parcels	Total Acreage	# of Parcels	Total Acreage
Area B - Airport	5429	2903.311189	258	783.0854069	3	70.34774862	117	674.1504743	5	3.69494504
Area B - Kings Branch	1064	862.7904859	41	62.62356099	0	0	13	511.7023289	5	4.33668845
Area B - Peach Tree	244	190.7962088	102	256.2638922	17	168.9918566	51	242.6977175	1	0.91974666
Total	6737	3956.897883	401	1101.97286	20	239.3396052	181	1428.550521	11	8.95138015

Subdivisions				
	Metes and Bounds		Subdivision Lot	
	# of Parcels	Total Acreage	# of Parcels	Total Acreage
Area B - Airport	263	1,290.05	5,549	3144.54
Area B - Kings Branch	90	790.12	1,033	651.33
Area B - Peach Tree	103	552.90	312	306.77
Total	456	2633.07	6894	4102.64

Parcels		
	# of Parcels	Total Acreage
Area B - Airport	5,812	4,434.59
Area B - Kings Branch	1,123	1,441.45
Area B - Peach Tree	415	859.67
Total	7,350	6,735.71

Study Area C

Area C Summary						
	Square Miles - Land	Total Road Lane Linear Feet	# of Bridges	# of Culverts	# of Single- Family Homes	# of Traffic Signal Sites
Existing Mobile City Limits	140.0977	14,260,533.80	47	81	61,446	421
Police Jurisdiction	121.7238	6,455,737.80	N/A	N/A	25,182	N/A
Fire Jurisdiction	39.1649	2,639,063.80	N/A	N/A	11,087	N/A
Area C - Airport	6.4015	856,636.40	2	4	4,392	8
Area C - Kings Branch	2.4053	140,606.80	0	0	959	0
Area C - Peach Tree	1.4193	100,083.00	0	0	215	1
Study Area Total	10.2261	1,097,326.20	2	4	5,566	9

Population	
	2020 Census Population
Existing Mobile City Limits	187,041
Police Jurisdiction	70,794
Fire Jurisdiction	34,451
Area C - Airport	15,138
Area C - Kings Branch	2,432
Area C - Peach Tree	695
Study Area Total	18,265

Land Use										
	Residential		Commercial		Government		Undeveloped		Utility	
	# of Parcels	Total Acreage	# of Parcels	Total Acreage	# of Parcels	Total Acreage	# of Parcels	Total Acreage	# of Parcels	Total Acreage
Area C - Airport	4783	2330.513497	249	761.4701503	3	70.34774862	93	517.7772193	5	3.69494504
Area C - Kings Branch	1064	862.7904859	41	62.62356099	0	0	13	511.7023289	5	4.33668845
Area C - Peach Tree	244	190.7962088	102	256.2638922	17	168.9918566	51	242.6977175	1	0.91974666
Total	6091	3384.100192	392	1080.357603	20	239.3396052	157	1272.177266	11	8.95138015

Subdivisions				
	Metes and Bounds		Subdivision Lot	
	# of Parcels	Total Acreage	# of Parcels	Total Acreage
Area C - Airport	228	1,034.81	4,905	2648.99
Area C - Kings Branch	90	790.12	1,033	651.33
Area C - Peach Tree	103	552.90	312	306.77
Total	421	2377.83	6250	3607.09

Parcels		
	# of Parcels	Total Acreage
Area C - Airport	5,133	3,683.80
Area C - Kings Branch	1,123	1,441.45
Area C - Peach Tree	415	859.67
Total	6,671	5,984.93

Study Area D

Area D Summary						
	Square Miles - Land	Total Road Lane Linear Feet	# of Bridges	# of Culverts	# of Single- Family Homes	# of Traffic Signal Sites
Existing Mobile City Limits	140.0977	14,260,533.80	47	81	61,446	421
Police Jurisdiction	121.7238	6,455,737.80	N/A	N/A	25,182	N/A
Fire Jurisdiction	39.1649	2,639,063.80	N/A	N/A	11,087	N/A
Area D - Airport	5.464	761,313.30	2	4	3,989	5
Area D - Kings Branch	2.4053	140,606.80	0	0	959	0
Area D - Peach Tree	1.4193	100,083.00	0	0	215	1
Study Area Total	9.2886	1,002,003.10	2	4	5,163	6

Population	
	2020 Census Population
Existing Mobile City Limits	187,041
Police Jurisdiction	70,794
Fire Jurisdiction	34,451
Area D - Airport	13,611
Area D - Kings Branch	2,432
Area D - Peach Tree	695
Study Area Total	16,738

Land Use										
	Residential		Commercial		Government		Undeveloped		Utility	
	# of Parcels	Total Acreage	# of Parcels	Total Acreage	# of Parcels	Total Acreage	# of Parcels	Total Acreage	# of Parcels	Total Acreage
Area D - Airport	4292	1999.490829	208	702.6826598	3	70.34774862	69	398.7001683	4	1.47462988
Area D - Kings Branch	1064	862.7904859	41	62.62356099	0	0	13	511.7023289	5	4.33668845
Area D - Peach Tree	244	190.7962088	102	256.2638922	17	168.9918566	51	242.6977175	1	0.91974666
Total	5600	3053.077524	351	1021.570113	20	239.3396052	133	1153.100215	10	6.73106499

Subdivisions				
	Metes and Bounds		Subdivision Lot	
	# of Parcels	Total Acreage	# of Parcels	Total Acreage
Area D - Airport	138	789.43	4,438	2383.26
Area D - Kings Branch	90	790.12	1,033	651.33
Area D - Peach Tree	103	552.90	312	306.77
Total	331	2132.45	5783	3341.36

Parcels		
	# of Parcels	Total Acreage
Area D - Airport	4,576	3,172.70
Area D - Kings Branch	1,123	1,441.45
Area D - Peach Tree	415	859.67
Total	6,114	5,473.82

CITY OF MOBILE ACTUAL REVENUES - 16 YEARS

This is City-wide revenues including the Police Jurisdiction over 16 years.

ALL CITY INCLUDING PJ REVENUE CATEGORY	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	AVERAGES
BEER AND LIQUOR TAX	1,933,147	2,027,597 5%	2,137,149 5%	2,196,467 3%	2,005,816 -10%	2,031,632 1%	2,078,692 2%	2,025,855 -3%	2,100,654 4%	2,154,493 2%	2,111,186 -2%	2,165,235 2%	2,306,577 6%	2,330,339 1%	2,748,130 15%	2,755,220 0%	3%
BUSINESS LICENSES	34,897,359	36,575,320 5%	36,964,403 1%	35,851,483 -3%	35,827,742 0%	36,398,583 2%	36,506,568 0%	38,953,447 6%	39,146,911 0%	39,821,714 2%	39,302,982 -1%	39,102,610 -1%	40,811,363 4%	42,147,920 3%	40,014,656 -5%	46,556,172 14%	3%
CIGARETTE STAMP TAX	2,229,154	2,188,771 -2%	2,253,663 3%	2,370,001 5%	2,234,212 -6%	2,200,090 -2%	1,993,093 -10%	1,815,029 -10%	1,743,039 -4%	1,701,496 -2%	1,727,163 1%	1,429,212 -21%	1,370,651 -4%	1,450,373 5%	1,283,276 -13%	1,307,756 2%	-5%
FINANCIAL EXCISE TAX	1,286,414	160,627 -701%	1,320,726 88%	79,224 -1567%	77,098 -3%	147,964 48%	363,317 59%	399,417 9%	382,673 -4%	560,580 32%	746,838 25%	905,789 18%	1,221,786 26%	2,143,592 43%	2,326,876 8%	1,928,889 -21%	15%
GASOLINE TAX	10,020,374	9,844,289 -2%	9,931,278 1%	10,213,140 3%	10,115,711 -1%	9,680,456 -4%	9,499,092 -2%	9,474,098 0%	10,113,787 6%	10,471,152 3%	10,535,475 1%	10,497,553 0%	10,475,804 0%	11,072,017 5%	11,259,472 2%	11,363,449 1%	2%
OTHER TAX	149,248	199,508 25%	117,732 -69%	105,055 -12%	114,016 8%	71,835 -59%	87,363 18%	366,789 76%	418,363 12%	357,022 -17%	372,052 4%	375,176 1%	2,659,021 86%	2,660,691 0%	3,321,312 20%	3,360,551 1%	20%
OTHER TOBACCO TAX	444,535	434,013 -2%	455,907 5%	462,814 1%	459,774 -1%	411,393 -12%	432,831 5%	442,344 2%	480,735 8%	452,886 -6%	453,701 0%	727,337 38%	859,699 15%	915,762 6%	1,013,172 10%	1,079,491 6%	9%
PROPERTY TAX	13,200,778	14,938,843 12%	15,969,310 6%	16,077,830 1%	16,093,899 0%	16,262,921 1%	16,364,038 1%	17,130,837 4%	18,293,200 6%	19,241,503 5%	21,054,534 9%	21,800,271 3%	22,310,001 2%	22,593,559 1%	27,364,036 17%	27,821,791 2%	6%
RENTAL AND LEASING TAX	6,545,007	7,026,004 7%	6,749,926 -4%	7,292,437 7%	7,685,252 5%	6,309,404 -22%	8,015,192 21%	8,497,843 6%	9,220,699 8%	9,465,186 3%	9,342,202 -1%	9,536,273 2%	10,572,006 10%	10,343,709 -2%	12,076,052 14%	12,039,128 0%	4%
ROOM TAX	6,095,725	6,826,153 11%	6,363,947 -7%	8,037,816 21%	6,777,711 -19%	6,666,078 -2%	6,904,961 3%	7,179,983 4%	7,533,674 5%	7,882,298 4%	8,269,682 5%	8,888,287 7%	8,975,106 1%	7,311,753 -23%	9,395,595 22%	10,992,054 15%	4%
SALES TAX	141,630,986	147,825,619 4%	140,192,763 -5%	150,204,007 7%	171,800,898 13%	141,930,451 -21%	172,619,478 18%	180,535,271 4%	188,196,668 4%	189,812,554 1%	189,238,984 0%	196,726,172 4%	204,646,453 4%	215,332,706 5%	246,757,040 13%	260,179,061 5%	4%
GRAND TOTAL	218,432,727	228,046,738	222,456,804	232,890,258	253,192,128	222,110,806	254,864,627	266,820,914	277,630,405	281,920,883	283,154,800	292,153,913	306,208,467	318,302,420	357,559,617	379,383,562	
		4%	-3%	4%	8%	-14%	13%	4%	4%	2%	0%	3%	5%	4%	11%	6%	4%

This is City-wide revenues including the Police Jurisdiction over 16 years. This is excluding Other Taxes and Excise Taxes

ALL CITY EXCLUDING : OTHER TAXES & EXCISE TAX REVENUE CATEGORY	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	AVERAGES
BEER AND LIQUOR TAX	1,933,147	2,027,597 5%	2,137,149 5%	2,196,467 3%	2,005,816 -10%	2,031,632 1%	2,078,692 2%	2,025,855 -3%	2,100,654 4%	2,154,493 2%	2,111,186 -2%	2,165,235 2%	2,306,577 6%	2,330,339 1%	2,748,130 15%	2,755,220 0%	3%
BUSINESS LICENSE	34,897,359	36,575,320 5%	36,964,403 1%	35,851,483 -3%	35,827,742 0%	36,398,583 2%	36,506,568 0%	38,953,447 6%	39,146,911 0%	39,821,714 2%	39,302,982 -1%	39,102,610 -1%	40,811,363 4%	42,147,920 3%	40,014,656 -5%	46,556,172 14%	3%
CIGARETTE STAMP TAX	2,229,154	2,188,771 -2%	2,253,663 3%	2,370,001 5%	2,234,212 -6%	2,200,090 -2%	1,993,093 -10%	1,815,029 -10%	1,743,039 -4%	1,701,496 -2%	1,727,163 1%	1,429,212 -21%	1,370,651 -4%	1,450,373 5%	1,283,276 -13%	1,307,756 2%	-5%
GASOLINE TAX	10,020,374	9,844,289 -2%	9,931,278 1%	10,213,140 3%	10,115,711 -1%	9,680,456 -4%	9,499,092 -2%	9,474,098 0%	10,113,787 6%	10,471,152 3%	10,535,475 1%	10,497,553 0%	10,475,804 0%	11,072,017 5%	11,259,472 2%	11,363,449 1%	2%
OTHER TOBACCO TAX	444,535	434,013 -2%	455,907 5%	462,814 1%	459,774 -1%	411,393 -12%	432,831 5%	442,344 2%	480,735 8%	452,886 -6%	453,701 0%	727,337 38%	859,699 15%	915,762 6%	1,013,172 10%	1,079,491 6%	9%
RENTAL AND LEASING TAX	6,545,007	7,026,004 7%	6,749,926 -4%	7,292,437 7%	7,685,252 5%	6,309,404 -22%	8,015,192 21%	8,497,843 6%	9,220,699 8%	9,465,186 3%	9,342,202 -1%	9,536,273 2%	10,572,006 10%	10,343,709 -2%	12,076,052 14%	12,039,128 0%	4%
ROOM TAX	6,095,725	6,826,153 11%	6,363,947 -7%	8,037,816 21%	6,777,711 -19%	6,666,078 -2%	6,904,961 3%	7,179,983 4%	7,533,674 5%	7,882,298 4%	8,269,682 5%	8,888,287 7%	8,975,106 1%	7,311,753 -23%	9,395,595 22%	10,992,054 15%	4%
SALES TAX	141,630,986	147,825,619 4%	140,192,763 -5%	150,204,007 7%	171,800,898 13%	141,930,451 -21%	172,619,478 18%	180,535,271 4%	188,196,668 4%	189,812,554 1%	189,238,984 0%	196,726,172 4%	204,646,453 4%	215,332,706 5%	246,757,040 13%	260,179,061 5%	4%
GRAND TOTAL	203,796,287	212,747,767	205,049,036	216,628,165	236,907,115	205,628,087	238,049,907	248,923,870	258,536,168	261,761,779	260,981,375	269,072,677	280,017,658	290,904,579	324,547,392	346,272,332	
		4%	-4%	5%	9%	-15%	14%	4%	4%	1%	0%	3%	4%	4%	10%	6%	4%

This is revenues in the Police Jurisdiction only over 16 years.

POLICE JURISDICTION ONLY REVENUE CATEGORY - PJ	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	
BEER AND LIQUOR - PJ	42,910	41,925	36,995	33,130	28,091	21,691	24,960	23,819	24,670	25,894	20,982	27,996	31,041	37,649	46,976	49,095	
		-2%	-13%	-12%	-18%	-30%	13%	-5%	3%	5%	-23%	25%	10%	18%	20%	4%	6%
BUSINESS LICENSE - PJ	3,295,332	3,095,985	2,565,387	2,633,928	2,506,026	2,288,440	1,982,607	2,057,381	2,146,063	2,127,918	2,092,482	2,136,893	2,009,728	2,181,897	2,172,481	2,277,183	
		-6%	-21%	3%	-5%	-10%	-15%	4%	4%	-1%	-2%	2%	-6%	8%	0%	5%	1%
GASOLINE TAX - PJ	1,073,493	932,988	808,245	782,258	712,538	630,880	670,080	706,796	665,486	672,405	815,090	835,103	811,587	953,383	761,133	803,369	
		-15%	-15%	-3%	-10%	-13%	6%	5%	-6%	1%	18%	2%	-3%	15%	-25%	5%	1%
OTHER TOBACCO - PJ	27,767	30,651	37,636	45,240	49,295	29,933	39,262	43,350	32,387	27,936	26,655	34,663	36,729	35,174	38,794	42,004	
		9%	19%	17%	8%	-65%	24%	9%	-34%	-16%	-5%	23%	6%	-4%	9%	8%	0%
RENTAL AND LEASE TAX - PJ	829,712	620,603	311,723	278,539	419,154	306,744	383,948	430,579	270,900	293,806	243,216	257,150	283,059	333,498	485,538	483,708	
		-34%	-99%	-20%	34%	-37%	20%	11%	-59%	8%	-21%	5%	9%	15%	31%	0%	0%
ROOM - P J	471,795	479,885	88,012	46,176	36,251	13,820	15,530	15,462	13,268	18,460	18,941	17,257	21,827	23,777	23,024	64,643	
		2%	-445%	-91%	-162%	-11%	11%	0%	-17%	28%	3%	-10%	21%	8%	-3%	64%	10%
SALES TAX PJ	23,370,763	15,323,133	9,165,762	7,534,393	8,676,256	5,839,645	7,154,784	7,495,674	7,632,218	8,241,212	8,600,838	8,959,959	9,536,978	10,904,488	11,868,841	11,457,618	
		-53%	-67%	-22%	13%	-49%	18%	5%	2%	7%	4%	4%	6%	13%	8%	-4%	5%
GRAND TOTAL	29,111,773	20,525,170	13,013,753	11,353,664	12,427,611	9,131,148	10,271,172	10,773,061	10,784,991	11,407,631	11,818,204	12,269,021	12,730,950	14,469,867	15,396,788	15,177,621	
		-42%	-58%	-15%	9%	-36%	11%	5%	0%	5%	3%	4%	4%	12%	6%	-1%	4%

This is revenues in the City only over 16 years.

REVENUE CATEGORY - CITY ONLY	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	
BEER AND LIQUOR TAX	1,890,237	1,985,671	2,100,154	2,163,337	1,977,725	2,009,942	2,053,732	2,002,035	2,075,983	2,128,598	2,090,204	2,137,238	2,275,536	2,292,690	2,701,154	2,706,125	
		5%	5%	3%	-9%	2%	2%	-3%	4%	2%	-2%	2%	6%	1%	15%	0%	3%
BUSINESS LICENSE	31,602,027	33,479,334	34,399,016	33,217,555	33,321,716	34,110,144	34,523,961	36,896,066	37,000,848	37,693,796	37,210,500	36,965,717	38,801,635	39,966,023	37,842,174	44,278,990	
		6%	3%	-4%	0%	2%	1%	6%	0%	2%	-1%	-1%	5%	3%	-6%	15%	3%
CIGARETTE STAMP TAX	2,229,154	2,188,771	2,253,663	2,370,001	2,234,212	2,200,090	1,993,093	1,815,029	1,743,039	1,701,496	1,727,163	1,429,212	1,370,651	1,450,373	1,283,276	1,307,756	
		-2%	3%	5%	-6%	-2%	-10%	-10%	-4%	-2%	1%	-21%	-4%	5%	-13%	2%	-5%
FINANCIAL EXCISE TAX	1,286,414	160,627	1,320,726	79,224	77,098	147,964	363,317	399,417	382,673	560,580	746,838	905,789	1,221,786	2,143,592	2,326,876	1,928,889	
		-701%	88%	-1567%	-3%	48%	59%	9%	-4%	32%	25%	18%	26%	43%	8%	-21%	15%
GASOLINE TAX	8,946,881	8,911,301	9,123,033	9,430,882	9,403,173	9,049,577	8,829,012	8,767,302	9,448,301	9,798,747	9,720,385	9,662,450	9,664,217	10,118,634	10,498,339	10,560,081	
		0%	2%	3%	0%	-4%	-2%	-1%	7%	4%	-1%	-1%	0%	4%	4%	1%	2%
OTHER TAX	149,248	199,508	117,732	105,055	114,016	71,835	87,363	366,789	418,363	357,022	372,052	375,176	2,659,021	2,660,691	3,321,312	3,360,551	
		25%	-69%	-12%	8%	-59%	18%	76%	12%	-17%	4%	1%	86%	0%	20%	1%	20%
OTHER TOBACCO TAX	416,767	403,363	418,271	417,573	410,479	381,459	393,569	398,994	448,348	424,950	427,046	692,675	822,970	880,588	974,378	1,037,486	
		-3%	4%	0%	-2%	-8%	3%	1%	11%	-6%	0%	38%	16%	7%	10%	6%	9%
PROPERTY TAX	13,200,778	14,938,843	15,969,310	16,077,830	16,093,899	16,262,921	16,364,038	17,130,837	18,293,200	19,241,503	21,054,534	21,800,271	22,310,001	22,593,559	27,364,036	27,821,791	
		12%	6%	1%	0%	1%	1%	4%	6%	5%	9%	3%	2%	1%	17%	2%	6%
RENTAL AND LEASING TAX	5,715,295	6,405,401	6,438,204	7,013,898	7,266,098	6,002,660	7,631,244	8,067,265	8,949,799	9,171,380	9,098,985	9,279,122	10,288,946	10,010,211	11,590,513	11,555,419	
		11%	1%	8%	3%	-21%	21%	5%	10%	2%	-1%	2%	10%	-3%	14%	0%	4%
ROOM TAX	5,623,930	6,346,268	6,275,935	7,991,640	6,741,460	6,652,258	6,889,431	7,164,522	7,520,407	7,863,838	8,250,741	8,871,030	8,953,278	7,287,975	9,372,570	10,927,411	
		11%	-1%	21%	-19%	-1%	3%	4%	5%	4%	5%	7%	1%	-23%	22%	14%	4%
SALES TAX	118,260,223	132,502,486	131,027,000	142,669,614	163,124,642	136,090,806	165,464,694	173,039,597	180,564,450	181,571,342	180,638,146	187,766,213	195,109,475	204,428,218	234,888,198	248,721,444	
		11%	-1%	8%	13%	-20%	18%	4%	4%	1%	-1%	4%	4%	5%	13%	6%	4%
GRAND TOTAL	189,320,954	207,521,567	209,443,044	221,536,593	240,764,517	212,979,654	244,593,456	256,047,854	266,845,413	270,513,252	271,336,595	279,884,892	293,477,517	303,832,554	342,162,830	364,205,942	
		9%	1%	5%	8%	-13%	13%	4%	4%	1%	0%	3%	5%	3%	11%	6%	4%

REVENUES IN PROPOSED ANNEXATION AREAS A -D ACTUALS OVER 10 YEARS

REVENUE CATEGORY - A	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	AVERAGES
BEER AND LIQUOR TAX	7,295	8,947	8,331	9,513	6,819	10,025	12,235	14,345	36,139	50,363	
		18%	-7%	12%	-40%	32%	18%	15%	60%	28%	15%
BUSINESS LICENSE	390,863	418,000	471,230	447,951	464,393	444,718	475,260	507,663	519,253	633,751	
		6%	11%	-5%	4%	-4%	6%	6%	2%	18%	5%
OTHER TOBACCO TAX	0	0	0	0	67	44	0	134	46	0	
		0%	0%	0%	0%	-52%	0%	100%	-191%	0%	-16%
PROPERTY TAX	1,525,314	1,523,988	1,534,828	1,646,230	1,679,071	1,707,110	1,776,385	1,990,493	2,060,122	2,073,698	
		0%	1%	7%	2%	2%	4%	11%	3%	1%	3%
RENTAL AND LEASING TAX	176,269	167,556	246,965	244,171	251,454	267,883	291,100	289,533	383,437	407,868	
		-5%	32%	-1%	3%	6%	8%	-1%	24%	6%	8%
ROOM TAX	0	0	0	0	0	0	0	0	0	19,750	
		0%	0%	0%	0%	0%	0%	0%	0%	100%	11%
SALES TAX	4,271,640	4,421,492	4,773,025	4,801,382	4,592,999	4,813,903	4,982,973	5,413,098	6,463,529	7,034,639	
		3%	7%	1%	-5%	5%	3%	8%	16%	8%	5%
GRAND TOTAL	6,371,381	6,539,983	7,034,379	7,149,247	6,994,803	7,243,683	7,537,953	8,215,267	9,462,525	10,220,071	
		3%	7%	2%	-2%	3%	4%	8%	13%	7%	5%

REVENUE CATEGORY - B	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	
BEER AND LIQUOR TAX	2,054	2,927	2,589	3,401	2,330	4,123	7,658	9,047	14,245	17,210	
		30%	-13%	24%	-46%	43%	46%	15%	36%	17%	17%
BUSINESS LICENSE	315,370	342,116	388,453	351,079	374,882	354,305	367,255	397,357	406,476	504,872	
		8%	12%	-11%	6%	-6%	4%	8%	2%	19%	5%
PROPERTY TAX	1,222,932	1,225,332	1,226,583	1,304,880	1,322,893	1,337,296	1,381,862	1,518,404	1,572,360	1,560,696	
		0%	0%	6%	1%	1%	3%	9%	3%	-1%	3%
RENTAL AND LEASING TAX	143,846	119,333	198,713	203,483	204,655	218,381	214,072	247,405	331,422	346,380	
		-21%	40%	2%	1%	6%	-2%	13%	25%	4%	8%
ROOM TAX	0	0	0	0	0	0	0	0	0	19,750	
		0%	0%	0%	0%	0%	0%	0%	0%	100%	11%
SALES TAX	3,462,235	3,584,558	3,935,204	3,955,592	3,705,497	3,970,067	4,068,921	4,391,066	5,268,481	5,797,280	
		3%	9%	1%	-7%	7%	2%	7%	17%	9%	5%
GRAND TOTAL	5,146,437	5,274,266	5,751,542	5,818,435	5,610,257	5,884,172	6,039,769	6,563,279	7,592,985	8,246,189	
		2%	8%	1%	-4%	5%	3%	8%	14%	8%	5%

REVENUE CATEGORY - C	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	
BEER AND LIQUOR TAX	2,054	2,927	2,589	3,401	2,340	4,123	7,658	9,047	14,245	17,210	
		30%	-13%	24%	-45%	43%	46%	15%	36%	17%	17%
BUSINESS LICENSE	297,691	322,187	368,278	329,123	353,893	336,396	349,499	378,805	386,079	483,678	
		8%	13%	-12%	7%	-5%	4%	8%	2%	20%	5%
PROPERTY TAX	1,085,950	1,085,824	1,085,963	1,159,110	1,175,561	1,186,625	1,230,357	1,363,852	1,413,395	1,401,732	
		0%	0%	6%	1%	1%	4%	10%	4%	-1%	3%
RENTAL AND LEASING TAX	142,408	118,286	197,398	202,120	203,128	217,124	213,354	245,673	328,168	344,212	
		-20%	40%	2%	0%	6%	-2%	13%	25%	5%	8%
ROOM TAX	0	0	0	0	0	0	0	0	0	19,750	
		0%	0%	0%	0%	0%	0%	0%	0%	100%	11%
SALES TAX	3,445,143	3,563,267	3,910,472	3,925,361	3,694,923	3,968,625	4,067,339	4,389,835	5,267,537	5,793,207	
		3%	9%	0%	-6%	7%	2%	7%	17%	9%	5%
GRAND TOTAL	4,973,246	5,092,491	5,564,700	5,619,115	5,429,845	5,712,893	5,868,208	6,387,212	7,409,425	8,059,790	
		2%	8%	1%	-3%	5%	3%	8%	14%	8%	5%

REVENUE CATEGORY - D	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	
BEER AND LIQUOR TAX	2,054	2,927	2,589	3,401	2,340	4,123	7,658	9,047	14,245	17,210	
		30%	-13%	24%	-45%	43%	46%	15%	36%	17%	17%
BUSINESS LICENSE	276,689	298,745	341,702	307,932	335,123	317,230	331,457	361,173	366,252	459,035	
		7%	13%	-11%	8%	-6%	4%	8%	1%	20%	5%
PROPERTY TAX	1,017,434	1,015,791	1,015,740	1,082,950	1,100,170	1,111,489	1,155,320	1,289,048	1,333,735	1,587,993	
		0%	0%	6%	2%	1%	4%	10%	3%	16%	5%
RENTAL AND LEASING TAX	61,957	56,943	53,421	50,984	49,216	48,056	46,586	47,387	53,943	50,371	
		-9%	-7%	-5%	-4%	-2%	-3%	2%	12%	-7%	-3%
ROOM TAX	0	0	0	0	0	0	0	0	0	18,180	
		0%	0%	0%	0%	0%	0%	0%	0%	100%	11%
SALES TAX	3,387,307	3,518,843	3,847,692	3,888,133	3,639,124	3,911,127	4,021,559	4,325,695	5,201,419	5,720,779	
		4%	9%	1%	-7%	7%	3%	7%	17%	9%	5%
GRAND TOTAL	4,745,441	4,893,249	5,261,144	5,333,400	5,125,973	5,392,025	5,562,581	6,032,350	6,969,595	7,853,569	
		3%	7%	1%	-4%	5%	3%	8%	13%	11%	5%

As you can see, the actual revenues in the proposed annexation areas A-D show a very similar growth of 5% over 10 years. The largest revenue source is sales tax in all four areas with an average of 70%.

Note: In FY2016-17, the City changed general ledger software, so the information comes from two different systems which made it difficult to calculate FY2017.

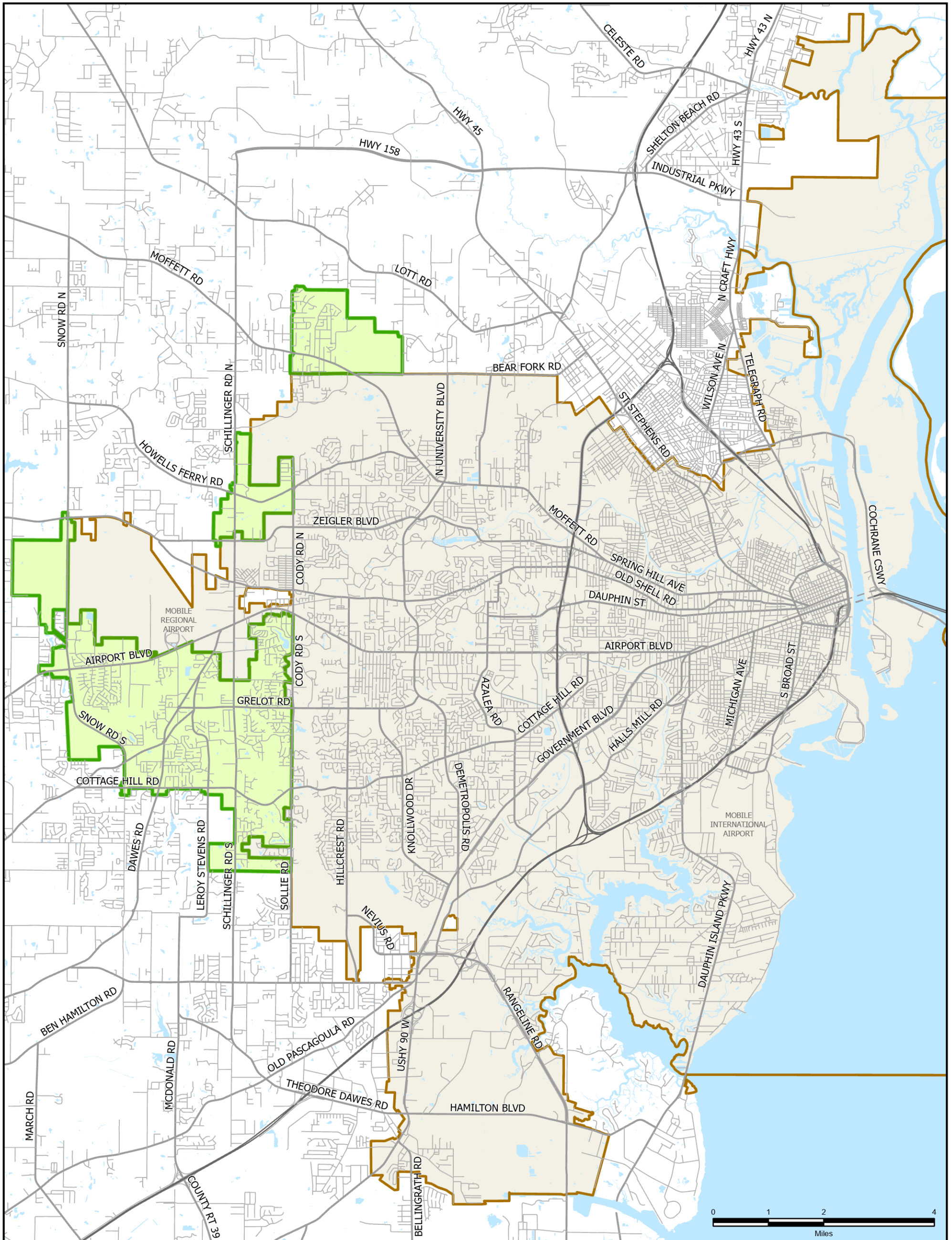
Annexation Study Areas

- Annexation Study Area A
- Mobile Corporate Limits



Annex Study Area A Map 11x17

Print Date: 1/19/2023



Total Population

	Current City Limits		Annex Areas		Total w/Annex	
Total Pop	187,041	%	25,806	%	212,847	%
Black	99,198	53.0%	7,349	28.5%	106,547	50.0%
White	76,275	40.8%	15,644	60.6%	91,919	43.2%
Other	11,568	6.2%	2,813	10.9%	14,381	6.8%

Voting Age Population

	Current City Limits		Annex Areas		Total w/Annex	
Total VAP	146,022	%	19,679	%	165,701	%
Black	72,497	49.7%	5,103	25.9%	77,600	46.8%
White	64,782	44.4%	12,533	63.7%	77,315	46.7%
Other	8,743	6.0%	2,043	10.4%	10,786	6.5%

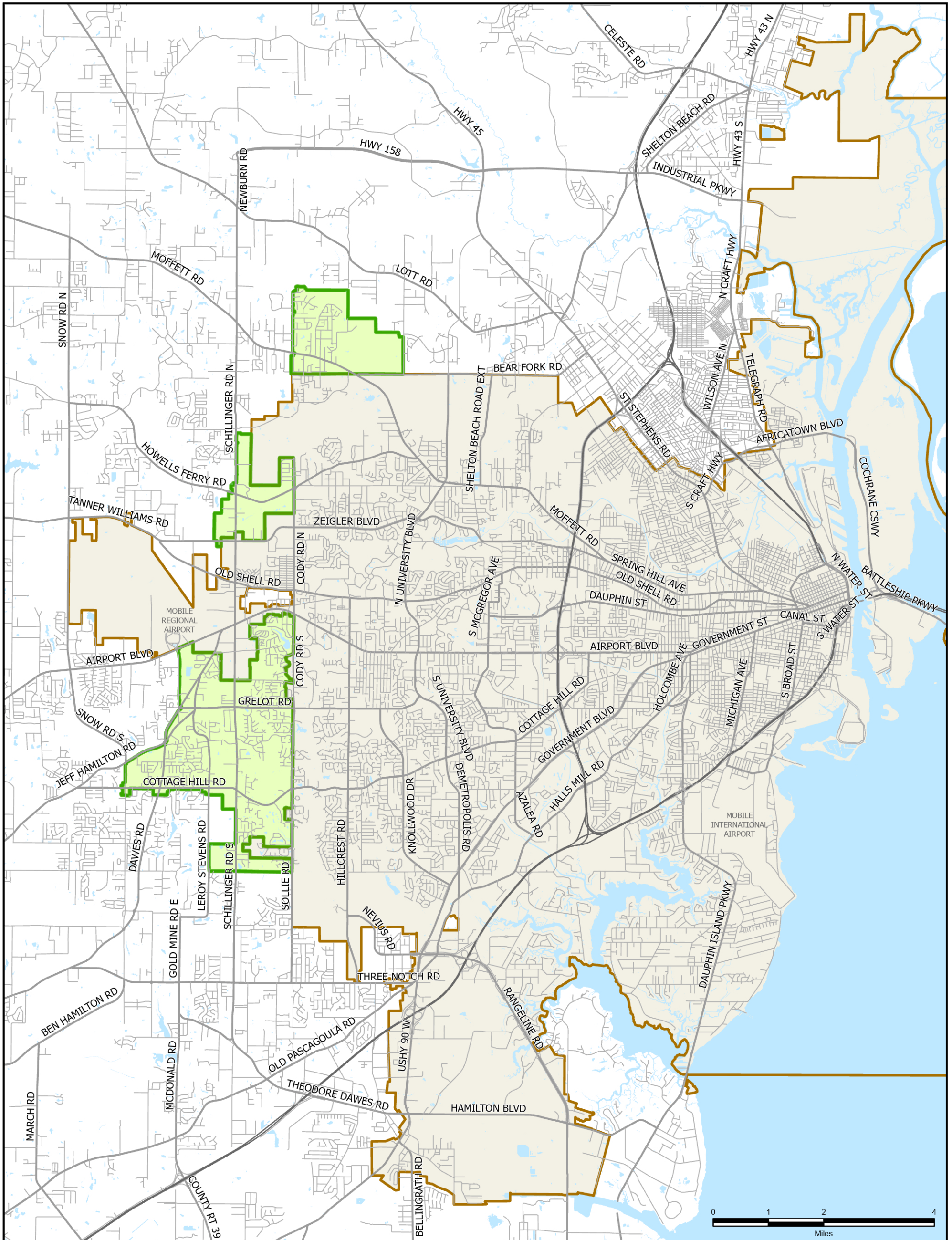
Annexation Study Areas

- Annexation Study Area B
- Mobile Corporate Limits



Annex Study Area B Map 11x17

Print Date: 1/19/2023



Total Population

	Current City Limits		Annex Areas		Total w/Annex	
Total Pop	187,041	%	19,789	%	206,830	%
Black	99,198	53.0%	5,945	30.0%	105,143	50.8%
White	76,275	40.8%	11,747	59.4%	88,022	42.6%
Other	11,568	6.2%	2,097	10.6%	13,665	6.6%

Voting Age Population

	Current City Limits		Annex Areas		Total w/Annex	
Total VAP	146,022	%	15,206	%	161,228	%
Black	72,497	49.7%	4,117	27.1%	76,614	47.5%
White	64,782	44.4%	9,532	62.7%	74,314	46.1%
Other	8,743	6.0%	1,557	10.2%	10,300	6.4%

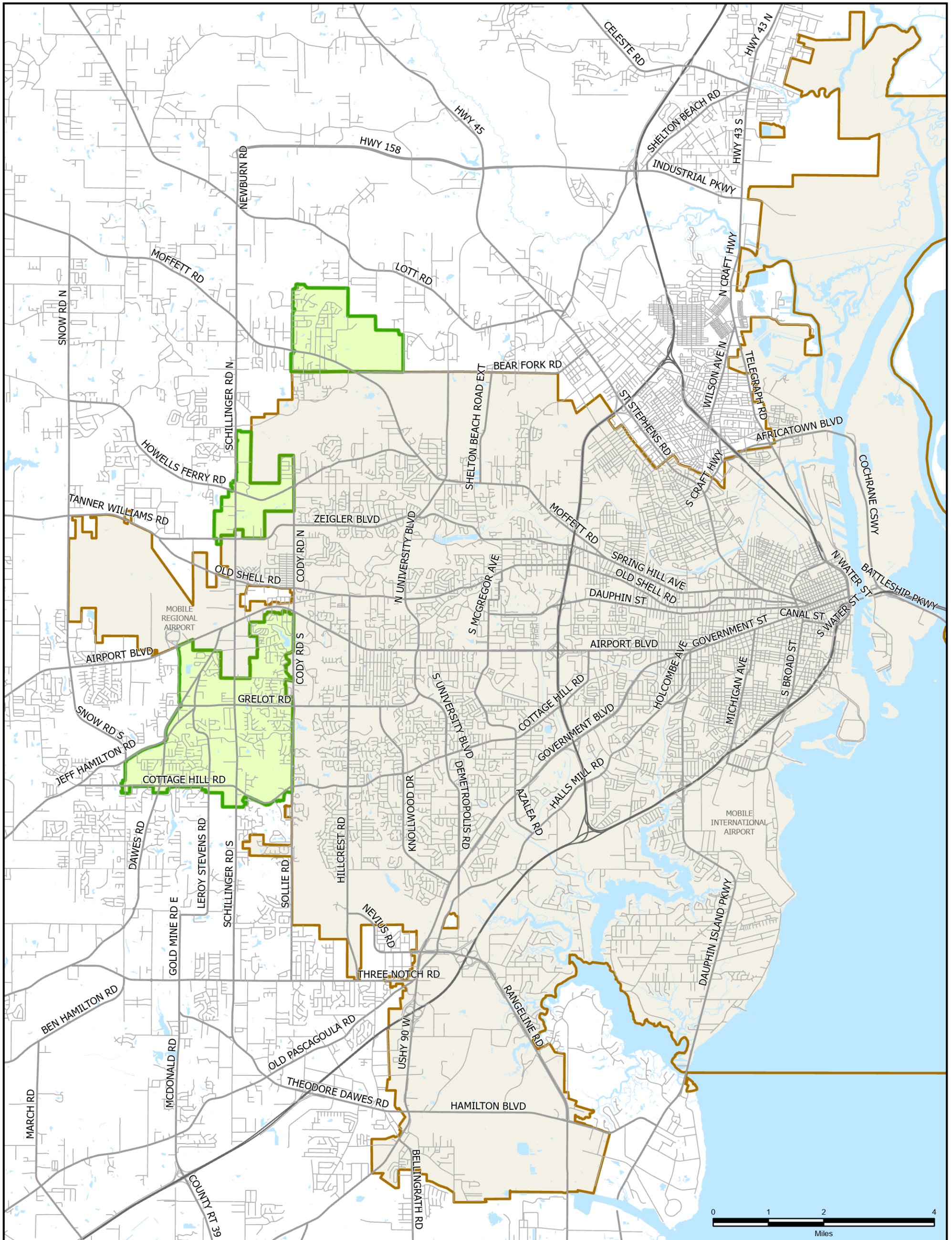
Annexation Study Areas

- Annexation Study Area C
- Mobile Corporate Limits



Print Date: 1/19/2023

Annex Study Area C Map 11x17



Total Population

	Current City Limits		Annex Areas		Total w/Annex	
Total Pop	187,041	%	18,265	%	205,306	%
Black	99,198	53.0%	5,743	31.4%	104,941	51.1%
White	76,275	40.8%	10,634	58.2%	86,909	42.3%
Other	11,568	6.2%	1,888	10.3%	13,456	6.6%

Voting Age Population

	Current City Limits		Annex Areas		Total w/Annex	
Total VAP	146,022	%	14,029	%	160,051	%
Black	72,497	49.7%	3,968	28.3%	76,465	47.8%
White	64,782	44.4%	8,664	61.8%	73,446	45.9%
Other	8,743	6.0%	1,397	10.0%	10,140	6.3%

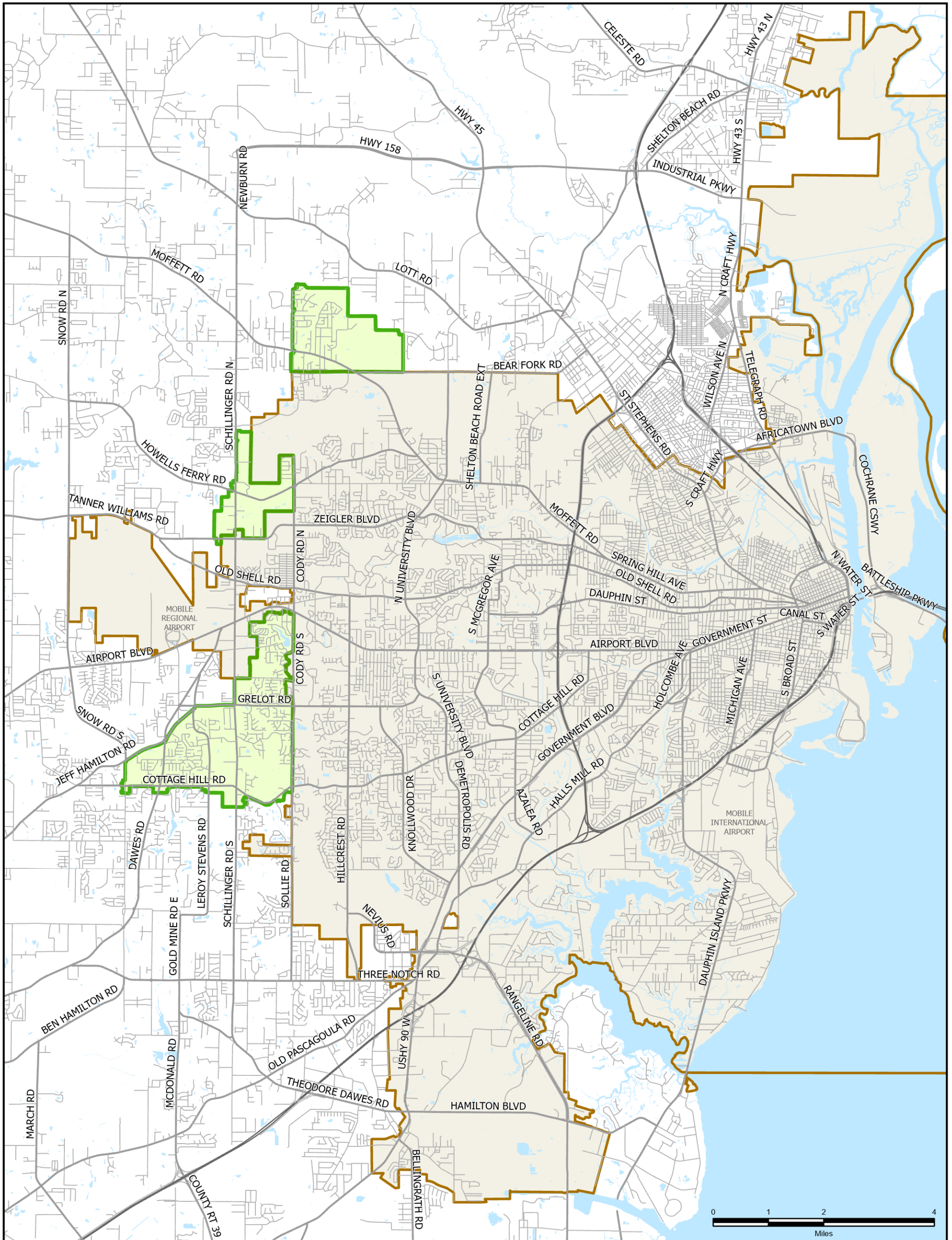
Annexation Study Areas

- Annexation Study Area D
- Mobile Corporate Limits



Annex Study Area D Map 11x17

Print Date: 1/15/2023



Total Population

	Current City Limits		Annex Areas		Total w/Annex	
Total Pop	187,041	%	16,738	%	203,779	%
Black	99,198	53.0%	5,462	32.6%	104,660	51.4%
White	76,275	40.8%	9,630	57.5%	85,905	42.2%
Other	11,568	6.2%	1,646	9.8%	13,214	6.5%

Voting Age Population

	Current City Limits		Annex Areas		Total w/Annex	
Total VAP	146,022	%	12,824	%	158,846	%
Black	72,497	49.7%	3,769	29.4%	76,266	48.0%
White	64,782	44.4%	7,826	61.0%	72,608	45.7%
Other	8,743	6.0%	1,229	9.6%	9,972	6.3%

**City of Mobile
Annexation Study Areas
2020 Census Population Data**

	Total Population	Total Voting Population
City of Mobile	187,041	146,022

Area A		
Airport	22,679	17,254
Kings Branch	2,432	1,923
Peach Tree	695	502
Total	25,806	19,679

Area B		
Airport	16,662	12,781
Kings Branch	2,432	1,923
Peach Tree	695	502
Total	19,789	15,206

Area C		
Airport	15,138	11,604
Kings Branch	2,432	1,923
Peach Tree	695	502
Total	18,265	14,029

Area D		
Airport	13,611	10,399
Kings Branch	2,432	1,923
Peach Tree	695	502
Total	16,738	12,824

City of Mobile - Annexation Study Areas - 2020 Census Population

	Study Areas	Total Population	Total Voting Pop	Total Black Pop	Total Voting Pop Black	Total Pop % Black	Total Voting Pop % Black	Total Pop White	Total Voting Pop White	Total Pop % White	Total Voting Pop % White	Total Pop Other	Total Voting Pop Other	Total Pop % Other	Total Voting Pop % Other
A R E A	Airport	22,679	17,254	5,645	3,864	24.89	22.39	14,385	11,466	63.43	66	2,649	1,924	11.68	11.15
	Kings Branch	2,432	1,923	1,287	960	52.92	49.92	1,040	879	42.76	46	105	84	4.32	4.37
	Peachtree	695	502	417	279	60	55.58	219	188	31.51	37	59	35	8.49	6.97
	Total	25,806	19,679	7,349	5,103	28.48	25.93	15,644	12,533	60.62	63.69	2,813	2,043	10.9	10.38

	Study Areas	Total Population	Total Voting Pop	Total Black Pop	Total Voting Pop Black	Total Pop % Black	Total Voting Pop % Black	Total Pop White	Total Voting Pop White	Total Pop % White	Total Voting Pop % White	Total Pop Other	Total Voting Pop Other	Total Pop % Other	Total Voting Pop % Other
A R E A	Airport	16,662	12,781	4,241	2,878	25.45	22.52	10,488	8,465	62.95	66	1,933	1,438	11.6	11.25
	Kings Branch	2,432	1,923	1,287	960	52.92	49.92	1,040	879	42.76	46	105	84	4.32	4.37
	Peachtree	695	502	417	279	60	55.58	219	188	31.51	37	59	35	8.49	6.97
	Total	19,789	15,206	5,945	4,117	30.04	27.07	11,747	9,532	59.36	62.69	2,097	1,557	10.6	10.24

	Study Areas	Total Population	Total Voting Pop	Total Black Pop	Total Voting Pop Black	Total Pop % Black	Total Voting Pop % Black	Total Pop White	Total Voting Pop White	Total Pop % White	Total Voting Pop % White	Total Pop Other	Total Voting Pop Other	Total Pop % Other	Total Voting Pop % Other
A R E A	Airport	15,138	11,604	4,039	2,729	26.68	23.52	9,375	7,597	61.93	65	1,724	1,278	11.39	11.01
	Kings Branch	2,432	1,923	1,287	960	52.92	49.92	1,040	879	42.76	46	105	84	4.32	4.37
	Peachtree	695	502	417	279	60	55.58	219	188	31.51	37	59	35	8.49	6.97
	Total	18,265	14,029	5,743	3,968	31.44	28.28	10,634	8,664	58.22	61.76	1,888	1,397	10.34	9.96

	Study Areas	Total Population	Total Voting Pop	Total Black Pop	Total Voting Pop Black	Total Pop % Black	Total Voting Pop % Black	Total Pop White	Total Voting Pop White	Total Pop % White	Total Voting Pop % White	Total Pop Other	Total Voting Pop Other	Total Pop % Other	Total Voting Pop % Other
A R E A	Airport	13,611	10,399	3,758	2,530	27.61	24.33	8,371	6,759	61.5	65	1,482	1,110	10.89	10.67
	Kings Branch	2,432	1,923	1,287	960	52.92	49.92	1,040	879	42.76	46	105	84	4.32	4.37
	Peachtree	695	502	417	279	60	55.58	219	188	31.51	37	59	35	8.49	6.97
	Total	16,738	12,824	5,462	3,769	32.63	29.39	9,630	7,826	57.53	61.03	1,646	1,229	9.83	9.58

Total Population

Current City Limits			Annex Areas		Total w/Annex	
Total Pop	187,041	%	25,806	%	212,847	%
Black	99,198	53.0%	7,349	28.5%	106,547	50.0%
White	76,275	40.8%	15,644	60.6%	91,919	43.2%
Other	11,568	6.2%	2,813	10.9%	14,381	6.8%

Voting Age Population

Current City Limits			Annex Areas		Total w/Annex	
Total VAP	146,022	%	19,679	%	165,701	%
Black	72,497	49.7%	5,103	25.9%	77,600	46.8%
White	64,782	44.4%	12,533	63.7%	77,315	46.7%
Other	8,743	6.0%	2,043	10.4%	10,786	6.5%

Total Population

Current City Limits			Annex Areas		Total w/Annex	
Total Pop	187,041	%	19,789	%	206,830	%
Black	99,198	53.0%	5,945	30.0%	105,143	50.8%
White	76,275	40.8%	11,747	59.4%	88,022	42.6%
Other	11,568	6.2%	2,097	10.6%	13,665	6.6%

Voting Age Population

Current City Limits			Annex Areas		Total w/Annex	
Total VAP	146,022	%	15,206	%	161,228	%
Black	72,497	49.7%	4,117	27.1%	76,614	47.5%
White	64,782	44.4%	9,532	62.7%	74,314	46.1%
Other	8,743	6.0%	1,557	10.2%	10,300	6.4%

Total Population

Current City Limits			Annex Areas		Total w/Annex	
Total Pop	187,041	%	18,265	%	205,306	%
Black	99,198	53.0%	5,743	31.4%	104,941	51.1%
White	76,275	40.8%	10,634	58.2%	86,909	42.3%
Other	11,568	6.2%	1,888	10.3%	13,456	6.6%

Voting Age Population

Current City Limits			Annex Areas		Total w/Annex	
Total VAP	146,022	%	14,029	%	160,051	%
Black	72,497	49.7%	3,968	28.3%	76,465	47.8%
White	64,782	44.4%	8,664	61.8%	73,446	45.9%
Other	8,743	6.0%	1,397	10.0%	10,140	6.3%

Total Population

Current City Limits			Annex Areas		Total w/Annex	
Total Pop	187,041	%	16,738	%	203,779	%
Black	99,198	53.0%	5,462	32.6%	104,660	51.4%
White	76,275	40.8%	9,630	57.5%	85,905	42.2%
Other	11,568	6.2%	1,646	9.8%	13,214	6.5%

Voting Age Population

Current City Limits			Annex Areas		Total w/Annex	
Total VAP	146,022	%	12,824	%	158,846	%
Black	72,497	49.7%	3,769	29.4%	76,266	48.0%
White	64,782	44.4%	7,826	61.0%	72,608	45.7%
Other	8,743	6.0%	1,229	9.6%	9,972	6.3%

City of Mobile & Annexation Study Areas 2030 Estimated Population

	^2020 Population	*Increase/Decrease from 2010-2020	2030 Estimated Population
City of Mobile	187,041	-4.13611%	179,305
Study Area A	25,806	13.23898%	29,222
Study Area B	19,789	13.74941%	22,510
Study Area C	18,265	14.59830%	20,931
Study Area D	16,738	14.59830%	19,181

City of Mobile 2030 Estimated Population with Study Areas Included

	2020 Population	2030 Estimated Population
Study Area A	212,847	208,527
Study Area B	206,830	201,815
Study Area C	205,306	200,236
Study Area D	203,779	198,486

^Used 2020 Census Blocks to caculate the Study Areas population.

*Used 2010 & 2020 Census Block Groups to caculate the Study Areas Increase/Decrease in population.

TOTAL POPULATION	AREA NAME	STUDY AREA 1	STUDY AREA 2	STUDY AREA 3	STUDY AREA 4	SPLIT CENSUS BLOCK	SPLIT BLOCK DESCRIPTION	BLOCK ID	LINK TO CENSUS BLOCK POPULATION DATA
0	KINGS BRANCH	AREA A	AREA B	AREA C	AREA D	YES	No residential structures	010970061021068	https://data.census.gov/table?g=1000000US010970061021068&y=2020
0	KINGS BRANCH	AREA A	AREA B	AREA C	AREA D	YES	No residential structures	010970061021069	https://data.census.gov/table?g=1000000US010970061021069&y=2020
151	PEACHTREE	AREA A	AREA B	AREA C	AREA D			010970034102021	https://data.census.gov/table?g=1000000US010970034102021&y=2020
71	PEACHTREE	AREA A	AREA B	AREA C	AREA D			010970034102022	https://data.census.gov/table?g=1000000US010970034102022&y=2020
84	PEACHTREE	AREA A	AREA B	AREA C	AREA D			010970034102023	https://data.census.gov/table?g=1000000US010970034102023&y=2020
67	PEACHTREE	AREA A	AREA B	AREA C	AREA D			010970034102024	https://data.census.gov/table?g=1000000US010970034102024&y=2020
38	PEACHTREE	AREA A	AREA B	AREA C	AREA D			010970034102025	https://data.census.gov/table?g=1000000US010970034102025&y=2020
82	PEACHTREE	AREA A	AREA B	AREA C	AREA D			010970034102026	https://data.census.gov/table?g=1000000US010970034102026&y=2020
51	PEACHTREE	AREA A	AREA B	AREA C	AREA D			010970034102027	https://data.census.gov/table?g=1000000US010970034102027&y=2020
151	PEACHTREE	AREA A	AREA B	AREA C	AREA D			010970064021000	https://data.census.gov/table?g=1000000US010970064021000&y=2020

2010 Census Block Groups	2010 Total Population
10970063012	3,509
10970063021	3,353
10970064022	1,934
10970064023	1,524
10970064061	4,710
10970064062	2,838
10970064071	3,718
10970064072	2,298
10970065011	2,934
10970065012	1,944
10970065021	4,774
10970065022	2,214
10970065023	1,966
10970065024	3,004
10970066001	1,137
10970067021	1,628
10970067022	1,069
10970067023	1,367
10970068011	2,787
10970068012	3,164
10970068022	1,838
10970069011	2,992
10970069012	3,195
10970069013	1,417
10970069021	1,705
10970069022	2,268
10970071011	1,563
10970071012	2,220
10970071013	934
2010 Total	70,004

2020 Census Block Groups	2020 Total Population
10970063031	2,110
10970063032	1,464
10970063062	3,368
10970064022	1,827
10970064023	2,022
10970064071	2,649
10970064072	1,838
10970064073	2,472
10970064121	2,311
10970064122	1,639
10970064123	973
10970064131	1,357
10970064132	1,234
10970064133	1,519
10970065011	1,857
10970065012	2,184
10970065013	1,308
10970065031	1,768
10970065032	1,958
10970065041	2,370
10970065042	1,845
10970065051	2,625
10970065052	1,299
10970065053	1,338
10970066001	1,053
10970067021	1,499
10970067022	955
10970067023	1,318
10970068021	1,739
10970068022	695
10970068031	2,327
10970068032	777
10970068041	2,078
10970068043	1,254
10970069021	1,815
10970069022	1,468
10970069023	848
10970069031	1,918
10970069032	1,449
10970069041	1,798
10970069042	1,433
10970069043	1,065
10970071011	1,240
10970071012	829
10970071013	921
10970071014	695
10970071015	890
2020 Total	75,399

Year	Population
2010	70,004
2020	75,399

10 Year
7.15% Increase

2030	80,790	Estimate
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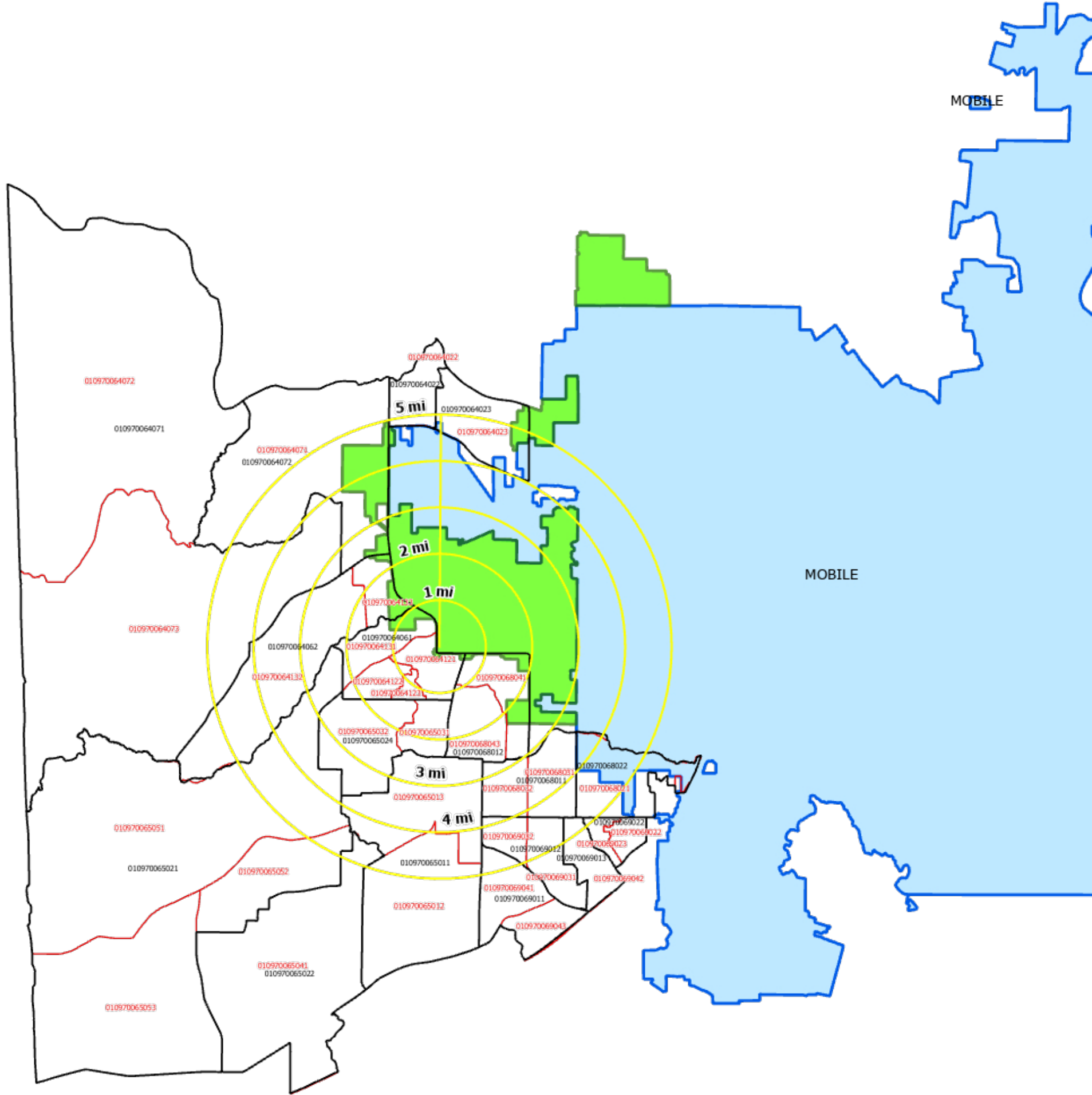
2010 Census Block Groups	2010 Total Population
10970064022	1934
10970064023	1524
10970064061	4710
10970064062	2838
10970064071	3718
10970064072	2298
10970065011	2934
10970065021	4774
10970065022	2214
10970065024	3004
10970068011	2787
10970068012	3164
10970068022	1838
10970069011	2992
10970069012	3195
10970069013	1417
10970069022	2268
	47609

2020 Census Block Groups	2020 Total Population
10970065041	2370
10970065052	1299
10970065053	1338
10970065012	2184
10970069041	1798
10970069043	1065
10970064071	2649
10970064072	1838
10970064073	2472
10970064132	1234
10970065051	2625
10970064121	2311
10970064122	1639
10970064123	973
10970064131	1357
10970064133	1519
10970065013	1308
10970065031	1768
10970065032	1958
10970068021	1739
10970068031	2327
10970068032	777
10970068041	2078
10970068043	1254
10970069022	1468
10970069023	848
10970069031	1918
10970069032	1449
10970069042	1433
10970064022	1827
10970064023	2022
	52845

Year	Population
2010	47,609
2020	52,845

10 Year
9.91% Increase

2030	58,082	Estimate
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CITY OF MOBILE ESTIMATED CITY-WIDE REVENUES INCLUDING REVENUES FROM EACH SCENARIOS A - D

ALL CITY INCLUDING PJ											
REVENUE CATEGORY - SCENARIO A	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11
BEER AND LIQUOR TAX	2,889,751	3,029,874	3,175,803	3,327,761	3,485,978	3,650,694	3,822,155	4,000,617	4,186,348	4,379,622	4,580,725
BUSINESS LICENSES	48,213,963	49,929,320	51,704,207	53,540,650	55,440,746	57,860,700	60,375,955	62,990,050	65,706,653	68,529,561	71,462,708
CIGARETTE STAMP TAX	1,346,988	1,387,398	1,429,020	1,471,890	1,516,047	1,561,528	1,608,374	1,656,626	1,706,324	1,757,514	1,810,239
FINANCIAL EXCISE TAX	1,986,755	2,046,358	2,107,749	2,170,981	2,236,111	2,303,194	2,372,290	2,443,458	2,516,762	2,592,265	2,670,033
GASOLINE TAX	11,704,353	12,055,483	12,417,148	12,789,662	13,173,352	13,568,553	13,975,609	14,394,878	14,826,724	15,271,526	15,729,671
OTHER TAX INCLUDING STORMWATER & UTILITIES	4,252,951	5,195,871	6,191,539	7,242,270	8,350,473	9,518,650	10,749,402	12,045,433	13,409,551	14,844,675	16,353,838
OTHER TOBACCO TAX	1,111,875	1,145,232	1,179,589	1,214,976	1,251,426	1,288,968	1,327,637	1,367,466	1,408,490	1,450,745	1,494,267
AD VALOREM	28,656,445	29,516,138	30,401,623	31,313,671	32,253,081	35,232,913	38,362,506	41,648,166	45,096,439	48,714,125	52,508,285
RENTAL AND LEASING TAX	12,820,406	13,637,725	14,492,545	15,386,380	16,320,803	17,297,442	18,317,992	19,384,207	20,497,908	21,660,986	22,875,400
ROOM TAX	11,342,158	11,703,376	12,076,058	12,460,569	12,857,281	13,266,582	13,688,870	14,124,555	14,574,061	15,037,825	15,516,298
SALES TAX INCLUDING SSUT	276,330,111	293,216,063	310,866,475	329,312,017	348,584,512	368,716,976	389,743,661	413,655,689	438,651,668	464,775,117	492,071,185
GRAND TOTAL	400,655,757	422,862,838	446,041,754	470,230,829	495,469,810	524,266,201	554,344,452	587,711,145	622,580,929	659,013,960	697,072,650

ALL CITY INCLUDING PJ											
REVENUE CATEGORY - SCENARIO B	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11
BEER AND LIQUOR TAX	2,855,603	2,959,529	3,067,121	3,178,505	3,293,811	3,413,175	3,536,736	3,664,640	3,797,034	3,934,074	4,075,919
BUSINESS LICENSES	48,160,865	49,819,938	51,535,211	53,308,563	55,141,934	57,399,035	59,741,935	62,173,750	64,697,706	67,317,143	70,035,518
CIGARETTE STAMP TAX	1,346,988	1,387,398	1,429,020	1,471,890	1,516,047	1,561,528	1,608,374	1,656,626	1,706,324	1,757,514	1,810,239
FINANCIAL EXCISE TAX	1,986,755	2,046,358	2,107,749	2,170,981	2,236,111	2,303,194	2,372,290	2,443,458	2,516,762	2,592,265	2,670,033
GASOLINE TAX	11,704,353	12,055,483	12,417,148	12,789,662	13,173,352	13,568,553	13,975,609	14,394,878	14,826,724	15,271,526	15,729,671
OTHER TAX INCLUDING STORMWATER & UTILITIES	4,076,462	4,832,304	5,629,827	6,470,853	7,357,274	8,291,055	9,274,243	10,308,959	11,397,412	12,541,894	13,744,787
OTHER TOBACCO TAX	1,111,875	1,145,232	1,179,589	1,214,976	1,251,426	1,288,968	1,327,637	1,367,466	1,408,490	1,450,745	1,494,267
AD VALOREM	28,656,445	29,516,138	30,401,623	31,313,671	32,253,081	34,729,770	37,326,032	40,046,813	42,897,247	45,882,665	49,008,601
RENTAL AND LEASING TAX	12,757,073	13,507,260	14,290,976	15,109,559	15,964,395	16,856,923	17,788,634	18,761,077	19,775,857	20,834,638	21,939,149
ROOM TAX	11,342,158	11,703,376	12,076,058	12,460,569	12,857,281	13,266,582	13,688,870	14,124,555	14,574,061	15,037,825	15,516,298
SALES TAX INCLUDING SSUT	275,055,632	290,590,635	306,810,188	323,741,383	341,412,321	359,852,148	379,091,093	400,660,124	423,182,114	446,694,831	471,237,446
GRAND TOTAL	399,054,210	419,563,651	440,944,510	463,230,613	486,457,033	512,530,932	539,731,454	569,602,345	600,779,732	633,315,119	667,261,928

ALL CITY INCLUDING PJ											
REVENUE CATEGORY - SCENARIO C	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11
BEER AND LIQUOR TAX	2,855,603	2,959,529	3,067,121	3,178,505	3,293,811	3,413,175	3,536,736	3,664,640	3,797,034	3,934,074	4,075,919
BUSINESS LICENSES	48,152,133	49,801,951	51,507,420	53,270,396	55,092,794	57,323,115	59,637,671	62,039,510	64,531,786	67,117,762	69,800,819
CIGARETTE STAMP TAX	1,346,988	1,387,398	1,429,020	1,471,890	1,516,047	1,561,528	1,608,374	1,656,626	1,706,324	1,757,514	1,810,239
FINANCIAL EXCISE TAX	1,986,755	2,046,358	2,107,749	2,170,981	2,236,111	2,303,194	2,372,290	2,443,458	2,516,762	2,592,265	2,670,033
GASOLINE TAX	11,704,353	12,055,483	12,417,148	12,789,662	13,173,352	13,568,553	13,975,609	14,394,878	14,826,724	15,271,526	15,729,671
OTHER TAX INCLUDING STORMWATER & UTILITIES	4,035,816	4,748,573	5,500,463	6,293,193	7,128,536	8,008,336	8,934,509	9,909,044	10,934,010	12,011,556	13,143,914
OTHER TOBACCO TAX	1,111,875	1,145,232	1,179,589	1,214,976	1,251,426	1,288,968	1,327,637	1,367,466	1,408,490	1,450,745	1,494,267
AD VALOREM	28,656,445	29,516,138	30,401,623	31,313,671	32,253,081	34,554,051	36,964,051	39,487,552	42,129,195	44,893,799	47,786,362
RENTAL AND LEASING TAX	12,754,840	13,502,660	14,283,869	15,099,799	15,951,829	16,841,391	17,769,970	18,739,106	19,750,398	20,805,502	21,906,137
ROOM TAX	11,342,158	11,703,376	12,076,058	12,460,569	12,857,281	13,266,582	13,688,870	14,124,555	14,574,061	15,037,825	15,516,298
SALES TAX INCLUDING SSUT	275,051,436	290,581,993	306,796,836	323,723,047	341,388,712	359,822,967	379,056,028	400,503,358	422,896,378	446,272,526	470,670,636
GRAND TOTAL	398,998,404	419,448,690	440,766,896	462,986,690	486,142,981	511,951,861	538,871,745	568,330,193	599,071,163	631,145,093	664,604,296

ALL CITY INCLUDING PJ											
REVENUE CATEGORY - SCENARIO D	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11
BEER AND LIQUOR TAX	2,855,603	2,959,529	3,067,121	3,178,505	3,293,811	3,413,175	3,536,736	3,664,640	3,797,034	3,934,074	4,075,919
BUSINESS LICENSES	48,141,980	49,781,035	51,475,107	53,226,019	55,035,658	57,234,840	59,516,440	61,883,425	64,338,865	66,885,935	69,527,925
CIGARETTE STAMP TAX	1,346,988	1,387,398	1,429,020	1,471,890	1,516,047	1,561,528	1,608,374	1,656,626	1,706,324	1,757,514	1,810,239
FINANCIAL EXCISE TAX	1,986,755	2,046,358	2,107,749	2,170,981	2,236,111	2,303,194	2,372,290	2,443,458	2,516,762	2,592,265	2,670,033
GASOLINE TAX	11,704,353	12,055,483	12,417,148	12,789,662	13,173,352	13,568,553	13,975,609	14,394,878	14,826,724	15,271,526	15,729,671
OTHER TAX INCLUDING STORMWATER & UTILITIES	3,989,925	4,654,038	5,354,406	6,092,608	6,870,283	7,689,135	8,550,935	9,457,522	10,410,810	11,412,782	12,465,503
OTHER TOBACCO TAX	1,111,875	1,145,232	1,179,589	1,214,976	1,251,426	1,288,968	1,327,637	1,367,466	1,408,490	1,450,745	1,494,267
AD VALOREM	28,656,445	29,516,138	30,401,623	31,313,671	32,253,081	34,480,252	36,812,025	39,252,672	41,806,627	44,478,492	47,273,043
RENTAL AND LEASING TAX	12,452,184	12,879,188	13,320,605	13,776,916	14,248,618	14,736,222	15,240,258	15,761,275	16,299,836	16,856,525	17,431,946
ROOM TAX	11,340,541	11,700,044	12,070,911	12,453,501	12,848,181	13,255,334	13,675,354	14,108,644	14,555,624	15,016,725	15,492,392
SALES TAX INCLUDING SSUT	274,976,836	290,428,315	306,559,404	323,396,973	340,968,893	359,304,071	378,432,487	399,653,644	421,807,482	444,930,862	469,062,018
GRAND TOTAL	398,563,485	418,552,759	439,382,682	461,085,703	483,695,461	508,835,272	535,048,146	563,644,250	593,474,578	624,587,445	657,032,957

CITY OF MOBILE ACTUAL REVENUES - 16 YEARS

This is City-wide revenues including the Police Jurisdiction over 16 years.

REVENUE CATEGORY	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
BEER AND LIQUOR TAX	1,933,147	2,027,597	2,137,149	2,196,467	2,005,816	2,031,632	2,078,692	2,025,855	2,100,654	2,154,493	2,111,186	2,165,235	2,306,577	2,330,339	2,748,130	2,755,220
		5%	5%	3%	-10%	1%	2%	-3%	4%	2%	-2%	2%	6%	1%	15%	0%
BUSINESS LICENSES	34,897,359	36,575,320	36,964,403	35,851,483	35,827,742	36,398,583	36,506,568	38,953,447	39,146,911	39,821,714	39,302,982	39,102,610	40,811,363	42,147,920	40,014,656	46,556,172
		5%	1%	-3%	0%	2%	0%	6%	0%	2%	-1%	-1%	4%	3%	-5%	14%
CIGARETTE STAMP TAX	2,229,154	2,188,771	2,253,663	2,370,001	2,234,212	2,200,090	1,993,093	1,815,029	1,743,039	1,701,496	1,727,163	1,429,212	1,370,651	1,450,373	1,283,276	1,307,756
		-2%	3%	5%	-6%	-2%	-10%	-10%	-4%	-2%	1%	-21%	-4%	5%	-13%	2%
FINANCIAL EXCISE TAX	1,286,414	160,627	1,320,726	79,224	77,098	147,964	363,317	399,417	382,673	560,580	746,838	905,789	1,221,786	2,143,592	2,326,876	1,928,889
		-701%	88%	-1567%	-3%	48%	59%	9%	-4%	32%	25%	18%	26%	43%	8%	-21%
GASOLINE TAX	10,020,374	9,844,289	9,931,278	10,213,140	10,115,711	9,680,456	9,499,092	9,474,098	10,113,787	10,471,152	10,535,475	10,497,553	10,475,804	11,072,017	11,259,472	11,363,449
		-2%	1%	3%	-1%	-4%	-2%	0%	6%	3%	1%	0%	0%	5%	2%	1%
OTHER TAX	149,248	199,508	117,732	105,055	114,016	71,835	87,363	366,789	418,363	357,022	372,052	375,176	2,659,021	2,660,691	3,321,312	3,360,551
		25%	-69%	-12%	8%	-59%	18%	76%	12%	-17%	4%	1%	86%	0%	20%	1%
OTHER TOBACCO TAX	444,535	434,013	455,907	462,814	459,774	411,393	432,831	442,344	480,735	452,886	453,701	727,337	859,699	915,762	1,013,172	1,079,491
		-2%	5%	1%	-1%	-12%	5%	2%	8%	-6%	0%	38%	15%	6%	10%	6%
AD VALOREM	13,200,778	14,938,843	15,969,310	16,077,830	16,093,899	16,262,921	16,364,038	17,130,837	18,293,200	19,241,503	21,054,534	21,800,271	22,310,001	22,593,559	27,364,036	27,821,791
		12%	6%	1%	0%	1%	1%	4%	6%	5%	9%	3%	2%	1%	17%	2%
RENTAL AND LEASING TAX	6,545,007	7,026,004	6,749,926	7,292,437	7,685,252	6,309,404	8,015,192	8,497,843	9,220,699	9,465,186	9,342,202	9,536,273	10,572,006	10,343,709	12,076,052	12,039,128
		7%	-4%	7%	5%	-22%	21%	6%	8%	3%	-1%	2%	10%	-2%	14%	0%
ROOM TAX	6,095,725	6,826,153	6,363,947	8,037,816	6,777,711	6,666,078	6,904,961	7,179,983	7,533,674	7,882,298	8,269,682	8,888,287	8,975,106	7,311,753	9,395,595	10,992,054
		11%	-7%	21%	-19%	-2%	3%	4%	5%	4%	5%	7%	1%	-23%	22%	15%
SALES TAX	141,630,986	147,825,619	140,192,763	150,204,007	171,800,898	141,930,451	172,619,478	180,535,271	188,196,668	189,812,554	189,238,984	196,726,172	204,646,453	215,332,706	246,757,040	260,179,061
		4%	-5%	7%	13%	-21%	18%	4%	4%	1%	0%	4%	4%	5%	13%	5%
GRAND TOTAL	218,432,727	228,046,738	222,456,804	232,890,258	253,192,128	222,110,806	254,864,627	266,820,914	277,630,405	281,920,883	283,154,800	292,153,913	306,208,467	318,302,420	357,559,617	379,383,562

REVENUE CATEGORY	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
BEER AND LIQUOR TAX	1,933,147	2,027,597	2,137,149	2,196,467	2,005,816	2,031,632	2,078,692	2,025,855	2,100,654	2,154,493	2,111,186	2,165,235	2,306,577	2,330,339	2,748,130	2,755,220
		5%	5%	3%	-10%	1%	2%	-3%	4%	2%	-2%	2%	6%	1%	15%	0%
BUSINESS LICENSES	34,897,359	36,575,320	36,964,403	35,851,483	35,827,742	36,398,583	36,506,568	38,953,447	39,146,911	39,821,714	39,302,982	39,102,610	40,811,363	42,147,920	40,014,656	46,556,172
		5%	1%	-3%	0%	2%	0%	6%	0%	2%	-1%	-1%	4%	3%	-5%	14%
CIGARETTE STAMP TAX	2,229,154	2,188,771	2,253,663	2,370,001	2,234,212	2,200,090	1,993,093	1,815,029	1,743,039	1,701,496	1,727,163	1,429,212	1,370,651	1,450,373	1,283,276	1,307,756
		-2%	3%	5%	-6%	-2%	-10%	-10%	-4%	-2%	1%	-21%	-4%	5%	-13%	2%
FINANCIAL EXCISE TAX	1,286,414	160,627	1,320,726	79,224	77,098	147,964	363,317	399,417	382,673	560,580	746,838	905,789	1,221,786	2,143,592	2,326,876	1,928,889
		-701%	88%	-1567%	-3%	48%	59%	9%	-4%	32%	25%	18%	26%	43%	8%	-21%
GASOLINE TAX	10,020,374	9,844,289	9,931,278	10,213,140	10,115,711	9,680,456	9,499,092	9,474,098	10,113,787	10,471,152	10,535,475	10,497,553	10,475,804	11,072,017	11,259,472	11,363,449
		-2%	1%	3%	-1%	-4%	-2%	0%	6%	3%	1%	0%	0%	5%	2%	1%
OTHER TAX	149,248	199,508	117,732	105,055	114,016	71,835	87,363	366,789	418,363	357,022	372,052	375,176	2,659,021	2,660,691	3,321,312	3,360,551
		25%	-69%	-12%	8%	-59%	18%	76%	12%	-17%	4%	1%	86%	0%	20%	1%
OTHER TOBACCO TAX	444,535	434,013	455,907	462,814	459,774	411,393	432,831	442,344	480,735	452,886	453,701	727,337	859,699	915,762	1,013,172	1,079,491
		-2%	5%	1%	-1%	-12%	5%	2%	8%	-6%	0%	38%	15%	6%	10%	6%
AD VALOREM	13,200,778	14,938,843	15,969,310	16,077,830	16,093,899	16,262,921	16,364,038	17,130,837	18,293,200	19,241,503	21,054,534	21,800,271	22,310,001	22,593,559	27,364,036	27,821,791
		12%	6%	1%	0%	1%	1%	4%	6%	5%	9%	3%	2%	1%	17%	2%
RENTAL AND LEASING TAX	6,545,007	7,026,004	6,749,926	7,292,437	7,685,252	6,309,404	8,015,192	8,497,843	9,220,699	9,465,186	9,342,202	9,536,273	10,572,006	10,343,709	12,076,052	12,039,128
		7%	-4%	7%	5%	-22%	21%	6%	8%	3%	-1%	2%	10%	-2%	14%	0%
ROOM TAX	6,095,725	6,826,153	6,363,947	8,037,816	6,777,711	6,666,078	6,904,961	7,179,983	7,533,674	7,882,298	8,269,682	8,888,287	8,975,106	7,311,753	9,395,595	10,992,054
		11%	-7%	21%	-19%	-2%	3%	4%	5%	4%	5%	7%	1%	-23%	22%	15%
SALES TAX	141,630,986	147,825,619	140,192,763	150,204,007	171,800,898	141,930,451	172,619,478	180,535,271	188,196,668	189,812,554	189,238,984	196,726,172	204,646,453	215,332,706	246,757,040	260,179,061
		4%	-5%	7%	13%	-21%	18%	4%	4%	1%	0%	4%	4%	5%	13%	5%
GRAND TOTAL	218,432,727	228,046,738	222,456,804	232,890,258	253,192,128	222,110,806	254,864,627	266,820,914	277,630,405	281,920,883	283,154,800	292,153,913	306,208,467	318,302,420	357,559,617	379,383,562

CITY OF MOBILE ESTIMATED CITY-WIDE REVENUES INCLUDING REVENUES FROM EACH SCENARIOS A - D

ALL CITY INCLUDING PJ											
REVENUE CATEGORY - SCENARIO A	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11
BEER AND LIQUOR TAX	2,944,855	3,145,528	3,357,838	3,582,413	3,819,919	4,071,051	4,336,543	4,617,169	4,913,740	5,227,110	5,558,180
BUSINESS LICENSES	49,145,086	51,871,279	54,741,850	57,764,259	60,946,349	64,750,398	68,767,352	73,008,536	77,485,864	82,211,866	87,199,719
CIGARETTE STAMP TAX	1,373,143	1,441,800	1,513,890	1,589,585	1,669,064	1,752,517	1,840,143	1,932,151	2,028,758	2,130,196	2,236,706
FINANCIAL EXCISE TAX	2,025,333	2,126,600	2,232,930	2,344,576	2,461,805	2,584,895	2,714,140	2,849,847	2,992,339	3,141,956	3,299,054
GASOLINE TAX	11,931,622	12,528,203	13,154,613	13,812,344	14,502,961	15,228,109	15,989,514	16,788,990	17,628,440	18,509,862	19,435,355
OTHER TAX INCLUDING STORMWATER & UTILITIES	4,320,162	5,351,502	6,458,868	7,646,797	8,920,072	10,283,738	11,743,118	13,303,822	14,971,768	16,753,194	18,654,676
OTHER TOBACCO TAX	1,133,465	1,190,138	1,249,645	1,312,128	1,377,734	1,446,621	1,518,952	1,594,899	1,674,644	1,758,376	1,846,295
AD VALOREM	29,212,881	30,673,525	32,207,201	33,817,561	35,508,439	39,296,100	43,333,511	47,634,971	52,215,548	57,091,118	62,278,410
RENTAL AND LEASING TAX	13,061,188	14,146,955	15,299,991	16,524,049	17,823,083	19,201,253	20,662,941	22,212,763	23,855,577	25,596,496	27,440,906
ROOM TAX	11,561,999	12,161,052	12,790,686	13,452,449	14,147,967	14,878,948	15,647,185	16,454,563	17,303,061	18,194,756	19,131,833
SALES TAX INCLUDING SSUT	281,533,693	304,206,426	328,270,677	353,803,759	380,887,081	409,606,363	440,051,858	474,274,168	510,574,186	549,066,793	589,872,948
GRAND TOTAL	408,243,428	438,843,008	471,278,189	505,649,921	542,064,473	583,099,993	626,605,258	674,671,880	725,643,924	779,681,724	836,954,081

ALL CITY INCLUDING PJ											
REVENUE CATEGORY - SCENARIO B	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11
BEER AND LIQUOR TAX	2,910,708	3,074,501	3,247,032	3,428,754	3,620,142	3,821,699	4,033,950	4,257,449	4,492,777	4,740,544	5,001,394
BUSINESS LICENSES	49,091,988	51,760,835	54,569,552	57,525,325	60,635,705	64,270,334	68,104,779	72,149,575	76,415,797	80,915,093	85,659,708
CIGARETTE STAMP TAX	1,373,143	1,441,800	1,513,890	1,589,585	1,669,064	1,752,517	1,840,143	1,932,151	2,028,758	2,130,196	2,236,706
FINANCIAL EXCISE TAX	2,025,333	2,126,600	2,232,930	2,344,576	2,461,805	2,584,895	2,714,140	2,849,847	2,992,339	3,141,956	3,299,054
GASOLINE TAX	11,931,622	12,528,203	13,154,613	13,812,344	14,502,961	15,228,109	15,989,514	16,788,990	17,628,440	18,509,862	19,435,355
OTHER TAX INCLUDING STORMWATER & UTILITIES	4,143,673	4,984,405	5,886,179	6,852,619	7,887,545	8,994,986	10,179,191	11,444,640	12,796,056	14,238,418	15,776,975
OTHER TOBACCO TAX	1,133,465	1,190,138	1,249,645	1,312,128	1,377,734	1,446,621	1,518,952	1,594,899	1,674,644	1,758,376	1,846,295
AD VALOREM	29,212,881	30,673,525	32,207,201	33,817,561	35,508,439	38,792,957	42,286,974	46,002,323	49,951,469	54,147,543	58,604,376
RENTAL AND LEASING TAX	12,997,855	14,015,223	15,094,483	16,239,061	17,452,563	18,738,787	20,101,730	21,545,600	23,074,828	24,694,075	26,408,250
ROOM TAX	11,561,999	12,161,052	12,790,686	13,452,449	14,147,967	14,878,948	15,647,185	16,454,563	17,303,061	18,194,756	19,131,833
SALES TAX INCLUDING SSUT	280,259,213	301,555,508	324,135,118	348,068,763	373,430,897	400,299,899	428,758,275	460,392,487	493,914,298	529,427,265	567,040,399
GRAND TOTAL	406,641,881	435,511,790	466,081,329	498,443,164	532,694,823	570,809,752	611,174,834	655,412,523	702,272,465	751,898,084	804,440,344

ALL CITY INCLUDING PJ											
REVENUE CATEGORY - SCENARIO C	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11
BEER AND LIQUOR TAX	2,910,708	3,074,501	3,247,032	3,428,754	3,620,142	3,821,699	4,033,950	4,257,449	4,492,777	4,740,544	5,001,394
BUSINESS LICENSES	49,083,256	51,742,673	54,541,218	57,486,032	60,584,620	64,191,388	67,995,820	72,008,320	76,239,826	80,701,840	85,406,455
CIGARETTE STAMP TAX	1,373,143	1,441,800	1,513,890	1,589,585	1,669,064	1,752,517	1,840,143	1,932,151	2,028,758	2,130,196	2,236,706
FINANCIAL EXCISE TAX	2,025,333	2,126,600	2,232,930	2,344,576	2,461,805	2,584,895	2,714,140	2,849,847	2,992,339	3,141,956	3,299,054
GASOLINE TAX	11,931,622	12,528,203	13,154,613	13,812,344	14,502,961	15,228,109	15,989,514	16,788,990	17,628,440	18,509,862	19,435,355
OTHER TAX INCLUDING STORMWATER & UTILITIES	4,103,027	4,899,861	5,754,287	6,669,717	7,649,751	8,698,182	9,819,013	11,016,464	12,294,982	13,659,256	15,114,231
OTHER TOBACCO TAX	1,133,465	1,190,138	1,249,645	1,312,128	1,377,734	1,446,621	1,518,952	1,594,899	1,674,644	1,758,376	1,846,295
AD VALOREM	29,212,881	30,673,525	32,207,201	33,817,561	35,508,439	38,617,238	41,921,478	45,432,132	49,160,756	53,119,521	57,321,246
RENTAL AND LEASING TAX	12,995,622	14,010,578	15,087,237	16,229,012	17,439,499	18,722,481	20,081,942	21,522,077	23,047,299	24,662,256	26,371,839
ROOM TAX	11,561,999	12,161,052	12,790,686	13,452,449	14,147,967	14,878,948	15,647,185	16,454,563	17,303,061	18,194,756	19,131,833
SALES TAX INCLUDING SSUT	280,255,018	301,546,782	324,121,505	348,049,885	373,406,354	400,269,265	428,721,100	460,232,804	493,622,364	528,992,738	566,452,310
GRAND TOTAL	406,586,075	435,395,713	465,900,244	498,192,043	532,368,336	570,211,343	610,283,239	654,089,696	700,485,245	749,611,303	801,616,718

ALL CITY INCLUDING PJ											
REVENUE CATEGORY - SCENARIO D	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11
BEER AND LIQUOR TAX	2,910,708	3,074,501	3,247,032	3,428,754	3,620,142	3,821,699	4,033,950	4,257,449	4,492,777	4,740,544	5,001,394
BUSINESS LICENSES	49,073,103	51,721,555	54,508,272	57,440,345	60,525,221	64,099,594	67,869,129	71,844,077	76,035,218	80,453,883	85,111,989
CIGARETTE STAMP TAX	1,373,143	1,441,800	1,513,890	1,589,585	1,669,064	1,752,517	1,840,143	1,932,151	2,028,758	2,130,196	2,236,706
FINANCIAL EXCISE TAX	2,025,333	2,126,600	2,232,930	2,344,576	2,461,805	2,584,895	2,714,140	2,849,847	2,992,339	3,141,956	3,299,054
GASOLINE TAX	11,931,622	12,528,203	13,154,613	13,812,344	14,502,961	15,228,109	15,989,514	16,788,990	17,628,440	18,509,862	19,435,355
OTHER TAX INCLUDING STORMWATER & UTILITIES	4,057,136	4,804,408	5,605,375	6,463,214	7,381,271	8,363,078	9,412,358	10,533,036	11,729,249	13,005,360	14,365,965
OTHER TOBACCO TAX	1,133,465	1,190,138	1,249,645	1,312,128	1,377,734	1,446,621	1,518,952	1,594,899	1,674,644	1,758,376	1,846,295
AD VALOREM	29,212,881	30,673,525	32,207,201	33,817,561	35,508,439	38,543,439	41,767,976	45,192,662	48,828,670	52,687,769	56,782,354
RENTAL AND LEASING TAX	12,692,966	13,381,053	14,105,148	14,867,098	15,668,847	16,512,435	17,400,006	18,333,815	19,316,229	20,349,734	21,436,946
ROOM TAX	11,560,382	12,157,688	12,785,438	13,445,172	14,138,506	14,867,140	15,632,856	16,437,528	17,283,125	18,171,714	19,105,465
SALES TAX INCLUDING SSUT	280,180,417	301,391,612	323,879,432	347,714,191	372,969,911	399,724,517	428,060,037	459,331,222	492,462,012	527,554,267	564,715,211
GRAND TOTAL	406,151,157	434,491,084	464,488,978	496,234,967	529,823,902	566,944,045	606,239,063	649,095,676	694,471,460	742,503,663	793,336,735

REVENUES IN PROPOSED ANNEXATION AREAS A -D ACTUALS OVER 10 YEARS

REVENUE CATEGORY - A	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
BEER AND LIQUOR TAX	7,295	8,947	8,331	9,513	6,819	10,025	12,235	14,345	36,139	50,363
		18%	-7%	12%	-40%	32%	18%	15%	60%	28%
BUSINESS LICENSE	390,863	418,000	471,230	447,951	464,393	444,718	475,260	507,663	519,253	633,751
		6%	11%	-5%	4%	-4%	6%	6%	2%	18%
AD VALOREM	1,525,314	1,523,988	1,534,828	1,646,230	1,679,071	1,707,110	1,776,385	1,990,493	2,060,122	2,073,698
		0%	1%	7%	2%	2%	4%	11%	3%	1%
RENTAL AND LEASING TAX	176,269	167,556	246,965	244,171	251,454	267,883	291,100	289,533	383,437	407,868
		-5%	32%	-1%	3%	6%	8%	-1%	24%	6%
ROOM TAX	0	0	0	0	0	0	0	0	0	19,750
		0%	0%	0%	0%	0%	0%	0%	0%	100%
SALES TAX	4,271,640	4,421,492	4,773,025	4,801,382	4,592,999	4,813,903	4,982,973	5,413,098	6,463,529	7,034,639
		3%	7%	1%	-5%	5%	3%	8%	16%	8%
GRAND TOTAL	6,371,381	6,539,983	7,034,379	7,149,247	6,994,803	7,243,683	7,537,953	8,215,267	9,462,525	10,220,071
		3%	7%	2%	-2%	3%	4%	8%	13%	7%

REVENUE CATEGORY - B	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
BEER AND LIQUOR TAX	2,054	2,927	2,589	3,401	2,330	4,123	7,658	9,047	14,245	17,210
		30%	-13%	24%	-46%	43%	46%	15%	36%	17%
BUSINESS LICENSE	315,370	342,116	388,453	351,079	374,882	354,305	367,255	397,357	406,476	504,872
		8%	12%	-11%	6%	-6%	4%	8%	2%	19%
AD VALOREM	1,222,932	1,225,332	1,226,583	1,304,880	1,322,893	1,337,296	1,381,862	1,518,404	1,572,360	1,560,696
		0%	0%	6%	1%	1%	3%	9%	3%	-1%
RENTAL AND LEASING TAX	143,846	119,333	198,713	203,483	204,655	218,381	214,072	247,405	331,422	346,380
		-21%	40%	2%	1%	6%	-2%	13%	25%	4%
ROOM TAX	0	0	0	0	0	0	0	0	0	19,750
		0%	0%	0%	0%	0%	0%	0%	0%	100%
SALES TAX	3,462,235	3,584,558	3,935,204	3,955,592	3,705,497	3,970,067	4,068,921	4,391,066	5,268,481	5,797,280
		3%	9%	1%	-7%	7%	2%	7%	17%	9%
GRAND TOTAL	5,146,437	5,274,266	5,751,542	5,818,435	5,610,257	5,884,172	6,039,769	6,563,279	7,592,985	8,246,189
		2%	8%	1%	-4%	5%	3%	8%	14%	8%

REVENUE CATEGORY - C	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
BEER AND LIQUOR TAX	2,054	2,927	2,589	3,401	2,340	4,123	7,658	9,047	14,245	17,210
		30%	-13%	24%	-45%	43%	46%	15%	36%	17%
BUSINESS LICENSE	297,691	322,187	368,278	329,123	353,893	336,396	349,499	378,805	386,079	483,678
		8%	13%	-12%	7%	-5%	4%	8%	2%	20%
AD VALOREM	1,085,950	1,085,824	1,085,963	1,159,110	1,175,561	1,186,625	1,230,357	1,363,852	1,413,395	1,401,732
		0%	0%	6%	1%	1%	4%	10%	4%	-1%
RENTAL AND LEASING TAX	142,408	118,286	197,398	202,120	203,128	217,124	213,354	245,673	328,168	344,212
		-20%	40%	2%	0%	6%	-2%	13%	25%	5%
ROOM TAX	0	0	0	0	0	0	0	0	0	19,750
		0%	0%	0%	0%	0%	0%	0%	0%	100%
SALES TAX	3,445,143	3,563,267	3,910,472	3,925,361	3,694,923	3,968,625	4,067,339	4,389,835	5,267,537	5,793,207
		3%	9%	0%	-6%	7%	2%	7%	17%	9%
GRAND TOTAL	4,973,246	5,092,491	5,564,700	5,619,115	5,429,845	5,712,893	5,868,208	6,387,212	7,409,425	8,059,790
		2%	8%	1%	-3%	5%	3%	8%	14%	8%

REVENUE CATEGORY - D	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
BEER AND LIQUOR TAX	2,054	2,927	2,589	3,401	2,340	4,123	7,658	9,047	14,245	17,210
		30%	-13%	24%	-45%	43%	46%	15%	36%	17%
BUSINESS LICENSE	276,689	298,745	341,702	307,932	335,123	317,230	331,457	361,173	366,252	459,035
		7%	13%	-11%	8%	-6%	4%	8%	1%	20%
AD VALOREM	1,017,434	1,015,791	1,015,740	1,082,950	1,100,170	1,111,489	1,155,320	1,289,048	1,333,735	1,587,993
		0%	0%	6%	2%	1%	4%	10%	3%	16%
RENTAL AND LEASING TAX	61,957	56,943	53,421	50,984	49,216	48,056	46,586	47,387	53,943	50,371
		-9%	-7%	-5%	-4%	-2%	-3%	2%	12%	-7%
ROOM TAX	0	0	0	0	0	0	0	0	0	18,180
		0%	0%	0%	0%	0%	0%	0%	0%	100%
SALES TAX	3,387,307	3,518,843	3,847,692	3,888,133	3,639,124	3,911,127	4,021,559	4,325,695	5,201,419	5,720,779
		4%	9%	1%	-7%	7%	3%	7%	17%	9%
GRAND TOTAL	4,745,441	4,893,249	5,261,144	5,333,400	5,125,973	5,392,025	5,562,581	6,032,350	6,969,595	7,853,569
		3%	7%	1%	-4%	5%	3%	8%	13%	11%

As you can see, the actual revenues in the proposed annexation areas A-D show a very similar growth of 5% over 10 years. The largest revenue source is sales tax in all four areas with an average of 70%.

Note: In FY2016-17, the City changed general ledger software, so the information comes from two different systems which made it difficult to calculate FY2017.

ESTIMATED REVENUES ANNEXATION AREA A-D - GROWTH RATE 3%

REVENUE CATEGORY - A	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11
BEER AND LIQUOR TAX	51,874	53,430	55,033	56,684	58,385	60,136	61,940	63,798	65,712	67,684	69,714
BUSINESS LICENSE	261,105	268,939	277,007	285,317	293,876	756,732	779,434	802,817	826,901	851,708	877,260
AD VALOREM	0	0	0	0	0	2,012,239	2,072,606	2,134,784	2,198,828	2,264,793	2,332,737
RENTAL AND LEASING TAX	420,104	432,707	445,688	459,059	472,831	487,016	501,626	516,675	532,175	548,140	564,585
ROOM TAX	20,343	20,953	21,581	22,229	22,896	23,583	24,290	25,019	25,769	26,542	27,339
SALES TAX	8,345,678	8,596,049	8,853,930	9,119,548	9,393,134	9,674,928	9,965,176	10,264,131	10,572,055	10,889,217	11,215,894
STORMWATER & UTILITIES	791,584	815,332	839,791	864,985	890,935	917,663	945,193	973,548	1,002,755	1,032,838	1,063,823
SSUT	0	0	0	0	0	0	0	1,955,586	2,014,254	2,074,681	2,136,922
GRAND TOTAL	9,890,688	10,187,409	10,493,031	10,807,822	11,132,056	13,932,296	14,350,265	16,736,359	17,238,450	17,755,603	18,288,272

REVENUE CATEGORY - B	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11
BEER AND LIQUOR TAX	17,726	18,258	18,806	19,370	19,951	20,550	21,166	21,801	22,455	23,129	23,823
BUSINESS LICENSE	208,007	214,247	220,675	227,295	234,114	602,844	620,929	639,557	658,743	678,506	698,861
AD VALOREM	0	0	0	0	0	1,509,096	1,554,369	1,601,000	1,649,030	1,698,501	1,749,456
RENTAL AND LEASING TAX	356,771	367,475	378,499	389,854	401,549	413,596	426,004	438,784	451,947	465,506	479,471
ROOM TAX	20,343	20,953	21,581	22,229	22,896	23,583	24,290	25,019	25,769	26,542	27,339
SALES TAX	7,071,198	7,283,334	7,501,834	7,726,889	7,958,696	8,197,457	8,443,381	8,696,682	8,957,583	9,226,310	9,503,099
STORMWATER & UTILITIES	615,095	633,548	652,554	672,131	692,295	713,064	734,456	756,489	779,184	802,559	826,636
SSUT	0	0	0	0	0	0	0	1,499,616	1,544,604	1,590,943	1,638,671
GRAND TOTAL	8,289,141	8,537,815	8,793,950	9,057,768	9,329,501	11,480,188	11,824,594	13,678,948	14,089,316	14,511,996	14,947,355

REVENUE CATEGORY - C	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11
BEER AND LIQUOR TAX	17,726	18,258	18,806	19,370	19,951	20,550	21,166	21,801	22,455	23,129	23,823
BUSINESS LICENSE	199,275	205,254	211,411	217,754	224,286	577,537	594,863	612,709	631,090	650,023	669,523
AD VALOREM	0	0	0	0	0	1,333,377	1,373,378	1,414,580	1,457,017	1,500,728	1,545,749
RENTAL AND LEASING TAX	354,538	365,175	376,130	387,414	399,036	411,007	423,337	436,037	449,119	462,592	476,470
ROOM TAX	20,343	20,953	21,581	22,229	22,896	23,583	24,290	25,019	25,769	26,542	27,339
SALES TAX	7,067,003	7,279,013	7,497,384	7,722,305	7,953,974	8,192,594	8,438,371	8,691,523	8,952,268	9,220,836	9,497,461
STORMWATER & UTILITIES	574,449	591,682	609,433	627,716	646,547	665,944	685,922	706,500	727,695	749,526	772,011
SSUT	0	0	0	0	0	0	0	1,384,127	1,425,651	1,468,420	1,512,473
GRAND TOTAL	8,233,335	8,480,335	8,734,745	8,996,787	9,266,691	11,224,591	11,561,328	13,292,295	13,691,064	14,101,796	14,524,850

REVENUE CATEGORY - D	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11
BEER AND LIQUOR TAX	17,726	18,258	18,806	19,370	19,951	20,550	21,166	21,801	22,455	23,129	23,823
BUSINESS LICENSE	189,122	194,796	200,640	206,659	212,859	548,112	564,555	581,492	598,937	616,905	635,412
AD VALOREM	0	0	0	0	0	1,259,578	1,297,365	1,336,286	1,376,375	1,417,666	1,460,196
RENTAL AND LEASING TAX	51,882	53,439	55,042	56,693	58,394	60,146	61,950	63,808	65,723	67,694	69,725
ROOM TAX	18,725	19,287	19,866	20,462	21,076	21,708	22,359	23,030	23,721	24,432	25,165
SALES TAX	6,992,402	7,202,174	7,418,240	7,640,787	7,870,010	8,106,111	8,349,294	8,599,773	8,857,766	9,123,499	9,397,204
STORMWATER & UTILITIES	528,558	544,415	560,747	577,570	594,897	612,744	631,126	650,060	669,561	689,648	710,338
SSUT	0	0	0	0	0	0	0	1,268,410	1,306,462	1,345,656	1,386,026
GRAND TOTAL	7,798,417	8,032,369	8,273,340	8,521,540	8,777,187	10,628,947	10,947,816	12,544,660	12,921,000	13,308,630	13,707,889

REVENUES IN PROPOSED ANNEXATION AREAS A -D ACTUALS OVER 10 YEARS

REVENUE CATEGORY - A	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
BEER AND LIQUOR TAX	7,295	8,947	8,331	9,513	6,819	10,025	12,235	14,345	36,139	50,363
		18%	-7%	12%	-40%	32%	18%	15%	60%	28%
BUSINESS LICENSE	390,863	418,000	471,230	447,951	464,393	444,718	475,260	507,663	519,253	633,751
		6%	11%	-5%	4%	-4%	6%	6%	2%	18%
AD VALOREM	1,525,314	1,523,988	1,534,828	1,646,230	1,679,071	1,707,110	1,776,385	1,990,493	2,060,122	2,073,698
		0%	1%	7%	2%	2%	4%	11%	3%	1%
RENTAL AND LEASING TAX	176,269	167,556	246,965	244,171	251,454	267,883	291,100	289,533	383,437	407,868
		-5%	32%	-1%	3%	6%	8%	-1%	24%	6%
ROOM TAX	0	0	0	0	0	0	0	0	0	19,750
		0%	0%	0%	0%	0%	0%	0%	0%	100%
SALES TAX	4,271,640	4,421,492	4,773,025	4,801,382	4,592,999	4,813,903	4,982,973	5,413,098	6,463,529	7,034,639
		3%	7%	1%	-5%	5%	3%	8%	16%	8%
GRAND TOTAL	6,371,381	6,539,983	7,034,379	7,149,247	6,994,803	7,243,683	7,537,953	8,215,267	9,462,525	10,220,071
		3%	7%	2%	-2%	3%	4%	8%	13%	7%

REVENUE CATEGORY - B	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
BEER AND LIQUOR TAX	2,054	2,927	2,589	3,401	2,330	4,123	7,658	9,047	14,245	17,210
		30%	-13%	24%	-46%	43%	46%	15%	36%	17%
BUSINESS LICENSE	315,370	342,116	388,453	351,079	374,882	354,305	367,255	397,357	406,476	504,872
		8%	12%	-11%	6%	-6%	4%	8%	2%	19%
AD VALOREM	1,222,932	1,225,332	1,226,583	1,304,880	1,322,893	1,337,296	1,381,862	1,518,404	1,572,360	1,560,696
		0%	0%	6%	1%	1%	3%	9%	3%	-1%
RENTAL AND LEASING TAX	143,846	119,333	198,713	203,483	204,655	218,381	214,072	247,405	331,422	346,380
		-21%	40%	2%	1%	6%	-2%	13%	25%	4%
ROOM TAX	0	0	0	0	0	0	0	0	0	19,750
		0%	0%	0%	0%	0%	0%	0%	0%	100%
SALES TAX	3,462,235	3,584,558	3,935,204	3,955,592	3,705,497	3,970,067	4,068,921	4,391,066	5,268,481	5,797,280
		3%	9%	1%	-7%	7%	2%	7%	17%	9%
GRAND TOTAL	5,146,437	5,274,266	5,751,542	5,818,435	5,610,257	5,884,172	6,039,769	6,563,279	7,592,985	8,246,189
		2%	8%	1%	-4%	5%	3%	8%	14%	8%

REVENUE CATEGORY - C	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
BEER AND LIQUOR TAX	2,054	2,927	2,589	3,401	2,340	4,123	7,658	9,047	14,245	17,210
		30%	-13%	24%	-45%	43%	46%	15%	36%	17%
BUSINESS LICENSE	297,691	322,187	368,278	329,123	353,893	336,396	349,499	378,805	386,079	483,678
		8%	13%	-12%	7%	-5%	4%	8%	2%	20%
AD VALOREM	1,085,950	1,085,824	1,085,963	1,159,110	1,175,561	1,186,625	1,230,357	1,363,852	1,413,395	1,401,732
		0%	0%	6%	1%	1%	4%	10%	4%	-1%
RENTAL AND LEASING TAX	142,408	118,286	197,398	202,120	203,128	217,124	213,354	245,673	328,168	344,212
		-20%	40%	2%	0%	6%	-2%	13%	25%	5%
ROOM TAX	0	0	0	0	0	0	0	0	0	19,750
		0%	0%	0%	0%	0%	0%	0%	0%	100%
SALES TAX	3,445,143	3,563,267	3,910,472	3,925,361	3,694,923	3,968,625	4,067,339	4,389,835	5,267,537	5,793,207
		3%	9%	0%	-6%	7%	2%	7%	17%	9%
GRAND TOTAL	4,973,246	5,092,491	5,564,700	5,619,115	5,429,845	5,712,893	5,868,208	6,387,212	7,409,425	8,059,790
		2%	8%	1%	-3%	5%	3%	8%	14%	8%

REVENUE CATEGORY - D	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
BEER AND LIQUOR TAX	2,054	2,927	2,589	3,401	2,340	4,123	7,658	9,047	14,245	17,210
		30%	-13%	24%	-45%	43%	46%	15%	36%	17%
BUSINESS LICENSE	276,689	298,745	341,702	307,932	335,123	317,230	331,457	361,173	366,252	459,035
		7%	13%	-11%	8%	-6%	4%	8%	1%	20%
AD VALOREM	1,017,434	1,015,791	1,015,740	1,082,950	1,100,170	1,111,489	1,155,320	1,289,048	1,333,735	1,587,993
		0%	0%	6%	2%	1%	4%	10%	3%	16%
RENTAL AND LEASING TAX	61,957	56,943	53,421	50,984	49,216	48,056	46,586	47,387	53,943	50,371
		-9%	-7%	-5%	-4%	-2%	-3%	2%	12%	-7%
ROOM TAX	0	0	0	0	0	0	0	0	0	18,180
		0%	0%	0%	0%	0%	0%	0%	0%	100%
SALES TAX	3,387,307	3,518,843	3,847,692	3,888,133	3,639,124	3,911,127	4,021,559	4,325,695	5,201,419	5,720,779
		4%	9%	1%	-7%	7%	3%	7%	17%	9%
GRAND TOTAL	4,745,441	4,893,249	5,261,144	5,333,400	5,125,973	5,392,025	5,562,581	6,032,350	6,969,595	7,853,569
		3%	7%	1%	-4%	5%	3%	8%	13%	11%

As you can see, the actual revenues in the proposed annexation areas A-D show a very similar growth of 5% over 10 years. The largest revenue source is sales tax in all four areas with an average of 70%.

Note: In FY2016-17, the City changed general ledger software, so the information comes from two different systems which made it difficult to calculate FY2017.

ESTIMATED REVENUES ANNEXATION AREA A-D - GROWTH RATE 5%

REVENUE CATEGORY - A	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11
BEER AND LIQUOR TAX	52,881	55,525	58,301	61,217	64,277	67,491	70,866	74,409	78,130	82,036	86,138
BUSINESS LICENSE	266,175	279,484	293,458	308,131	323,538	849,287	891,751	936,339	983,156	1,032,314	1,083,929
AD VALOREM	0	0	0	0	0	2,012,239	2,112,851	2,218,493	2,329,418	2,445,889	2,568,184
RENTAL AND LEASING TAX	428,261	449,674	472,158	495,766	520,554	546,582	573,911	602,607	632,737	664,374	697,593
ROOM TAX	20,738	21,774	22,863	24,006	25,207	26,467	27,790	29,180	30,639	32,171	33,779
SALES TAX	8,486,371	8,910,689	9,356,224	9,824,035	10,315,237	10,830,999	11,372,549	11,941,176	12,538,235	13,165,147	13,823,404
STORMWATER & UTILITIES	791,584	831,163	872,721	916,357	962,175	1,010,284	1,060,798	1,113,838	1,169,530	1,228,007	1,289,407
SSUT	0	0	0	0	0	0	0	1,955,586	2,053,365	2,156,034	2,263,835
GRAND TOTAL	10,046,010	10,548,311	11,075,726	11,629,513	12,210,988	15,343,349	16,110,516	18,871,628	19,815,210	20,805,970	21,846,269

REVENUE CATEGORY - B	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11
BEER AND LIQUOR TAX	18,071	18,974	19,923	20,919	21,965	23,063	24,216	25,427	26,698	28,033	29,435
BUSINESS LICENSE	212,046	222,649	233,781	245,470	257,744	676,577	710,406	745,926	783,222	822,383	863,502
AD VALOREM	0	0	0	0	0	1,509,096	1,584,551	1,663,778	1,746,967	1,834,316	1,926,031
RENTAL AND LEASING TAX	363,699	381,884	400,978	421,027	442,078	464,182	487,391	511,761	537,349	564,217	592,427
ROOM TAX	20,738	21,774	22,863	24,006	25,207	26,467	27,790	29,180	30,639	32,171	33,779
SALES TAX	7,187,144	7,546,501	7,923,826	8,320,018	8,736,018	9,172,819	9,631,460	10,113,033	10,618,685	11,149,619	11,707,100
STORMWATER & UTILITIES	615,095	645,850	678,142	712,049	747,652	785,034	824,286	865,500	908,775	954,214	1,001,925
SSUT	0	0	0	0	0	0	0	1,499,616	1,574,597	1,653,327	1,735,993
GRAND TOTAL	8,416,792	8,837,632	9,279,513	9,743,489	10,230,664	12,657,239	13,290,101	15,454,222	16,226,933	17,038,280	17,890,193

REVENUE CATEGORY - C	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11
BEER AND LIQUOR TAX	18,071	18,974	19,923	20,919	21,965	23,063	24,216	25,427	26,698	28,033	29,435
BUSINESS LICENSE	203,145	213,302	223,967	235,165	246,924	648,175	680,584	714,613	750,343	787,860	827,254
AD VALOREM	0	0	0	0	0	1,333,377	1,400,046	1,470,048	1,543,551	1,620,728	1,701,764
RENTAL AND LEASING TAX	361,423	379,494	398,468	418,392	439,311	461,277	484,341	508,558	533,986	560,685	588,719
ROOM TAX	20,738	21,774	22,863	24,006	25,207	26,467	27,790	29,180	30,639	32,171	33,779
SALES TAX	7,182,867	7,542,011	7,919,111	8,315,067	8,730,820	9,167,361	9,625,729	10,107,016	10,612,366	11,142,985	11,700,134
STORMWATER & UTILITIES	574,449	603,171	633,330	664,997	698,246	733,159	769,817	808,307	848,723	891,159	935,717
SSUT	0	0	0	0	0	0	0	1,384,127	1,453,333	1,526,000	1,602,300
GRAND TOTAL	8,360,692	8,778,726	9,217,663	9,678,546	10,162,473	12,392,879	13,012,522	15,047,276	15,799,639	16,589,621	17,419,102

REVENUE CATEGORY - D	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11
BEER AND LIQUOR TAX	18,071	18,974	19,923	20,919	21,965	23,063	24,216	25,427	26,698	28,033	29,435
BUSINESS LICENSE	192,795	202,434	212,556	223,184	234,343	615,151	645,908	678,204	712,114	747,720	785,106
AD VALOREM	0	0	0	0	0	1,259,578	1,322,557	1,388,685	1,458,119	1,531,025	1,607,576
RENTAL AND LEASING TAX	52,890	55,534	58,311	61,226	64,288	67,502	70,877	74,421	78,142	82,049	86,152
ROOM TAX	19,089	20,043	21,046	22,098	23,203	24,363	25,581	26,860	28,203	29,613	31,094
SALES TAX	7,106,818	7,462,159	7,835,267	8,227,030	8,638,382	9,070,301	9,523,816	10,000,007	10,500,007	11,025,007	11,576,258
STORMWATER & UTILITIES	528,558	554,986	582,735	611,872	642,466	674,589	708,318	743,734	780,921	819,967	860,965
SSUT	0	0	0	0	0	0	0	1,268,410	1,331,831	1,398,422	1,468,343
GRAND TOTAL	7,918,220	8,314,131	8,729,837	9,166,329	9,624,646	11,734,546	12,321,274	14,205,747	14,916,035	15,661,836	16,444,928

CITY OF MOBILE ACTUAL REVENUES - 16 YEARS

This is City-wide revenues including the Police Jurisdiction over 16 years.

ALL CITY INCLUDING PJ REVENUE CATEGORY	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
BEER AND LIQUOR TAX	1,933,147	2,027,597	2,137,149	2,196,467	2,005,816	2,031,632	2,078,692	2,025,855	2,100,654	2,154,493	2,111,186	2,165,235	2,306,577	2,330,339	2,748,130	2,755,220
		5%	5%	3%	-10%	1%	2%	-3%	4%	2%	-2%	2%	6%	1%	15%	0%
BUSINESS LICENSES	34,897,359	36,575,320	36,964,403	35,851,483	35,827,742	36,398,583	36,506,568	38,953,447	39,146,911	39,821,714	39,302,982	39,102,610	40,811,363	42,147,920	40,014,656	46,556,172
		5%	1%	-3%	0%	2%	0%	6%	0%	2%	-1%	-1%	4%	3%	-5%	14%
CIGARETTE STAMP TAX	2,229,154	2,188,771	2,253,663	2,370,001	2,234,212	2,200,090	1,993,093	1,815,029	1,743,039	1,701,496	1,727,163	1,429,212	1,370,651	1,450,373	1,283,276	1,307,756
		-2%	3%	5%	-6%	-2%	-10%	-10%	-4%	-2%	1%	-21%	-4%	5%	-13%	2%
FINANCIAL EXCISE TAX	1,286,414	160,627	1,320,726	79,224	77,098	147,964	363,317	399,417	382,673	560,580	746,838	905,789	1,221,786	2,143,592	2,326,876	1,928,889
		-701%	88%	-1567%	-3%	48%	59%	9%	-4%	32%	25%	18%	26%	43%	8%	-21%
GASOLINE TAX	10,020,374	9,844,289	9,931,278	10,213,140	10,115,711	9,680,456	9,499,092	9,474,098	10,113,787	10,471,152	10,535,475	10,497,553	10,475,804	11,072,017	11,259,472	11,363,449
		-2%	1%	3%	-1%	-4%	-2%	0%	6%	3%	1%	0%	0%	5%	2%	1%
OTHER TAX	149,248	199,508	117,732	105,055	114,016	71,835	87,363	366,789	418,363	357,022	372,052	375,176	2,659,021	2,660,691	3,321,312	3,360,551
		25%	-69%	-12%	8%	-59%	18%	76%	12%	-17%	4%	1%	86%	0%	20%	1%
OTHER TOBACCO TAX	444,535	434,013	455,907	462,814	459,774	411,393	432,831	442,344	480,735	452,886	453,701	727,337	859,699	915,762	1,013,172	1,079,491
		-2%	5%	1%	-1%	-12%	5%	2%	8%	-6%	0%	38%	15%	6%	10%	6%
AD VALOREM	13,200,778	14,938,843	15,969,310	16,077,830	16,093,899	16,262,921	16,364,038	17,130,837	18,293,200	19,241,503	21,054,534	21,800,271	22,310,001	22,593,559	27,364,036	27,821,791
		12%	6%	1%	0%	1%	1%	4%	6%	5%	9%	3%	2%	1%	17%	2%
RENTAL AND LEASING TAX	6,545,007	7,026,004	6,749,926	7,292,437	7,685,252	6,309,404	8,015,192	8,497,843	9,220,699	9,465,186	9,342,202	9,536,273	10,572,006	10,343,709	12,076,052	12,039,128
		7%	-4%	7%	5%	-22%	21%	6%	8%	3%	-1%	2%	10%	-2%	14%	0%
ROOM TAX	6,095,725	6,826,153	6,363,947	8,037,816	6,777,711	6,666,078	6,904,961	7,179,983	7,533,674	7,882,298	8,269,682	8,888,287	8,975,106	7,311,753	9,395,595	10,992,054
		11%	-7%	21%	-19%	-2%	3%	4%	5%	4%	5%	7%	1%	-23%	22%	15%
SALES TAX	141,630,986	147,825,619	140,192,763	150,204,007	171,800,898	141,930,451	172,619,478	180,535,271	188,196,668	189,812,554	189,238,984	196,726,172	204,646,453	215,332,706	246,757,040	260,179,061
		4%	-5%	7%	13%	-21%	18%	4%	4%	1%	0%	4%	4%	5%	13%	5%
GRAND TOTAL	218,432,727	228,046,738	222,456,804	232,890,258	253,192,128	222,110,806	254,864,627	266,820,914	277,630,405	281,920,883	283,154,800	292,153,913	306,208,467	318,302,420	357,559,617	379,383,562

ESTIMATED REVENUES BY POPULATION GROWTH

ALL CITY INCLUDING PJ REVENUE CATEGORY - SCENARIO A	13.23898% YEAR 10
BEER AND LIQUOR TAX	3,177,014
BUSINESS LICENSES	53,437,388
CIGARETTE STAMP TAX	1,480,889
FINANCIAL EXCISE TAX	2,184,254
GASOLINE TAX	12,867,854
OTHER TAX INCLUDING STORMWATER & UTILITIES	3,805,453
OTHER TOBACCO TAX	1,222,404
AD VALOREM	33,853,347
RENTAL AND LEASING TAX	14,094,851
ROOM TAX	12,469,654
SALES TAX INCLUDING SSUT	296,838,601
GRAND TOTAL	435,431,710

ALL CITY INCLUDING PJ																
REVENUE CATEGORY	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
BEER AND LIQUOR TAX	1,933,147	2,027,597	2,137,149	2,196,467	2,005,816	2,031,632	2,078,692	2,025,855	2,100,654	2,154,493	2,111,186	2,165,235	2,306,577	2,330,339	2,748,130	2,755,220
		5%	5%	3%	-10%	1%	2%	-3%	4%	2%	-2%	2%	6%	1%	15%	0%
BUSINESS LICENSES	34,897,359	36,575,320	36,964,403	35,851,483	35,827,742	36,398,583	36,506,568	38,953,447	39,146,911	39,821,714	39,302,982	39,102,610	40,811,363	42,147,920	40,014,656	46,556,172
		5%	1%	-3%	0%	2%	0%	6%	0%	2%	-1%	-1%	4%	3%	-5%	14%
CIGARETTE STAMP TAX	2,229,154	2,188,771	2,253,663	2,370,001	2,234,212	2,200,090	1,993,093	1,815,029	1,743,039	1,701,496	1,727,163	1,429,212	1,370,651	1,450,373	1,283,276	1,307,756
		-2%	3%	5%	-6%	-2%	-10%	-10%	-4%	-2%	1%	-21%	-4%	5%	-13%	2%
FINANCIAL EXCISE TAX	1,286,414	160,627	1,320,726	79,224	77,098	147,964	363,317	399,417	382,673	560,580	746,838	905,789	1,221,786	2,143,592	2,326,876	1,928,889
		-701%	88%	-1567%	-3%	48%	59%	9%	-4%	32%	25%	18%	26%	43%	8%	-21%
GASOLINE TAX	10,020,374	9,844,289	9,931,278	10,213,140	10,115,711	9,680,456	9,499,092	9,474,098	10,113,787	10,471,152	10,535,475	10,497,553	10,475,804	11,072,017	11,259,472	11,363,449
		-2%	1%	3%	-1%	-4%	-2%	0%	6%	3%	1%	0%	0%	5%	2%	1%
OTHER TAX	149,248	199,508	117,732	105,055	114,016	71,835	87,363	366,789	418,363	357,022	372,052	375,176	2,659,021	2,660,691	3,321,312	3,360,551
		25%	-69%	-12%	8%	-59%	18%	76%	12%	-17%	4%	1%	86%	0%	20%	1%
OTHER TOBACCO TAX	444,535	434,013	455,907	462,814	459,774	411,393	432,831	442,344	480,735	452,886	453,701	727,337	859,699	915,762	1,013,172	1,079,491
		-2%	5%	1%	-1%	-12%	5%	2%	8%	-6%	0%	38%	15%	6%	10%	6%
AD VALOREM	13,200,778	14,938,843	15,969,310	16,077,830	16,093,899	16,262,921	16,364,038	17,130,837	18,293,200	19,241,503	21,054,534	21,800,271	22,310,001	22,593,559	27,364,036	27,821,791
		12%	6%	1%	0%	1%	1%	4%	6%	5%	9%	3%	2%	1%	17%	2%
RENTAL AND LEASING TAX	6,545,007	7,026,004	6,749,926	7,292,437	7,685,252	6,309,404	8,015,192	8,497,843	9,220,699	9,465,186	9,342,202	9,536,273	10,572,006	10,343,709	12,076,052	12,039,128
		7%	-4%	7%	5%	-22%	21%	6%	8%	3%	-1%	2%	10%	-2%	14%	0%
ROOM TAX	6,095,725	6,826,153	6,363,947	8,037,816	6,777,711	6,666,078	6,904,961	7,179,983	7,533,674	7,882,298	8,269,682	8,888,287	8,975,106	7,311,753	9,395,595	10,992,054
		11%	-7%	21%	-19%	-2%	3%	4%	5%	4%	5%	7%	1%	-23%	22%	15%
SALES TAX	141,630,986	147,825,619	140,192,763	150,204,007	171,800,898	141,930,451	172,619,478	180,535,271	188,196,668	189,812,554	189,238,984	196,726,172	204,646,453	215,332,706	246,757,040	260,179,061
		4%	-5%	7%	13%	-21%	18%	4%	4%	1%	0%	4%	4%	5%	13%	5%
GRAND TOTAL	218,432,727	228,046,738	222,456,804	232,890,258	253,192,128	222,110,806	254,864,627	266,820,914	277,630,405	281,920,883	283,154,800	292,153,913	306,208,467	318,302,420	357,559,617	379,383,562

ALL CITY INCLUDING PJ	13.74941%
REVENUE CATEGORY - SCENARIO B	YEAR 10
BEER AND LIQUOR TAX	3,153,623
BUSINESS LICENSES	53,531,660
CIGARETTE STAMP TAX	1,487,564
FINANCIAL EXCISE TAX	2,194,099
GASOLINE TAX	12,925,857
OTHER TAX INCLUDING STORMWATER & UTILITIES	3,822,607
OTHER TOBACCO TAX	1,227,914
AD VALOREM	33,422,406
RENTAL AND LEASING TAX	14,088,442
ROOM TAX	12,525,862
SALES TAX INCLUDING SSUT	297,657,952
GRAND TOTAL	436,037,986

ALL CITY INCLUDING PJ																
REVENUE CATEGORY	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
BEER AND LIQUOR TAX	1,933,147	2,027,597	2,137,149	2,196,467	2,005,816	2,031,632	2,078,692	2,025,855	2,100,654	2,154,493	2,111,186	2,165,235	2,306,577	2,330,339	2,748,130	2,755,220
		5%	5%	3%	-10%	1%	2%	-3%	4%	2%	-2%	2%	6%	1%	15%	0%
BUSINESS LICENSES	34,897,359	36,575,320	36,964,403	35,851,483	35,827,742	36,398,583	36,506,568	38,953,447	39,146,911	39,821,714	39,302,982	39,102,610	40,811,363	42,147,920	40,014,656	46,556,172
		5%	1%	-3%	0%	2%	0%	6%	0%	2%	-1%	-1%	4%	3%	-5%	14%
CIGARETTE STAMP TAX	2,229,154	2,188,771	2,253,663	2,370,001	2,234,212	2,200,090	1,993,093	1,815,029	1,743,039	1,701,496	1,727,163	1,429,212	1,370,651	1,450,373	1,283,276	1,307,756
		-2%	3%	5%	-6%	-2%	-10%	-10%	-4%	-2%	1%	-21%	-4%	5%	-13%	2%
FINANCIAL EXCISE TAX	1,286,414	160,627	1,320,726	79,224	77,098	147,964	363,317	399,417	382,673	560,580	746,838	905,789	1,221,786	2,143,592	2,326,876	1,928,889
		-701%	88%	-1567%	-3%	48%	59%	9%	-4%	32%	25%	18%	26%	43%	8%	-21%
GASOLINE TAX	10,020,374	9,844,289	9,931,278	10,213,140	10,115,711	9,680,456	9,499,092	9,474,098	10,113,787	10,471,152	10,535,475	10,497,553	10,475,804	11,072,017	11,259,472	11,363,449
		-2%	1%	3%	-1%	-4%	-2%	0%	6%	3%	1%	0%	0%	5%	2%	1%
OTHER TAX	149,248	199,508	117,732	105,055	114,016	71,835	87,363	366,789	418,363	357,022	372,052	375,176	2,659,021	2,660,691	3,321,312	3,360,551
		25%	-69%	-12%	8%	-59%	18%	76%	12%	-17%	4%	1%	86%	0%	20%	1%
OTHER TOBACCO TAX	444,535	434,013	455,907	462,814	459,774	411,393	432,831	442,344	480,735	452,886	453,701	727,337	859,699	915,762	1,013,172	1,079,491
		-2%	5%	1%	-1%	-12%	5%	2%	8%	-6%	0%	38%	15%	6%	10%	6%
AD VALOREM	13,200,778	14,938,843	15,969,310	16,077,830	16,093,899	16,262,921	16,364,038	17,130,837	18,293,200	19,241,503	21,054,534	21,800,271	22,310,001	22,593,559	27,364,036	27,821,791
		12%	6%	1%	0%	1%	1%	4%	6%	5%	9%	3%	2%	1%	17%	2%
RENTAL AND LEASING TAX	6,545,007	7,026,004	6,749,926	7,292,437	7,685,252	6,309,404	8,015,192	8,497,843	9,220,699	9,465,186	9,342,202	9,536,273	10,572,006	10,343,709	12,076,052	12,039,128
		7%	-4%	7%	5%	-22%	21%	6%	8%	3%	-1%	2%	10%	-2%	14%	0%
ROOM TAX	6,095,725	6,826,153	6,363,947	8,037,816	6,777,711	6,666,078	6,904,961	7,179,983	7,533,674	7,882,298	8,269,682	8,888,287	8,975,106	7,311,753	9,395,595	10,992,054
		11%	-7%	21%	-19%	-2%	3%	4%	5%	4%	5%	7%	1%	-23%	22%	15%
SALES TAX	141,630,986	147,825,619	140,192,763	150,204,007	171,800,898	141,930,451	172,619,478	180,535,271	188,196,668	189,812,554	189,238,984	196,726,172	204,646,453	215,332,706	246,757,040	260,179,061
		4%	-5%	7%	13%	-21%	18%	4%	4%	1%	0%	4%	4%	5%	13%	5%
GRAND TOTAL	218,432,727	228,046,738	222,456,804	232,890,258	253,192,128	222,110,806	254,864,627	266,820,914	277,630,405	281,920,883	283,154,800	292,153,913	306,208,467	318,302,420	357,559,617	379,383,562

ALL CITY INCLUDING PJ	14.59830%
REVENUE CATEGORY - SCENARIO C	YEAR 10
BEER AND LIQUOR TAX	3,177,158
BUSINESS LICENSES	53,906,869
CIGARETTE STAMP TAX	1,498,666
FINANCIAL EXCISE TAX	2,210,474
GASOLINE TAX	13,044,953
OTHER TAX INCLUDING STORMWATER & UTILITIES	3,851,134
OTHER TOBACCO TAX	1,237,078
AD VALOREM	33,489,661
RENTAL AND LEASING TAX	14,191,097
ROOM TAX	12,619,340
SALES TAX INCLUDING SSUT	299,746,967
GRAND TOTAL	438,973,396

ALL CITY INCLUDING PJ																
REVENUE CATEGORY	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
BEER AND LIQUOR TAX	1,933,147	2,027,597	2,137,149	2,196,467	2,005,816	2,031,632	2,078,692	2,025,855	2,100,654	2,154,493	2,111,186	2,165,235	2,306,577	2,330,339	2,748,130	2,755,220
		5%	5%	3%	-10%	1%	2%	-3%	4%	2%	-2%	2%	6%	1%	15%	0%
BUSINESS LICENSES	34,897,359	36,575,320	36,964,403	35,851,483	35,827,742	36,398,583	36,506,568	38,953,447	39,146,911	39,821,714	39,302,982	39,102,610	40,811,363	42,147,920	40,014,656	46,556,172
		5%	1%	-3%	0%	2%	0%	6%	0%	2%	-1%	-1%	4%	3%	-5%	14%
CIGARETTE STAMP TAX	2,229,154	2,188,771	2,253,663	2,370,001	2,234,212	2,200,090	1,993,093	1,815,029	1,743,039	1,701,496	1,727,163	1,429,212	1,370,651	1,450,373	1,283,276	1,307,756
		-2%	3%	5%	-6%	-2%	-10%	-10%	-4%	-2%	1%	-21%	-4%	5%	-13%	2%
FINANCIAL EXCISE TAX	1,286,414	160,627	1,320,726	79,224	77,098	147,964	363,317	399,417	382,673	560,580	746,838	905,789	1,221,786	2,143,592	2,326,876	1,928,889
		-701%	88%	-1567%	-3%	48%	59%	9%	-4%	32%	25%	18%	26%	43%	8%	-21%
GASOLINE TAX	10,020,374	9,844,289	9,931,278	10,213,140	10,115,711	9,680,456	9,499,092	9,474,098	10,113,787	10,471,152	10,535,475	10,497,553	10,475,804	11,072,017	11,259,472	11,363,449
		-2%	1%	3%	-1%	-4%	-2%	0%	6%	3%	1%	0%	0%	5%	2%	1%
OTHER TAX	149,248	199,508	117,732	105,055	114,016	71,835	87,363	366,789	418,363	357,022	372,052	375,176	2,659,021	2,660,691	3,321,312	3,360,551
		25%	-69%	-12%	8%	-59%	18%	76%	12%	-17%	4%	1%	86%	0%	20%	1%
OTHER TOBACCO TAX	444,535	434,013	455,907	462,814	459,774	411,393	432,831	442,344	480,735	452,886	453,701	727,337	859,699	915,762	1,013,172	1,079,491
		-2%	5%	1%	-1%	-12%	5%	2%	8%	-6%	0%	38%	15%	6%	10%	6%
AD VALOREM	13,200,778	14,938,843	15,969,310	16,077,830	16,093,899	16,262,921	16,364,038	17,130,837	18,293,200	19,241,503	21,054,534	21,800,271	22,310,001	22,593,559	27,364,036	27,821,791
		12%	6%	1%	0%	1%	1%	4%	6%	5%	9%	3%	2%	1%	17%	2%
RENTAL AND LEASING TAX	6,545,007	7,026,004	6,749,926	7,292,437	7,685,252	6,309,404	8,015,192	8,497,843	9,220,699	9,465,186	9,342,202	9,536,273	10,572,006	10,343,709	12,076,052	12,039,128
		7%	-4%	7%	5%	-22%	21%	6%	8%	3%	-1%	2%	10%	-2%	14%	0%
ROOM TAX	6,095,725	6,826,153	6,363,947	8,037,816	6,777,711	6,666,078	6,904,961	7,179,983	7,533,674	7,882,298	8,269,682	8,888,287	8,975,106	7,311,753	9,395,595	10,992,054
		11%	-7%	21%	-19%	-2%	3%	4%	5%	4%	5%	7%	1%	-23%	22%	15%
SALES TAX	141,630,986	147,825,619	140,192,763	150,204,007	171,800,898	141,930,451	172,619,478	180,535,271	188,196,668	189,812,554	189,238,984	196,726,172	204,646,453	215,332,706	246,757,040	260,179,061
		4%	-5%	7%	13%	-21%	18%	4%	4%	1%	0%	4%	4%	5%	13%	5%
GRAND TOTAL	218,432,727	228,046,738	222,456,804	232,890,258	253,192,128	222,110,806	254,864,627	266,820,914	277,630,405	281,920,883	283,154,800	292,153,913	306,208,467	318,302,420	357,559,617	379,383,562

ALL CITY INCLUDING PJ	14.59830%
REVENUE CATEGORY - SCENARIO D	YEAR 10
BEER AND LIQUOR TAX	3,177,158
BUSINESS LICENSES	53,878,628
CIGARETTE STAMP TAX	1,498,666
FINANCIAL EXCISE TAX	2,210,474
GASOLINE TAX	13,022,320
OTHER TAX INCLUDING STORMWATER & UTILITIES	3,851,134
OTHER TOBACCO TAX	1,237,078
AD VALOREM	33,703,113
RENTAL AND LEASING TAX	13,854,360
ROOM TAX	12,617,541
SALES TAX INCLUDING SSUT	299,614,358
GRAND TOTAL	438,664,829

ALL CITY INCLUDING PJ																
REVENUE CATEGORY	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
BEER AND LIQUOR TAX	1,933,147	2,027,597	2,137,149	2,196,467	2,005,816	2,031,632	2,078,692	2,025,855	2,100,654	2,154,493	2,111,186	2,165,235	2,306,577	2,330,339	2,748,130	2,755,220
		5%	5%	3%	-10%	1%	2%	-3%	4%	2%	-2%	2%	6%	1%	15%	0%
BUSINESS LICENSES	34,897,359	36,575,320	36,964,403	35,851,483	35,827,742	36,398,583	36,506,568	38,953,447	39,146,911	39,821,714	39,302,982	39,102,610	40,811,363	42,147,920	40,014,656	46,556,172
		5%	1%	-3%	0%	2%	0%	6%	0%	2%	-1%	-1%	4%	3%	-5%	14%
CIGARETTE STAMP TAX	2,229,154	2,188,771	2,253,663	2,370,001	2,234,212	2,200,090	1,993,093	1,815,029	1,743,039	1,701,496	1,727,163	1,429,212	1,370,651	1,450,373	1,283,276	1,307,756
		-2%	3%	5%	-6%	-2%	-10%	-10%	-4%	-2%	1%	-21%	-4%	5%	-13%	2%
FINANCIAL EXCISE TAX	1,286,414	160,627	1,320,726	79,224	77,098	147,964	363,317	399,417	382,673	560,580	746,838	905,789	1,221,786	2,143,592	2,326,876	1,928,889
		-701%	88%	-1567%	-3%	48%	59%	9%	-4%	32%	25%	18%	26%	43%	8%	-21%
GASOLINE TAX	10,020,374	9,844,289	9,931,278	10,213,140	10,115,711	9,680,456	9,499,092	9,474,098	10,113,787	10,471,152	10,535,475	10,497,553	10,475,804	11,072,017	11,259,472	11,363,449
		-2%	1%	3%	-1%	-4%	-2%	0%	6%	3%	1%	0%	0%	5%	2%	1%
OTHER TAX	149,248	199,508	117,732	105,055	114,016	71,835	87,363	366,789	418,363	357,022	372,052	375,176	2,659,021	2,660,691	3,321,312	3,360,551
		25%	-69%	-12%	8%	-59%	18%	76%	12%	-17%	4%	1%	86%	0%	20%	1%
OTHER TOBACCO TAX	444,535	434,013	455,907	462,814	459,774	411,393	432,831	442,344	480,735	452,886	453,701	727,337	859,699	915,762	1,013,172	1,079,491
		-2%	5%	1%	-1%	-12%	5%	2%	8%	-6%	0%	38%	15%	6%	10%	6%
AD VALOREM	13,200,778	14,938,843	15,969,310	16,077,830	16,093,899	16,262,921	16,364,038	17,130,837	18,293,200	19,241,503	21,054,534	21,800,271	22,310,001	22,593,559	27,364,036	27,821,791
		12%	6%	1%	0%	1%	1%	4%	6%	5%	9%	3%	2%	1%	17%	2%
RENTAL AND LEASING TAX	6,545,007	7,026,004	6,749,926	7,292,437	7,685,252	6,309,404	8,015,192	8,497,843	9,220,699	9,465,186	9,342,202	9,536,273	10,572,006	10,343,709	12,076,052	12,039,128
		7%	-4%	7%	5%	-22%	21%	6%	8%	3%	-1%	2%	10%	-2%	14%	0%
ROOM TAX	6,095,725	6,826,153	6,363,947	8,037,816	6,777,711	6,666,078	6,904,961	7,179,983	7,533,674	7,882,298	8,269,682	8,888,287	8,975,106	7,311,753	9,395,595	10,992,054
		11%	-7%	21%	-19%	-2%	3%	4%	5%	4%	5%	7%	1%	-23%	22%	15%
SALES TAX	141,630,986	147,825,619	140,192,763	150,204,007	171,800,898	141,930,451	172,619,478	180,535,271	188,196,668	189,812,554	189,238,984	196,726,172	204,646,453	215,332,706	246,757,040	260,179,061
		4%	-5%	7%	13%	-21%	18%	4%	4%	1%	0%	4%	4%	5%	13%	5%
GRAND TOTAL	218,432,727	228,046,738	222,456,804	232,890,258	253,192,128	222,110,806	254,864,627	266,820,914	277,630,405	281,920,883	283,154,800	292,153,913	306,208,467	318,302,420	357,559,617	379,383,562

ALL CITY INCLUDING PJ	-4.13611%
REVENUE CATEGORY - NO ANNEXATION	YEAR 10
BEER AND LIQUOR TAX	2,641,261
BUSINESS LICENSES	44,630,558
CIGARETTE STAMP TAX	1,253,665
FINANCIAL EXCISE TAX	1,849,108
GASOLINE TAX	10,893,445
OTHER TAX INCLUDING STORMWATER & UTILITIES	3,221,555
OTHER TOBACCO TAX	1,034,842
AD VALOREM	26,671,051
RENTAL AND LEASING TAX	11,541,176
ROOM TAX	10,537,410
SALES TAX INCLUDING SSUT	249,417,769
GRAND TOTAL	363,691,840

Column	FUND NAME	ORG	OBJECT	OLD FUND	OLD COST	OLD ACCT	ACCOUNT DESCRIPTION	CAFR REVENUE TYPE	FY 2022
2005	STRATEGIC PLAN	20050001	33130	0523	0001	32217	BUSINESS LICENSES ON APARTMENT	LICENSES & PERMITS	\$0.00
2005	STRATEGIC PLAN	20050001	33120	0523	0001	32216	BUSINESS LICENSE INCREASE	LICENSES & PERMITS	\$0.00
2000	CAPITAL IMPROVEMENTS	20000001	33130	N/A	N/A	N/A	BUSINESS LICENSES ON APARTMENT	LICENSES & PERMITS	\$397,238.00
2000	CAPITAL IMPROVEMENTS	20000001	33120	N/A	N/A	N/A	BUSINESS LICENSE INCREASE	LICENSES & PERMITS	\$1,122,650.00
1000	GENERAL FUND	10000001	33170	N/A	N/A	N/A	BUSINESS LICENSE REFUNDS	LICENSES & PERMITS	-\$3,076.70
1000	GENERAL FUND	10000001	33140	0100	0001	32220	MOTOR VEHICLE USE LICENSE	LICENSES & PERMITS	\$642,973.42
1000	GENERAL FUND	10000001	33110	0100	0001	32212	BUSINESS LICENSE - PJ	LICENSES & PERMITS	\$2,277,182.87
1000	GENERAL FUND	10000001	33100	0100	0001	32210	BUSINESS LICENSE	LICENSES & PERMITS	\$42,119,204.82

ACCOUNT DESCRIPTION	CAFR REVENUE TYPE	FY 2021	FY 2020	FY 2019	FY 2018	FY 2017	FY 2016	FY 2015
BUSINESS LICENSES ON APARTMENT	LICENSES & PERMITS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$450,615.52	\$415,460.78
BUSINESS LICENSE INCREASE	LICENSES & PERMITS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,893,701.50	\$2,833,191.30
BUSINESS LICENSES ON APARTMENT	LICENSES & PERMITS	\$397,238.00	\$397,238.00	\$397,238.00	\$419,565.00	\$419,625.00	\$0.00	\$0.00
BUSINESS LICENSE INCREASE	LICENSES & PERMITS	\$2,850,538.00	\$2,850,538.00	\$2,712,215.00	\$2,864,660.00	\$2,853,057.91	\$0.00	\$0.00
BUSINESS LICENSE REFUNDS	LICENSES & PERMITS	\$0.00	\$0.00	-\$59,107.85	-\$28,690.10	-\$802.35	-\$134,514.78	\$0.00
MOTOR VEHICLE USE LICENSE	LICENSES & PERMITS	\$648,735.39	\$695,544.53	\$646,788.21	\$635,977.79	\$655,473.99	\$644,250.55	\$674,143.35
BUSINESS LICENSE - PJ	LICENSES & PERMITS	\$2,172,481.15	\$2,181,897.06	\$2,009,728.06	\$2,136,892.53	\$2,092,481.74	\$2,127,918.18	\$2,146,063.01
BUSINESS LICENSE	LICENSES & PERMITS	\$33,945,663.02	\$36,022,702.53	\$35,104,502.04	\$33,074,204.46	\$33,283,145.83	\$33,839,743.49	\$33,078,052.65

ACCOUNT DESCRIPTION	CAFR REVENUE TYPE	FY 2014	FY 2013
BUSINESS LICENSES ON APARTMENT	LICENSES & PERMITS	\$381,092.32	\$375,332.90
BUSINESS LICENSE INCREASE	LICENSES & PERMITS	\$2,764,052.35	\$2,505,704.68
BUSINESS LICENSES ON APARTMENT	LICENSES & PERMITS	\$0.00	\$0.00
BUSINESS LICENSE INCREASE	LICENSES & PERMITS	\$0.00	\$0.00
BUSINESS LICENSE REFUNDS	LICENSES & PERMITS	\$0.00	\$0.00
MOTOR VEHICLE USE LICENSE	LICENSES & PERMITS	\$749,052.00	\$656,108.25
BUSINESS LICENSE - PJ	LICENSES & PERMITS	\$2,057,380.98	\$1,982,607.03
BUSINESS LICENSE	LICENSES & PERMITS	\$33,001,869.00	\$30,986,814.98

ACCOUNT DESCRIPTION	CAFR REVENUE TYPE	FY 2012	FY 2011	FY 2010	FY 2009	FY 2008	FY 2007
BUSINESS LICENSES ON APARTMENT	LICENSES & PERMITS	\$363,801.82	\$334,631.78	\$358,919.19	\$309,281.46	\$282,123.78	\$280,388.66
BUSINESS LICENSE INCREASE	LICENSES & PERMITS	\$2,378,019.25	\$2,336,379.48	\$2,288,932.60	\$2,491,831.50	\$2,501,125.94	\$2,439,303.35
BUSINESS LICENSES ON APARTMENT	LICENSES & PERMITS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
BUSINESS LICENSE INCREASE	LICENSES & PERMITS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
BUSINESS LICENSE REFUNDS	LICENSES & PERMITS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
MOTOR VEHICLE USE LICENSE	LICENSES & PERMITS	\$662,345.44	\$660,544.48	\$649,842.12	\$607,064.48	\$861,413.01	\$667,939.94
BUSINESS LICENSE - PJ	LICENSES & PERMITS	\$2,288,439.71	\$2,506,026.39	\$2,633,927.78	\$2,565,387.29	\$3,095,985.45	\$3,295,331.86
BUSINESS LICENSE	LICENSES & PERMITS	\$30,705,977.01	\$29,990,160.19	\$29,919,861.21	\$30,990,838.42	\$29,834,671.34	\$28,214,394.73

ANNEXATION 2021-2022



HOW TO CALCULATE PROPERTY (AD VALEROM) TAX

- ▶ A mill is one thousandth of a dollar, or one tenth of one cent. The millage rate is the number of dollars of tax assessed for each \$1,000 of property value.
- ▶ For example, if you own and live in a residence valued at \$100,000 you pay on 10 percent of the value or \$ \$10,000.
- ▶ Without exemptions, you will owe $\$10,000 \times .0485$ mills = \$485.00 if you live in the County,
- ▶ or
- ▶ Without exemptions, you will owe $\$10,000 \times .0635$ mills = \$635.00 if you live in the City,
- ▶ This is a difference of 15 mills or \$150.00

CURRENT MILLAGE RATES

CITY OF MOBILE AND MOBILE COUNTY

	COUNTY	CITY OF MOBILE	DIFFERENCE
Market Value	100,000	100,000	
Assessed Value = 10 %	10,000	10,000	
State General 2.5 Mills	25.00	25.00	
State Solider 1 Mill	10.00	10.00	
State School 3 Mills	30.00	30.00	
	65.00	65.00	-
County General 6 Mills	60.00	60.00	
County Road & Bridge 3.5 Mills	35.00	35.00	
Special Road & Bridge 6.5 Mills	65.00	65.00	
Hospital 3.5 Mills	35.00	35.00	
Vector/ Board of Health 1 Mill	10.00	10.00	
County Total 20.5	205.00	205.00	-
School Districts - includes Satsuma , Saraland, Chickasaw & Mobile County			
Countywide 14 Mills	140.00	-	
District 3.5/ County	35.00	-	
District 4 / County	40.00	-	
School Total (County) 21.5 Mills	215.00	-	215.00
Countywide 14 Mills	-	140.00	
District Mobile/Prichard 12 Mills	-	120.00	
District Mobile/Prichard 3.5 Mills	-	35.00	
School Total (Mobile/Prichard 29.5 Mills)	-	295.00	295.00
City of Mobile 7 Mills	-	70.00	
Total Taxes Due	485.00	635.00	150.00

MILLAGE WHICH AFFECTS THE SCHOOL BOARD

	County	City of Mobile
State General 2.5 Mills	2.50	2.50
State Solider 1 Mill	1.00	1.00
State School 3 Mills	3.00	3.00
State Total 6.5 Mills	6.50	6.50
County General 6 Mills	6.00	6.00
County Road & Bridge 3.5 Mills	3.50	3.50
Hospital 3.5 Mills	3.50	3.50
Special Road & Bridge 6.5 Mills	6.50	6.50
Vector/ Board of Health 1 Mill	1.00	1.00
County Total 20.5	20.50	20.50
Countywide 14 Mills	14.00	-
District 3.5/ County	3.50	-
District 4 / County	4.00	-
School Total (County) 21.5 Mills	21.50	-
Countywide 14 Mills	-	14.00
District Mobile/Prichard 12 Mills	-	12.00
District Mobile/Prichard 3.5 Mills	-	3.50
School Total (Mobile/Prichard 29.5 Mills)	-	29.50
Total School Mills	48.50	56.50
Increase of Mills after 5th Year		8.00

WHAT WILL BE THE AFFECT ON THE SCHOOL BOARD IF THE CITY ANNEXES PART OF THE COUNTY?

The County School Tax is 21.5 mils broken down as Countywide 14 mils; district 3.5 mils; and District 4 mils.

The City School Tax is 29.5 mils broken down as Countywide 14 mils; District Mobile/Prichard 12 mils; District Mobile/Prichard 3.5 mils.

Since the Countywide 14 mils does not change we are leaving it out of this calculation. There is an 8 mil difference between the County and the City which is arrived at by 15.5 - 7.5.

Per GIS report District School Net Tax 7.5 mils =	1,557,893.00
If 7.5 mils of tax due is 1,557,893 than 15.5 mils of tax due =	<u>3,219,645.04</u>
This would mean the additional Ad Valorem tax from the city would be	<u><u>1,661,752.04</u></u>

GENERAL FUND SUMMARY OF ACTUAL EXPENSES 10 YEARS

	FY2013	FY2014	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	AVERAGE
Expenditures and Transfers Out											
Mayor	-	7,008,575	7,014,503	5,646,576	6,351,957	6,714,980	6,579,074	6,803,086	7,113,564	9,112,463	
Economic Development	832,668	-	-	-	-	-	-	-	-	-	
General Government	16,795,637	-	-	-	-	-	-	-	-	-	
City Clerk/Council	-	1,215,047	1,221,127	1,328,029	1,525,618	1,426,383	1,519,076	1,639,481	1,652,998	1,698,020	
Public Safety	83,692,248	69,667,273	72,726,280	73,405,840	80,946,487	79,880,124	82,419,170	91,354,143	91,511,238	99,038,799	
Finance	4,542,960	4,592,919	4,787,057	14,721,999	15,928,603	16,596,043	3,853,803	3,891,762	4,437,153	4,481,660	
Culture and Recreation	13,475,345										
Administrative Services	-	4,353,046	4,800,799	-	-	-	9,127,552	8,734,134	9,021,589	10,888,903	
Public Works	32,913,792	48,991,383	48,657,749	44,705,552	46,827,518	45,616,981	49,488,777	49,131,006	53,385,721	56,154,864	
		33%	-1%	-9%	5%	-3%	8%	-1%	8%	5%	5%
City Hall Overhead		4,958,413	5,431,567	5,344,429	5,233,502	3,141,280	3,171,336	2,923,519	5,156,037	4,303,068	
Reserve for Retirements		1,951,989	2,357,100	1,511,241	2,320,004	2,172,738	1,794,778	1,818,422	1,762,304	2,404,067	
Interest and fee payments	48,635	-	-	-	-	-	-	-	-	-	
Other Cost Centers	51,717,516	49,446,881	43,454,371	48,113,935	53,089,223	56,486,216	54,313,054	57,636,183	58,142,332	63,036,814	
Transfer Out	25,394,124	23,574,026	24,420,698	44,014,047	21,890,962	17,525,277	19,184,081	17,772,007	35,335,144	65,634,007	
Total Expenditures and Transfers Out	229,412,925	215,759,552	214,871,251	238,791,648	234,113,874	229,560,022	231,450,701	241,703,743	267,518,080	316,752,665	
		-6%	0%	10%	-2%	-2%	1%	4%	10%	16%	3%

This spreadsheet shows actual General Fund Expenses City-wide. The reason why you see some expenditures with no activity for multiple years is because in those years they are reclassified to another category. The main expenses being affected by annexation will be Public Works. Public Works shows a average growth in expenses of 5% over the last 10 years compared to City-wide expenses average expenses increasing 3% over 10 years.

There is not a baseline vs low cost scenario for upfront capital costs, only for future operating cost.

Up Front Capital Costs - Public Services Maintenance & Garbage Collection Equipment

	Garbage Collection Equipment	PS Maintenance Equipment	TOTAL
	YEAR 1	YEAR 1	
Study Area A	1,617,623	40,872	1,658,495
Study Area B	1,265,467	40,872	1,306,339
Study Area C	1,265,467	40,872	1,306,339
Study Area D	1,265,467	40,872	1,306,339

SCENARIO A

EXPENSES	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11
CAPITAL OUTLAY											
PUBLIC SERVICE MAINT. - EQUIPMENT	40,872										
GARBAGE COLLECTION - EQUIPMENT	1,617,623										
ANNUAL EXPENSES											
FORESTRY (TREE TRIMMING)	75,000	78,750	82,688	86,822	91,163	95,721	100,507	105,533	110,809	116,350	122,167
PUBLIC SERVICE MAINT. - PERSONNEL	230,384	241,903	253,998	266,698	280,033	294,035	308,737	324,173	340,382	357,401	375,271
PUBLIC SERVICE MAINT. - OPERATION	6,812	7,153	7,510	7,886	8,280	8,694	9,129	9,585	10,064	10,568	11,096
TRAFFIC MAINTENANCE - PERSONNEL	100,000	105,000	110,250	115,763	121,551	127,628	134,010	140,710	147,746	155,133	162,889
TRAFFIC MAINTENANCE - OPERATION	211,112	221,668	232,751	244,389	256,608	269,438	282,910	297,056	311,909	327,504	343,879
GARBAGE COLLECTION - PERSONNEL	288,058	302,461	317,584	333,463	350,136	367,643	386,025	405,327	425,593	446,873	469,216
GARBAGE COLLECTION - OPERATION	1,155,701	1,213,486	1,274,160	1,337,868	1,404,762	1,475,000	1,548,750	1,626,187	1,707,497	1,792,872	1,882,515
TOTAL EXPENSES	3,725,562	2,091,670	2,196,254	2,306,067	2,421,370	2,542,438	2,669,560	2,803,038	2,943,190	3,090,350	3,244,867

SCENARIO B

EXPENSES	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11
CAPITAL OUTLAY											
PUBLIC SERVICE MAINT. - EQUIPMENT	40,872										
GARBAGE COLLECTION - EQUIPMENT	1,265,467										
ANNUAL EXPENSES											
FORESTRY (TREE TRIMMING)	60,000	63,000	66,150	69,458	72,930	76,577	80,406	84,426	88,647	93,080	97,734
PUBLIC SERVICE MAINT. - PERSONNEL	210,384	220,903	231,948	243,546	255,723	268,509	281,935	296,031	310,833	326,375	342,693
PUBLIC SERVICE MAINT. - OPERATION	6,812	7,153	7,510	7,886	8,280	8,694	9,129	9,585	10,064	10,568	11,096
TRAFFIC MAINTENANCE - PERSONNEL	100,000	105,000	110,250	115,763	121,551	127,628	134,010	140,710	147,746	155,133	162,889
TRAFFIC MAINTENANCE - OPERATION	151,500	159,075	167,029	175,380	184,149	193,357	203,024	213,176	223,834	235,026	246,778
GARBAGE COLLECTION - PERSONNEL	239,698	251,683	264,267	277,480	291,354	305,922	321,218	337,279	354,143	371,850	390,443
GARBAGE COLLECTION - OPERATION	828,691	870,126	913,632	959,313	1,007,279	1,057,643	1,110,525	1,166,051	1,224,354	1,285,572	1,349,850
NET REVENUE LESS EXPENSES	2,903,424	1,676,939	1,760,786	1,848,826	1,941,267	2,038,330	2,140,247	2,247,259	2,359,622	2,477,603	2,601,483

SCENARIO C

EXPENSES	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11
CAPITAL OUTLAY											
PUBLIC SERVICE MAINT. - EQUIPMENT	40,872										
GARBAGE COLLECTION - EQUIPMENT	1,265,467										
ANNUAL EXPENSES											
FORESTRY (TREE TRIMMING)	45,000	47,250	49,613	52,093	54,698	57,433	60,304	63,320	66,485	69,810	73,300
PUBLIC SERVICE MAINT. - PERSONNEL	210,384	220,903	231,948	243,546	255,723	268,509	281,935	296,031	310,833	326,375	342,693
PUBLIC SERVICE MAINT. - OPERATION	6,812	7,153	7,510	7,886	8,280	8,694	9,129	9,585	10,064	10,568	11,096
TRAFFIC MAINTENANCE - PERSONNEL	100,000	105,000	110,250	115,763	121,551	127,628	134,010	140,710	147,746	155,133	162,889
TRAFFIC MAINTENANCE - OPERATION	146,420	153,741	161,428	169,499	177,974	186,873	196,217	206,028	216,329	227,145	238,503
GARBAGE COLLECTION - PERSONNEL	239,698	251,683	264,267	277,480	291,354	305,922	321,218	337,279	354,143	371,850	390,443
GARBAGE COLLECTION - OPERATION	807,067	847,420	889,791	934,281	980,995	1,030,045	1,081,547	1,135,624	1,192,406	1,252,026	1,314,627
NET REVENUE LESS EXPENSES	2,861,720	1,633,150	1,714,808	1,800,548	1,890,575	1,985,104	2,084,359	2,188,577	2,298,006	2,412,906	2,533,552

SCENARIO D

EXPENSES	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11
CAPITAL OUTLAY											
PUBLIC SERVICE MAINT. - EQUIPMENT	40,872										
GARBAGE COLLECTION - EQUIPMENT	1,265,467										
ANNUAL EXPENSES											
FORESTRY (TREE TRIMMING)	37,000	38,850	40,793	42,832	44,974	47,222	49,584	52,063	54,666	57,399	60,269
PUBLIC SERVICE MAINT. - PERSONNEL	210,384	220,903	231,948	243,546	255,723	268,509	281,935	296,031	310,833	326,375	342,693
PUBLIC SERVICE MAINT. - OPERATION	6,812	7,153	7,510	7,886	8,280	8,694	9,129	9,585	10,064	10,568	11,096
TRAFFIC MAINTENANCE - PERSONNEL	100,000	105,000	110,250	115,763	121,551	127,628	134,010	140,710	147,746	155,133	162,889
TRAFFIC MAINTENANCE - OPERATION	135,160	141,918	149,014	156,465	164,288	172,502	181,127	190,184	199,693	209,678	220,161
GARBAGE COLLECTION - PERSONNEL	239,698	251,683	264,267	277,480	291,354	305,922	321,218	337,279	354,143	371,850	390,443
GARBAGE COLLECTION - OPERATION	762,974	801,123	841,179	883,238	927,400	973,770	1,022,458	1,073,581	1,127,260	1,183,623	1,242,804
NET REVENUE LESS EXPENSES	2,798,367	1,566,629	1,644,961	1,727,209	1,813,569	1,904,248	1,999,460	2,099,433	2,204,405	2,314,625	2,430,356

SCENARIO A

EXPENSES	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11
CAPITAL OUTLAY											
PUBLIC SERVICE MAINT. - EQUIPMENT	40,872										
GARBAGE COLLECTION - EQUIPMENT	1,617,623										
ANNUAL EXPENSES											
FORESTRY (TREE TRIMMING)	75,000	77,250	79,568	81,955	84,413	86,946	89,554	92,241	95,008	97,858	100,794
PUBLIC SERVICE MAINT. - PERSONNEL	230,384	237,296	244,414	251,747	259,299	267,078	275,091	283,343	291,844	300,599	309,617
PUBLIC SERVICE MAINT. - OPERATION	6,812	7,016	7,227	7,444	7,667	7,897	8,134	8,378	8,629	8,888	9,155
TRAFFIC MAINTENANCE - PERSONNEL	100,000	103,000	108,150	113,558	119,235	125,197	131,457	138,030	144,931	152,178	159,787
TRAFFIC MAINTENANCE - OPERATION	211,112	217,445	228,318	239,734	251,720	264,306	277,522	291,398	305,967	321,266	337,329
GARBAGE COLLECTION - PERSONNEL	288,058	296,700	305,601	314,769	324,212	333,938	343,956	354,275	364,903	375,850	387,126
GARBAGE COLLECTION - OPERATION	1,155,701	1,190,372	1,226,083	1,262,866	1,300,752	1,339,774	1,379,967	1,421,366	1,464,007	1,507,928	1,553,166
TOTAL EXPENSES	3,725,562	2,051,829	2,119,793	2,190,116	2,262,885	2,338,191	2,416,127	2,496,790	2,580,282	2,666,709	2,756,179

SCENARIO B

EXPENSES	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11
CAPITAL OUTLAY											
PUBLIC SERVICE MAINT. - EQUIPMENT	40,872										
GARBAGE COLLECTION - EQUIPMENT	1,265,467										
ANNUAL EXPENSES											
FORESTRY (TREE TRIMMING)	60,000	61,800	63,654	65,564	67,531	69,556	71,643	73,792	76,006	78,286	80,635
PUBLIC SERVICE MAINT. - PERSONNEL	210,384	216,696	223,196	229,892	236,789	243,893	251,209	258,746	266,508	274,503	282,739
PUBLIC SERVICE MAINT. - OPERATION	6,812	7,016	7,227	7,444	7,667	7,897	8,134	8,378	8,629	8,888	9,155
TRAFFIC MAINTENANCE - PERSONNEL	100,000	103,000	108,150	113,558	119,235	125,197	131,457	138,030	144,931	152,178	159,787
TRAFFIC MAINTENANCE - OPERATION	151,500	156,045	163,847	172,040	180,642	189,674	199,157	209,115	219,571	230,550	242,077
GARBAGE COLLECTION - PERSONNEL	239,698	246,889	254,296	261,924	269,782	277,876	286,212	294,798	303,642	312,752	322,134
GARBAGE COLLECTION - OPERATION	828,691	853,552	879,158	905,533	932,699	960,680	989,500	1,019,185	1,049,761	1,081,254	1,113,691
NET REVENUE LESS EXPENSES	2,903,424	1,644,998	1,699,528	1,755,954	1,814,345	1,874,773	1,937,313	2,002,045	2,069,049	2,138,411	2,210,218

SCENARIO C

EXPENSES	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11
CAPITAL OUTLAY											
PUBLIC SERVICE MAINT. - EQUIPMENT	40,872										
GARBAGE COLLECTION - EQUIPMENT	1,265,467										
ANNUAL EXPENSES											
FORESTRY (TREE TRIMMING)	45,000	46,350	47,741	49,173	50,648	52,167	53,732	55,344	57,005	58,715	60,476
PUBLIC SERVICE MAINT. - PERSONNEL	210,384	216,696	223,196	229,892	236,789	243,893	251,209	258,746	266,508	274,503	282,739
PUBLIC SERVICE MAINT. - OPERATION	6,812	7,016	7,227	7,444	7,667	7,897	8,134	8,378	8,629	8,888	9,155
TRAFFIC MAINTENANCE - PERSONNEL	100,000	103,000	108,150	113,558	119,235	125,197	131,457	138,030	144,931	152,178	159,787
TRAFFIC MAINTENANCE - OPERATION	146,420	150,813	158,353	166,271	174,584	183,314	192,479	202,103	212,208	222,819	233,960
GARBAGE COLLECTION - PERSONNEL	239,698	246,889	254,296	261,924	269,782	277,876	286,212	294,798	303,642	312,752	322,134
GARBAGE COLLECTION - OPERATION	807,067	831,279	856,217	881,904	908,361	935,612	963,680	992,591	1,022,368	1,053,039	1,084,631
NET REVENUE LESS EXPENSES	2,861,720	1,602,042	1,655,180	1,710,165	1,767,067	1,825,955	1,886,904	1,949,990	2,015,292	2,082,894	2,152,881

SCENARIO D

EXPENSES	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11
CAPITAL OUTLAY											
PUBLIC SERVICE MAINT. - EQUIPMENT	40,872										
GARBAGE COLLECTION - EQUIPMENT	1,265,467										
ANNUAL EXPENSES											
FORESTRY (TREE TRIMMING)	37,000	38,110	39,253	40,431	41,644	42,893	44,180	45,505	46,870	48,277	49,725
PUBLIC SERVICE MAINT. - PERSONNEL	210,384	216,696	223,196	229,892	236,789	243,893	251,209	258,746	266,508	274,503	282,739
PUBLIC SERVICE MAINT. - OPERATION	6,812	7,016	7,227	7,444	7,667	7,897	8,134	8,378	8,629	8,888	9,155
TRAFFIC MAINTENANCE - PERSONNEL	100,000	103,000	108,150	113,558	119,235	125,197	131,457	138,030	144,931	152,178	159,787
TRAFFIC MAINTENANCE - OPERATION	135,160	139,215	146,176	153,484	161,159	169,216	177,677	186,561	195,889	205,684	215,968
GARBAGE COLLECTION - PERSONNEL	239,698	246,889	254,296	261,924	269,782	277,876	286,212	294,798	303,642	312,752	322,134
GARBAGE COLLECTION - OPERATION	762,974	785,863	809,439	833,722	858,734	884,496	911,031	938,362	966,513	995,508	1,025,373
NET REVENUE LESS EXPENSES	2,798,367	1,536,789	1,587,737	1,640,455	1,695,010	1,751,468	1,809,900	1,870,380	1,932,983	1,997,789	2,064,880

Category	Description	Base	Multiplier	Cost	A		B		C		D	
					Quantity	Total Cost	Quantity	Total Cost	Quantity	Total Cost	Quantity	Total Cost
PERSONNEL	ELECTRICIAN	\$ 74,074	1.35	\$ 100,000	1	\$ 100,000	1	\$ 100,000	1	\$ 100,000	1	\$ 100,000
					MAP A PERSONNEL	\$ 100,000	MAP B PERSONNEL	\$ 100,000	MAP C PERSONNEL	\$ 100,000	MAP D PERSONNEL	\$ 100,000
OPERATING	BRIDGE INSPECTIONS			\$ 1,000	13	\$ 13,000	8	\$ 8,000	8	\$ 8,000	8	\$ 8,000
	STORM WATER MGMT			\$ 8	8514	\$ 68,112	5750	\$ 46,000	5115	\$ 40,920	4645	\$ 37,160
	TRAFFIC SIGNALS			\$ 2,500	12	\$ 30,000	9	\$ 22,500	9	\$ 22,500	6	\$ 15,000
	STRIPING & SIGNAGE					\$ 100,000		\$ 75,000		\$ 75,000		\$ 75,000
					MAP A OPERATING	\$ 211,112	MAP B OPERATING	\$ 151,500	MAP C OPERATING	\$ 146,420	MAP D OPERATING	\$ 135,160
					Total	\$ 311,112	Total	\$ 251,500	Total	\$ 246,420	Total	\$ 235,160
ANNUAL OPERATING						\$ 211,112		\$ 151,500		\$ 146,420		\$ 135,160

Category	Description	Base	Multiplier	Cost	A		B		C		D	
					Quantity	Total Cost	Quantity	Total Cost	Quantity	Total Cost	Quantity	Total Cost
PERSONNEL	EOII - ASPHALT TRUCK	\$ 32,453	1.35	\$ 43,812	1	\$ 43,812	1	\$ 43,812	1	\$ 43,812	1	\$ 43,812
	PSWI - ASPHALT CREW	\$ 31,661	1.35	\$ 42,742	2	\$ 85,485	2	\$ 85,485	2	\$ 85,485	2	\$ 85,485
OPERATING (OTHER)	Increase current contract for DITCHES, LITTER and MOWING 10%					\$ -		\$ -		\$ -		\$ -
						\$ 100,000		\$ 80,000		\$ 80,000		\$ 80,000
	Annual Fuel Cost	F250				\$ -		\$ -		\$ -		\$ -
					\$ 1,088		\$ 1,088		\$ 1,088		\$ 1,088	
					MAP A PERSONNEL	\$ 230,384	MAP B PERSONNEL	\$ 210,384	MAP C PERSONNEL	\$ 210,384	MAP D PERSONNEL	\$ 210,384
OPERATING (EQUIPMENT)	LITTER	F250		\$ 40,872	1	\$ 40,872	1	\$ 40,872	1	\$ 40,872	1	\$ 40,872
					MAP A EQUIPMENT	\$ 40,872	MAP B EQUIPMENT	\$ 40,872	MAP C EQUIPMENT	\$ 40,872	MAP D EQUIPMENT	\$ 40,872
	ANNUAL REPLACEMENT COST - 6 YEAR LIFE				\$ 0	\$ 6,812	\$ 0	\$ 6,812	\$ 0	\$ 6,812	\$ 0	\$ 6,812
					Total	\$ 278,068	Total	\$ 258,068	Total	\$ 258,068	Total	\$ 258,068
	ANNUAL OPERATING					\$ 237,196		\$ 217,196		\$ 217,196		\$ 217,196

Category	Description	Base	Multiplier	Cost	A		B		C		D	
					Quantity	Total Cost	Quantity	Total Cost	Quantity	Total Cost	Quantity	Total Cost
Personnel	EOIII - SIDE LOADER DRIVER	\$ 35,822	1.35	\$ 48,360	3	\$ 145,079	2	\$ 96,719	2	\$ 96,719	2	\$ 96,719
	EOII - SHUTTLE TRUCK DRIVER	\$ 32,453	1.35	\$ 43,812	1	\$ 43,812	1	\$ 43,812	1	\$ 43,812	1	\$ 43,812
	EOIII - KNUCKLEBOOM DRIVER	\$ 35,822	1.35	\$ 48,360	1	\$ 48,360	1	\$ 48,360	1	\$ 48,360	1	\$ 48,360
	CREW CHIEF	\$ 37,635	1.35	\$ 50,807	1	\$ 50,807	1	\$ 50,807	1	\$ 50,807	1	\$ 50,807
					MAP A PERSONNEL	\$ 288,058	MAP B PERSONNEL	\$ 239,698	MAP C PERSONNEL	\$ 239,698	MAP D PERSONNEL	\$ 239,698
Operating (Equipment)	SIDE LOADER			\$ 352,156	3	\$ 1,056,468	2	\$ 704,312	2	\$ 704,312	2	\$ 704,312
	REAR LOADER			\$ 197,041	1	\$ 197,041	1	\$ 197,041	1	\$ 197,041	1	\$ 197,041
	F150			\$ 40,872	1	\$ 40,872	1	\$ 40,872	1	\$ 40,872	1	\$ 40,872
	KNUCKLEBOOM TRUCK			\$ 173,613	1	\$ 173,613	1	\$ 173,613	1	\$ 173,613	1	\$ 173,613
	TRASH TRAILER			\$ 49,629	2	\$ 49,629	1	\$ 49,629	1	\$ 49,629	1	\$ 49,629
	SHUTTLE TRUCK			\$ 100,000	1	\$ 100,000	1	\$ 100,000	1	\$ 100,000	1	\$ 100,000
					MAP A EQUIPMENT	\$ 1,617,623	MAP B EQUIPMENT	\$ 1,265,467	MAP C EQUIPMENT	\$ 1,265,467	MAP D EQUIPMENT	\$ 1,265,467
ANNUAL REPLACEMENT COST - 6 YEAR LIFE						\$ 269,604		\$ 210,911		\$ 210,911		\$ 210,911
ANNUAL FUEL COST						\$ 37,395		\$ 37,395		\$ 33,656		\$ 30,290
Operating (Other)	Waste Management (Garbage Landfill Fees per single family home per year; based on FY22 actual costs)			\$ 26	8,398	\$ 214,989	6,113	\$ 156,493	5,566	\$ 142,490	5,163	\$ 132,173
	Garbage Carts (one cart per single family home; one time expense)			\$ 64	8,398	\$ 537,472	6,113	\$ 391,232	5,566	\$ 356,224	5,163	\$ 330,432
	Gulf Hauling (Trash Landfill Fees per single family home per year; based on FY22 actual costs)			\$ 11	8,398	\$ 96,241	6,113	\$ 70,055	5,566	\$ 63,786	5,163	\$ 59,168
					MAP A OTHER	\$ 886,097	MAP B OTHER	\$ 617,780	MAP C OTHER	\$ 596,156	MAP D OTHER	\$ 552,063
Total						\$ 3,061,381	Total	\$ 2,333,856	Total	\$ 2,312,232	Total	\$ 2,268,139
Annual Operating (Other) - W/O Cart Cost						\$ 311,230		\$ 226,548		\$ 206,276		\$ 191,341
						\$ 868,891		\$ 677,157		\$ 656,885		\$ 641,950

Category	Description	Base	Multiplier	Cost	A		B		C		D	
					Quantity	Total Cost	Quantity	Total Cost	Quantity	Total Cost	Quantity	Total Cost
Operating (Other)	Tree Trimming/Removal Contract (10/8/6/5 percent increase over acutal FY22 spend); FY22 spend ~\$750k					\$ 75,000		\$ 60,000		\$ 45,000		\$ 37,000
					MAP A OTHER	\$ 75,000	MAP B OTHER	\$ 60,000	MAP C OTHE	\$ 45,000	MAP D OTHER	\$ 37,000
			First Year Totals	Total		\$ 75,000	Total	\$ 60,000	Total	\$ 45,000	Total	\$ 37,000



GROWING THE CITY

**Growing the City will require a
two-prong approach:**

Affordable Housing

Annexation

Citywide	2013 redistricting	2022 prior redistricting	Difference #	Difference %
Black total	98,691	99,198	507	1%
Black %	51%	53%		
White total	87,723	76,275	-11,448	-13%
White %	45%	41%		
Other total	8,697	11,568	2,871	33%
Other %	4%	6%		
Population total	195,111	187,041	-8,070	-4%

Affordable Housing

Affordable Housing Budget & Investments

- **Total Annual Estimated Housing Budget (HUD) - \$1.25 million**
- **Total ARPA Housing - \$34 million | \$27 million to be deployed**
- **Total ADECA Disaster Recovery Funds Projected - \$21 million**
 - **Funding could be received in Summer 2023**

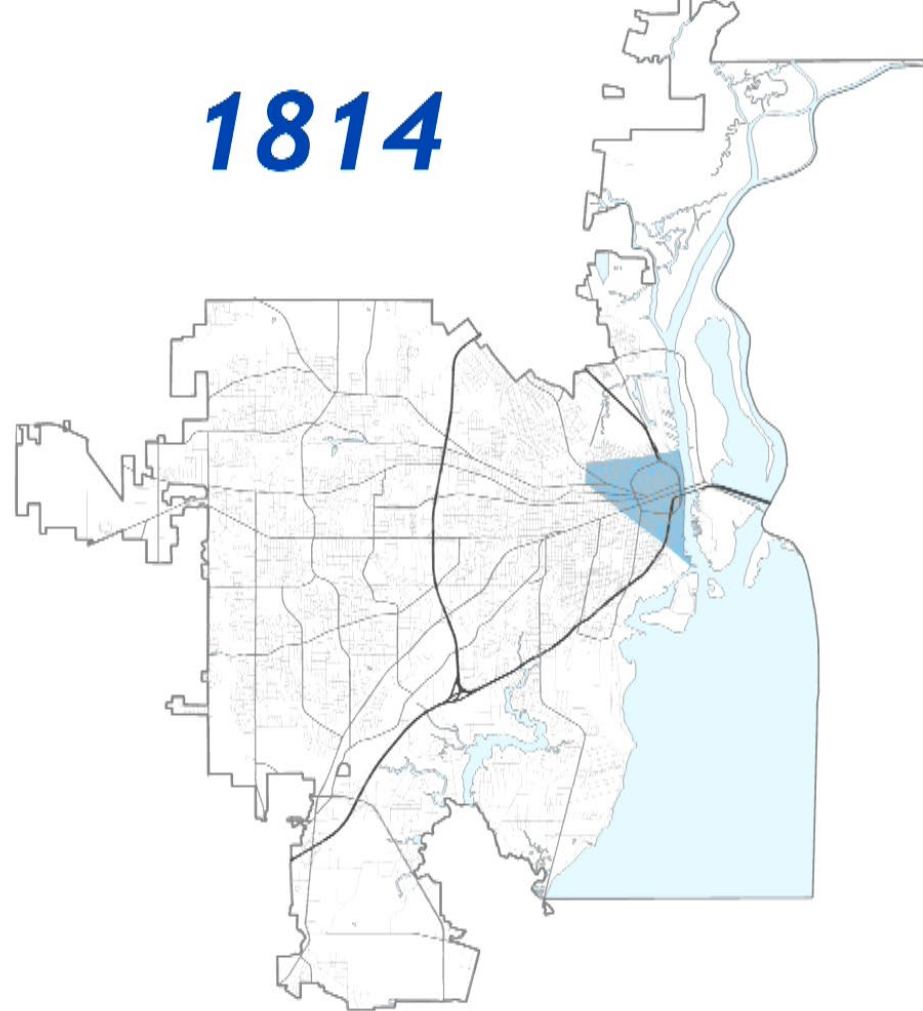
Affordable Housing Redevelopments

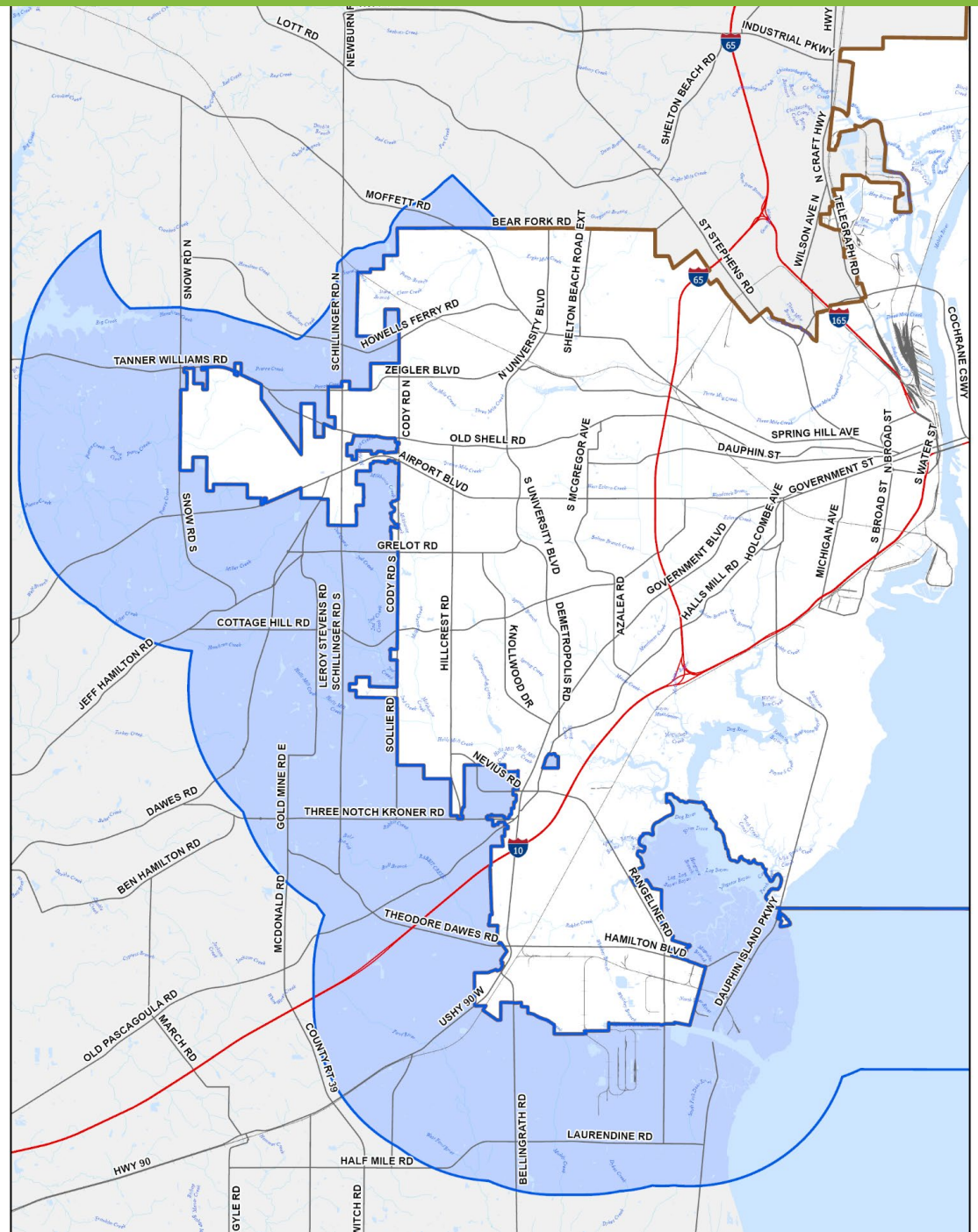
- **Maryvale Place, former Mae Eanes school property (15 acres) – will include 96 units of affordable rental housing**
- **City is in the process of acquiring 3 other sites with a total of 60+ acres that can be redeveloped for housing**
 - **Reviewing proposals from multi and single-family developers**
- **Infill Housing - Single-family developers are putting forth proposals to be incentivized by ARPA funds**

Annexation

Annexation Over the Years

1814





4 Study Area Maps

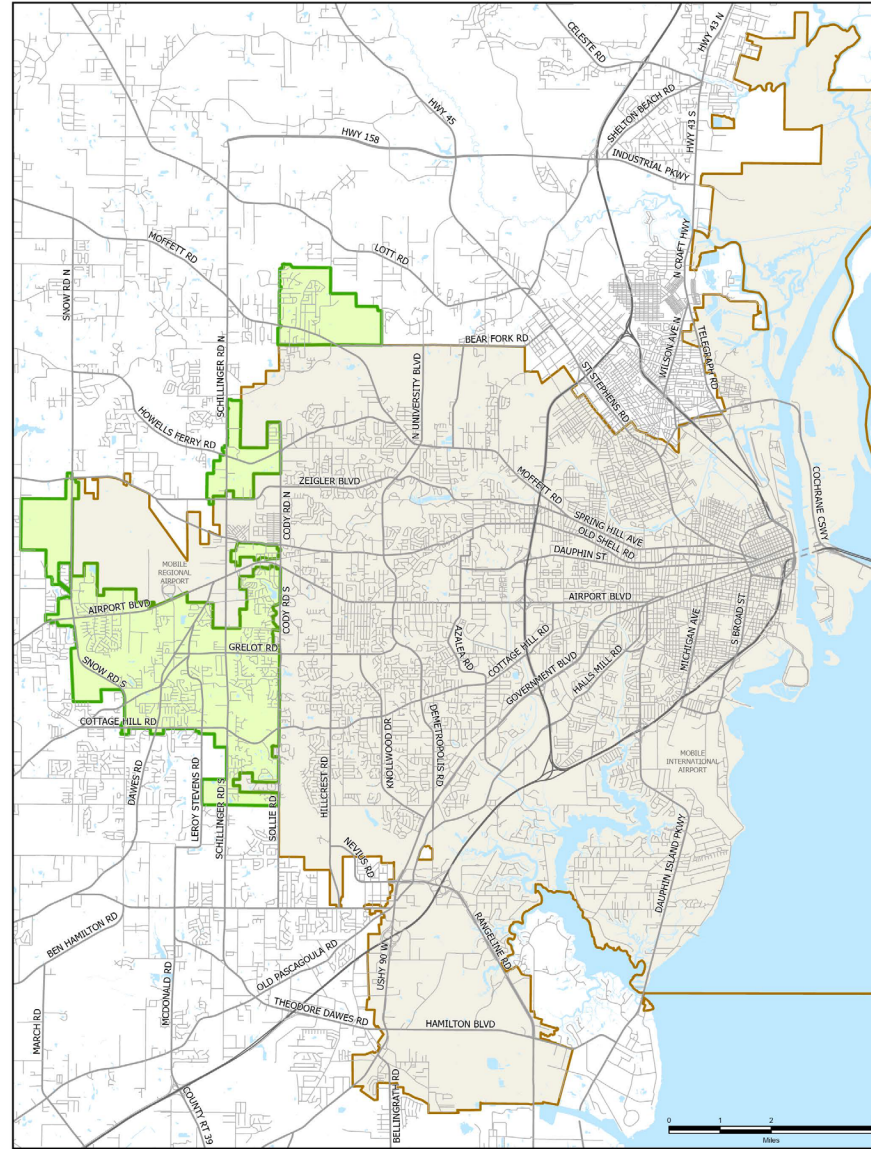
Annexation Study Areas

Mobile Corporate Limits
 Annexation Study Area A



Print Date: 1/11/2023

Annex Study Area A Map 11x17



Total Population						
	Current City Limits		Annex Areas		Total w/Annex	
Total Pop	187,041	%	26,091	%	213,132	%
Black	99,198	53.0%	7,392	28.3%	106,590	50.0%
White	76,275	40.8%	15,823	60.7%	92,098	43.2%
Other	11,568	6.2%	2,876	11.0%	14,444	6.8%

Voting Age Population						
	Current City Limits		Annex Areas		Total w/Annex	
Total VAP	146,022	%	19,892	%	165,914	%
Black	72,497	49.7%	5,138	25.8%	77,635	46.8%
White	64,782	44.4%	12,669	63.7%	77,451	46.7%
Other	8,743	6.0%	2,085	10.5%	10,828	6.5%

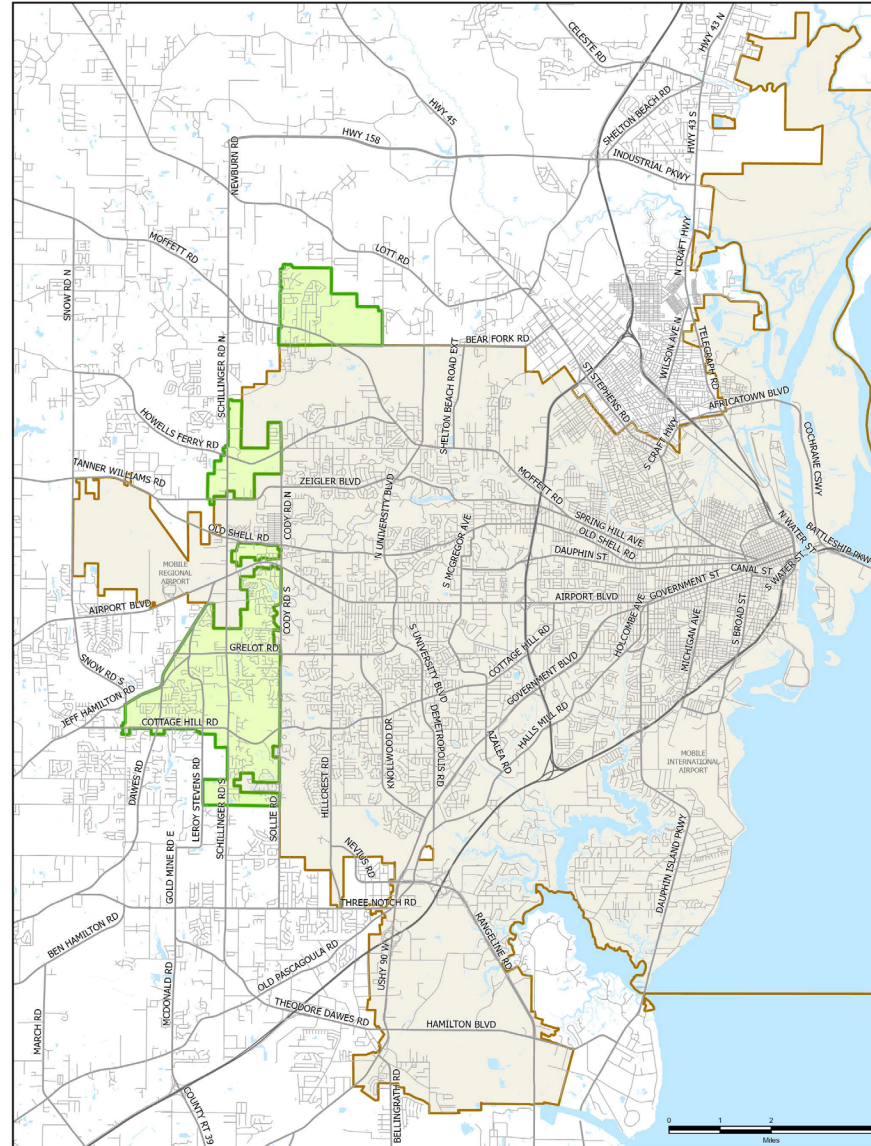
Annexation Study Areas

Mobile Corporate Limits
 Annexation Study Area B



Print Date: 1/11/2023

Annex Study Area B Map 11x17



Total Population					
Current City Limits		Annex Areas		Total w/Annex	
Total Pop	187,041	19,592	%	206,633	%
Black	99,198	5,903	53.0%	105,101	50.9%
White	76,275	11,668	40.8%	87,943	42.5%
Other	11,568	2,021	6.2%	13,589	6.6%

Voting Age Population					
Current City Limits		Annex Areas		Total w/Annex	
Total VAP	146,022	15,047	%	161,069	%
Black	72,497	4,085	49.7%	76,582	47.5%
White	64,782	9,455	44.4%	74,237	46.1%
Other	8,743	1,507	6.0%	10,250	6.4%

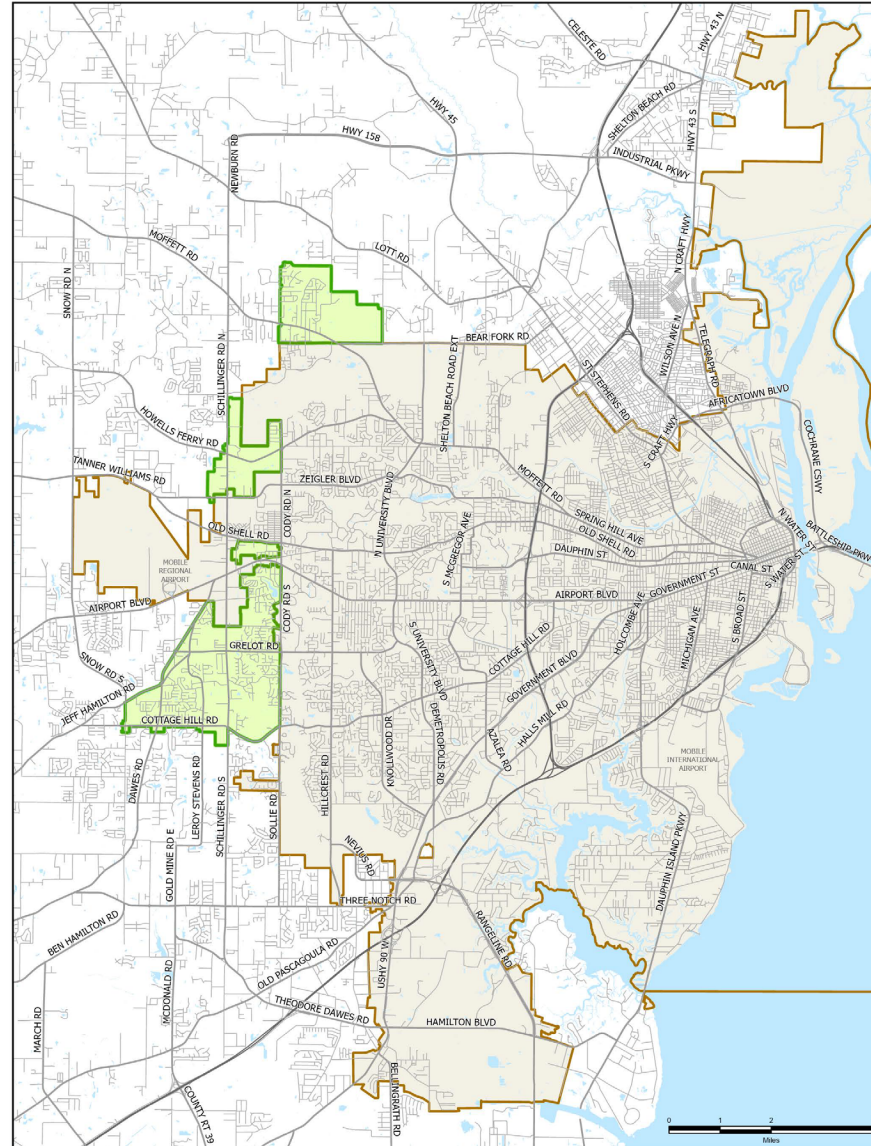
Annexation Study Areas

Mobile Corporate Limits
 Annexation Study Area C



Print Date: 1/11/2023

Annex Study Area C Map 11x17



Total Population					
Current City Limits		Annex Areas		Total w/Annex	
Total Pop	187,041	18,068	%	205,109	%
Black	99,198	5,701	53.0%	104,899	51.1%
White	76,275	10,555	40.8%	86,830	42.3%
Other	11,568	1,812	6.2%	13,380	6.6%

Voting Age Population					
Current City Limits		Annex Areas		Total w/Annex	
Total VAP	146,022	13,870	%	159,892	%
Black	72,497	3,936	49.7%	76,433	47.8%
White	64,782	8,587	44.4%	73,369	45.9%
Other	8,743	1,347	6.0%	10,090	6.3%

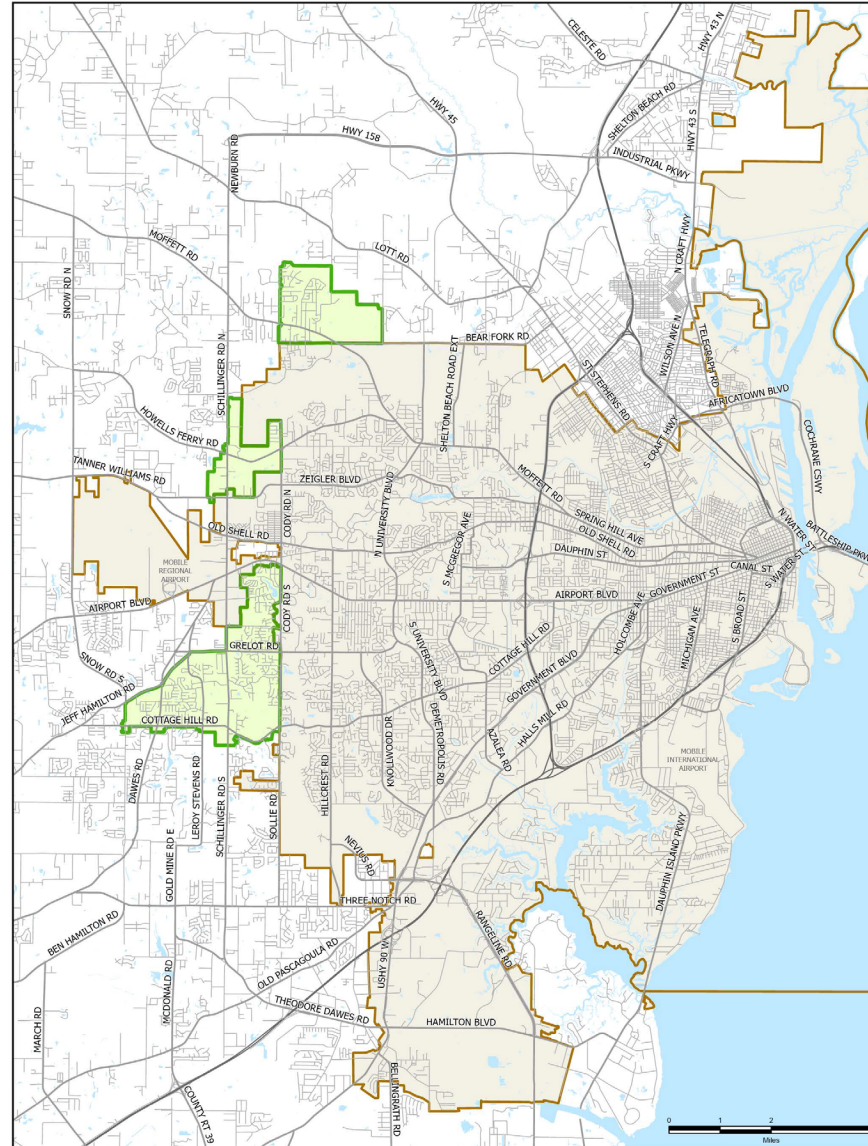
Annexation Study Areas

- Annexation Study Area D
- Mobile Corporate Limits



Print Date: 1/15/2023

Annex Study Area D Map 11x17



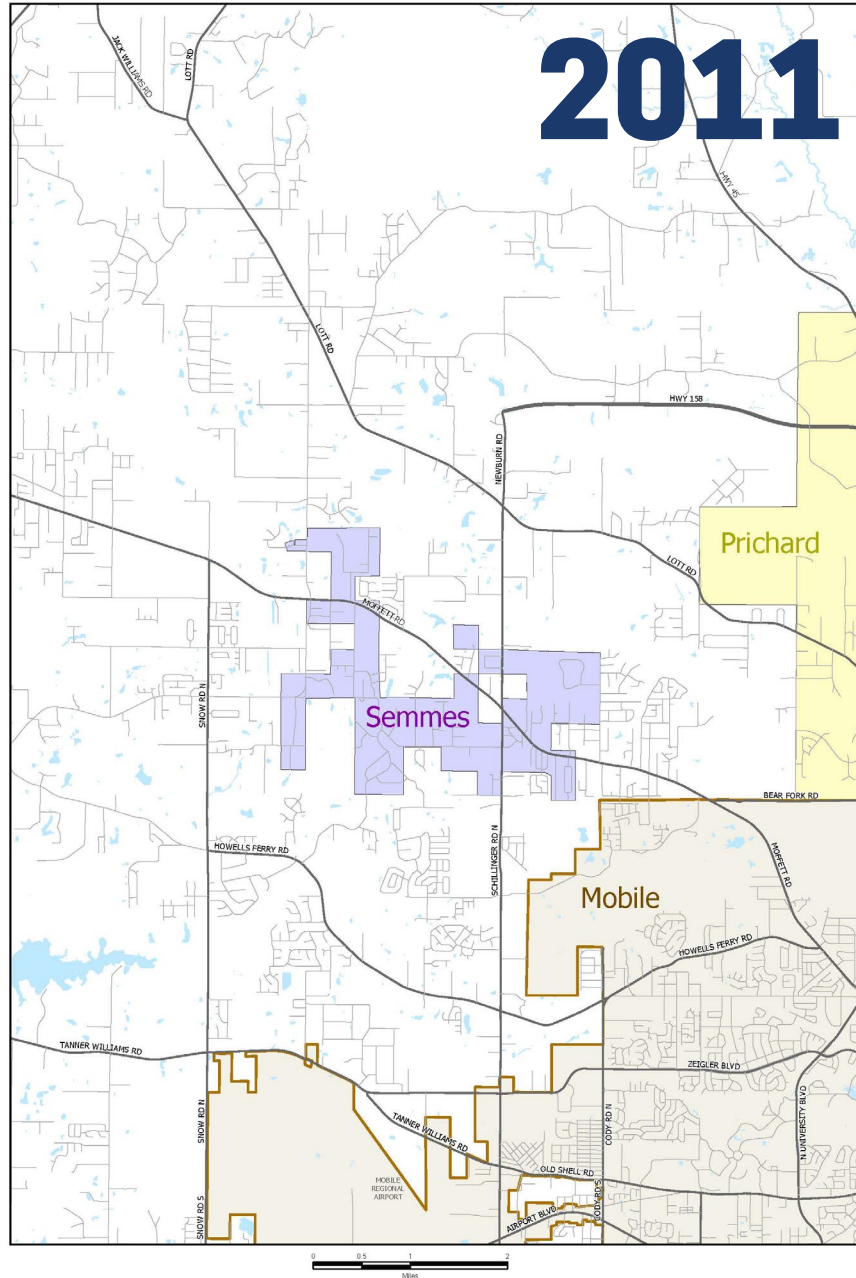
Total Population				Voting Age Population								
Current City Limits		Annex Areas		Total w/Annex		Current City Limits		Annex Areas		Total w/Annex		
Total Pop	187,041	%	16,738	%	203,779	Total VAP	146,022	%	12,824	%	158,846	
Black	99,198	53.0%	5,462	32.6%	104,660	Black	72,497	49.7%	3,769	29.4%	76,266	48.0%
White	76,275	40.8%	9,630	57.5%	85,905	White	64,782	44.4%	7,826	61.0%	72,608	45.7%
Other	11,568	6.2%	1,646	9.8%	13,214	Other	8,743	6.0%	1,229	9.6%	9,972	6.3%

City of Semmes

City of Semmes
Original Limits

Incorporation Vote: August 17, 2010
Incorporation: May 2, 2011

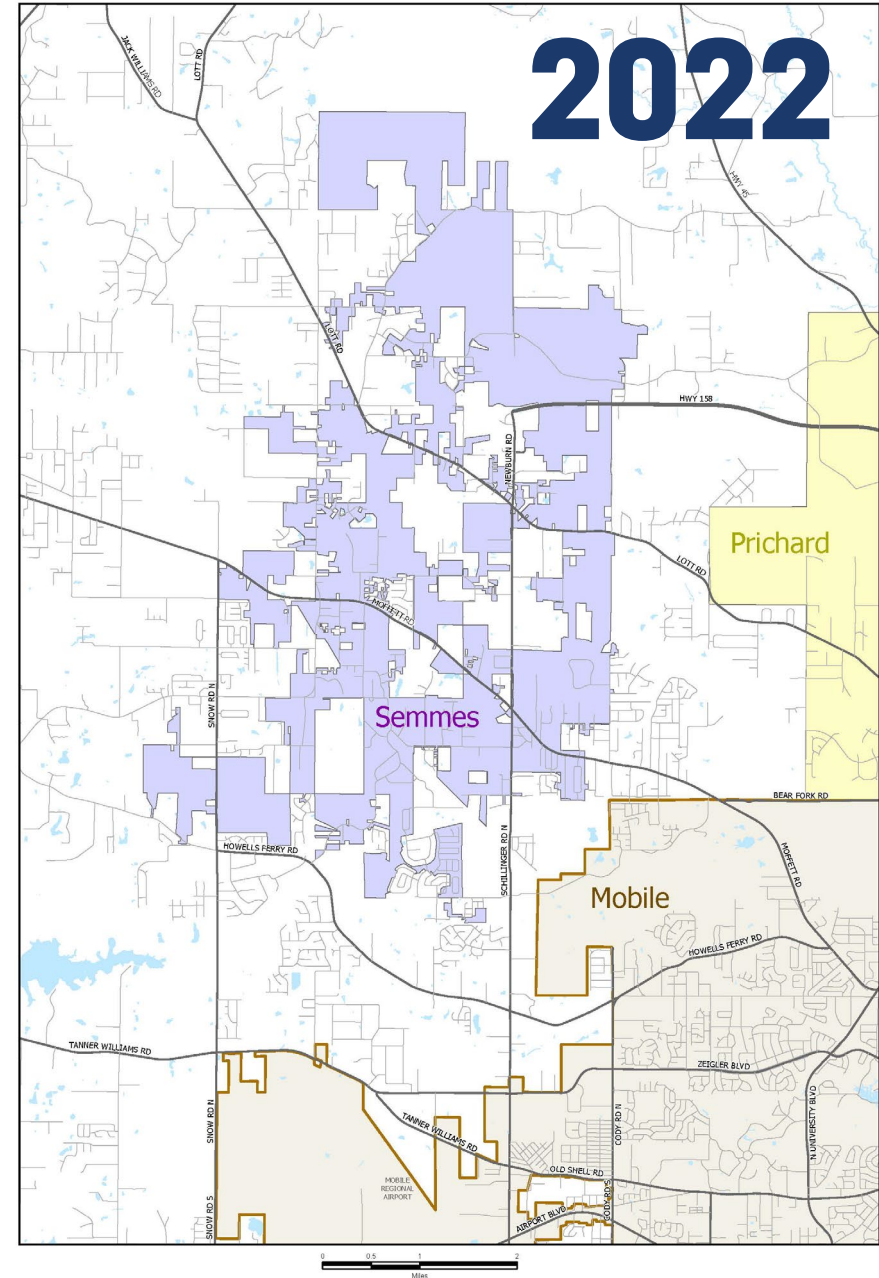
Mobile City Limits
Semmes Original
Prichard



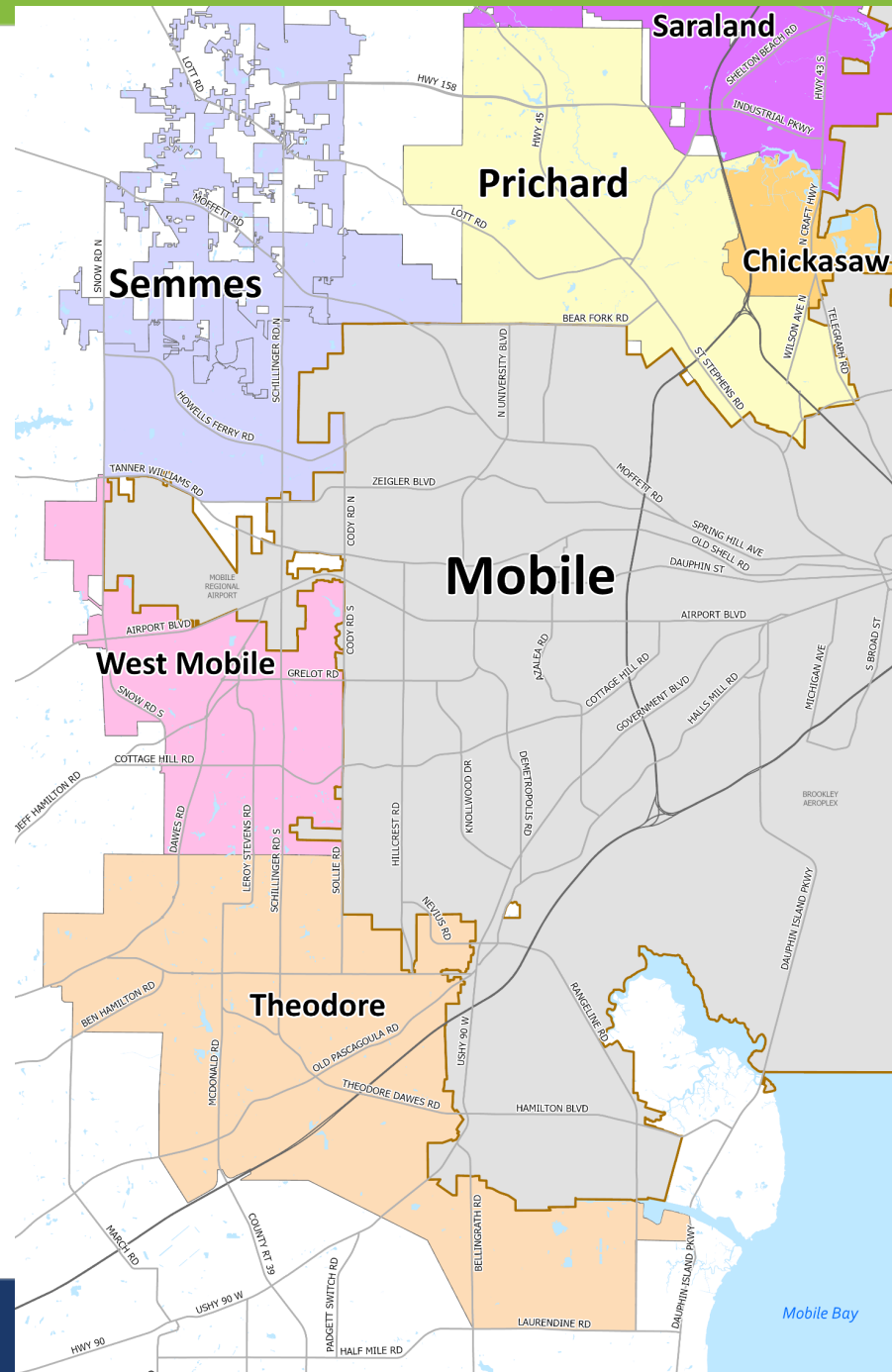
City of Semmes
Current Limits

Incorporation Vote: August 17, 2010
Incorporation: May 2, 2011

Mobile City Limits
Semmes
Prichard

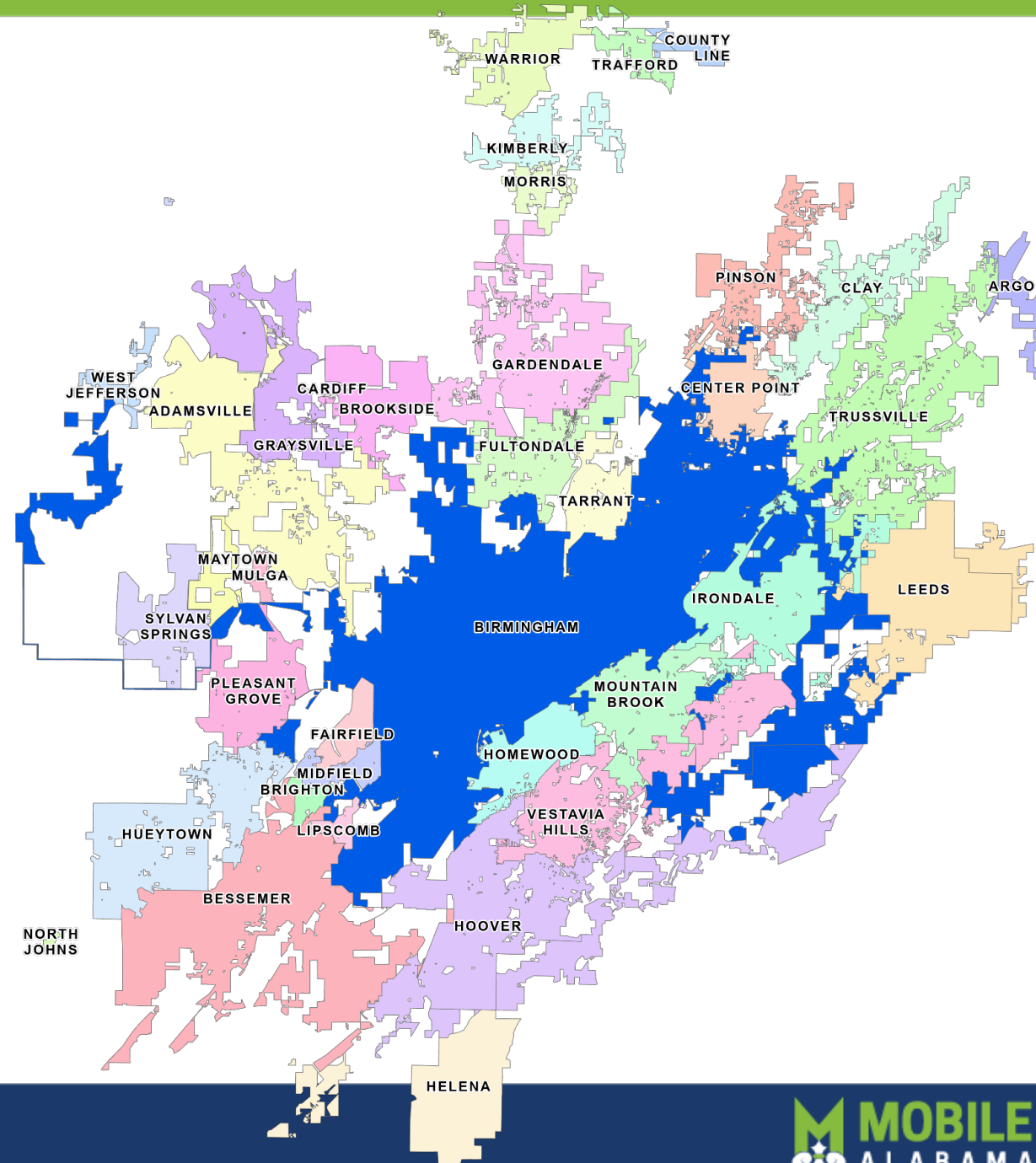


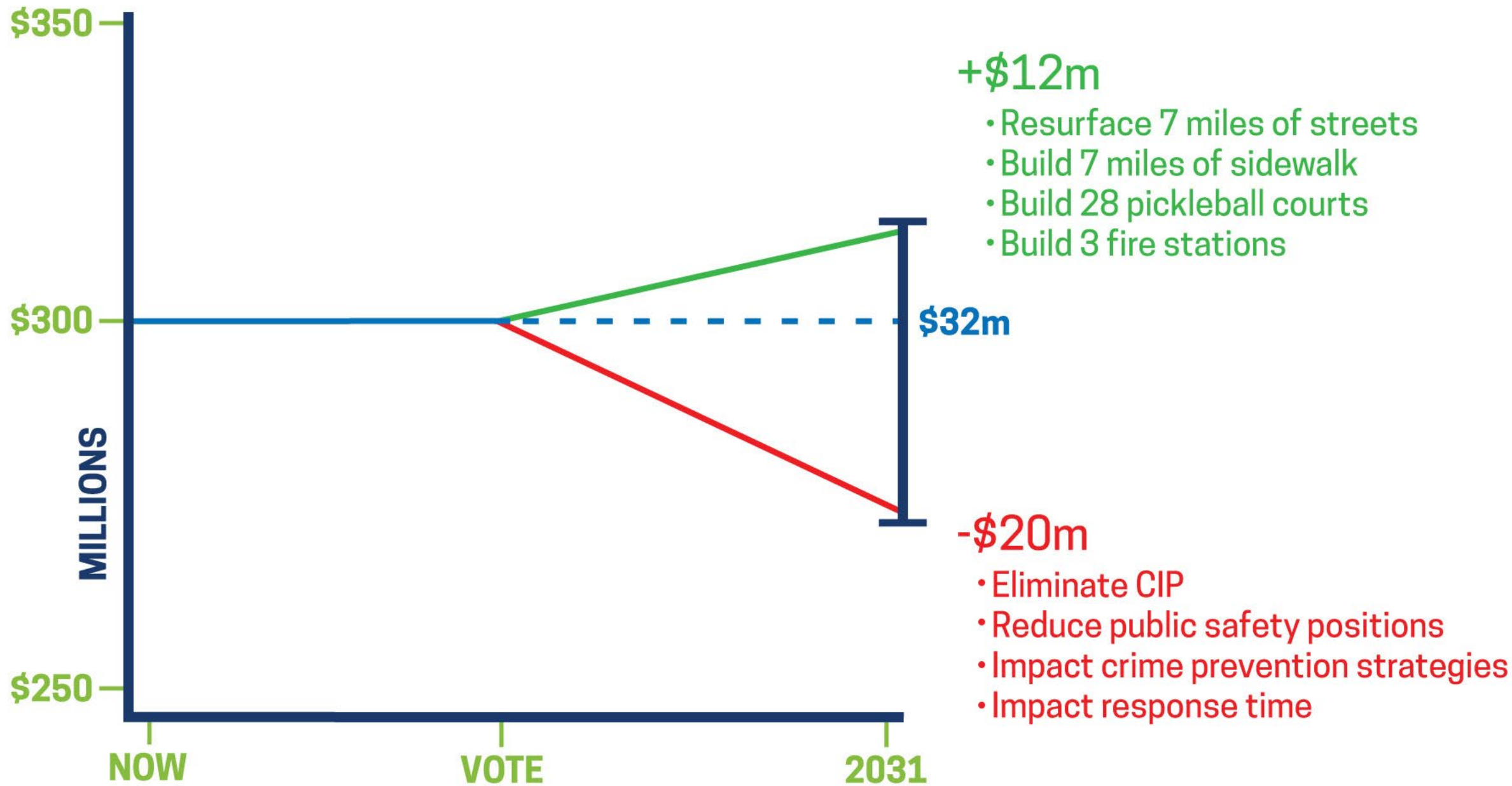
Worst Case Scenario



City of Birmingham

- Declining population began in **1960**
 - **341,000**
- **2022 Projected – 198,433**
- **88 municipalities** surround the city





Questions?

Montgomery, Brandi

From: Roberts, James
Sent: Wednesday, March 22, 2023 12:15 PM
To: Barber, James
Subject: Treasury ERA funds

Categories: FYI, Printed

We did not receive Treasury ERA funds because the minimum City size was set to 200,000 persons. The County received an allocation that totaled around \$22,169,574 that included funds for residents of the City. Had we been over 200,000 residents we would have received \$10-12m directly and been able to better tailor the programs to our residents. The County ended up contracting their entire funding to a private firm that did intake only over the internet. Since the funding was for rental and utility assistance, this process added an extra impediment to a potential applicant that may not be able to afford internet service or a computer. It also limited applications to those with computer skills able to navigate the process.



February 2, 2023

To: Robert Holt, Executive Director of Finance

CC: James Barber, Chief of Staff

RE: Follow-up and next steps from initial annexation meetings with City of Mobile

Following up on last week's meetings with City leadership and staff, PFM has developed this memorandum to recap early findings and identify additional information required for validation. The memo includes:

- A review of study requirements drawn from City Council Resolution 02-1134 and discussion of best practices seen in other annexation studies; PFM will conduct its validation in accordance with the resolution's requirements and utilize best practices as additional guidance.
- Meeting notes and questions stemming from January 25 discussions with City staff; these include follow-up questions based information received before and during the meetings, as well as additional questions regarding departments and services that were not highlighted in the meetings.

PFM's role is defined at Section C.ii. of the Council resolution: "'validation' is the review of information, data, and procedures to determine the extent to which they are accurate, reliable, and free from bias."

Required Annexation Information

Data to be compiled (from resolution -- *italicized items* are those that the City has produced thus far with additional notes and commentary from the PFM Team in red).

Section II. (Procedure) identifies various data to be produced, beginning with *a map or plat of the territory to be annexed*. **The City has maps for Study Areas A-D.**

Section II.B. (Validation Study) specifies additional information as indicated below.

- i. Pursuant to the investigatory authority of the council under Ala. Code §§ 11-44C- 21, a validation study will be prepared to compile data on the Study Area including the following:
 - a. *Current use of each parcel as assessed and shown in the records of the Mobile County Revenue Commissioner (utilities, agricultural, forest, residential property and historic buildings, and property not otherwise classified).*
 - i. **Provided by City on 1/24**
 - b. *Water and sewer service provided by Mobile Area Water and Sewer Service System, or other water or sewer services of record.*
 - i. **Provided by City on 1/24. Follow-up and additional information requested by PFM.**
 - c. Identification of environmentally sensitive property if known.
 - i. **Requested by PFM Team.**
 - d. *Recorded subdivisions.*
 - i. **Provided by City on 1/24.**



- e. Ari inventory of city services currently provided to the Study Area and the identity of the service provider, including police, fire and 911 emergency response.
 - i. Discussed in 1/25 meetings. Follow-up and additional information requested by PFM.
- f. Identification of services the City of Mobile will provide and a projected timetable for the provision of such services.
 - i. Discussed in 1/25 meetings. Follow-up and additional information requested by PFM.
- g. *Lane miles of public roads in Study Area*, and description of their condition when available.
 - i. Discussed in 1/25 meetings; City has provided information regarding lane miles. Follow-up and additional information requested by PFM
- h. *Current revenue generated to the City, including taxes and business.*¹
 - i. Discussed in 1/25 meetings. City has developed current estimates. Follow-up and additional information requested by PFM

Cost-benefit analysis (from resolution)

The resolution also requires a cost-benefit analysis over a 10-year horizon. Note that projected costs of service provision (and revenues) are dependent on projections of anticipated development and population changes.

- ii. A cost-benefit analysis shall analyze whether the city has capacity to serve the Study Area, and the estimated cost of providing services over the next ten years.

The cost benefit analysis shall identify source data, and address:

- 1. Projected revenues, taxes, and fees.
 - a. Provided by City on 1/24. Follow-up and additional information requested by PFM
- 2. Projected costs of providing service to the Study Area, including new employees and equipment for City Police and Fire, building permits, public works, parks, recreational facilities, and stormwater management.
 - a. Discussed in 1/25 meetings. Follow-up and additional information requested by PFM
- 3. The cost of street maintenance, garbage, and trash removal.
 - a. Discussed in 1/25 meetings. Follow-up and additional information requested by PFM
- 4. Projected revenues and sources.
 - a. Discussed in 1/25 meetings. Follow-up and additional information requested by PFM

¹ For potential revenue streams impacted by Alabama municipal annexation see <https://almonline.org/Assets/Files/LegalServices/LegalPublicationsAndResources/Annexation-Manual-2017.pdf>



5. The cost of street maintenance, garbage, and trash removal.
 - a. Discussed in 1/25 meetings. Follow-up and additional information requested by PFM
6. Projected revenues and sources.
 - a. Discussed in 1/25 meetings. Follow-up and additional information requested by PFM

Additional information (from resolution)

Finally, the resolution includes six items for Council to consider. These may require more data and deeper analysis than the City has provided to this point.

- iii. The Council should consider whether annexation of the Study Area will:
 1. Eliminate or create islands or peninsulas of incorporated territory.
 2. Consolidate governmental functions.
 3. Encourage equitable distribution of community resources and obligations.
 4. Promote efficient delivery of services.
 5. Negatively impact the city due to conditions in the Study Area.
 6. Change the city demographics.

Follow-up notes/questions from January 25 meetings

The follow-up notes and questions below are drawn from – and expand on – PFM’s January 25th discussions with City leadership and staff. In general, they reflect three areas of suggested emphasis as the analysis is developed:

- Growth and development projections (residential, commercial, population)
 - These are an essential first step to addressing the requirements set out in City Council’s resolution – without projections of how the study area/s is/are likely to develop over the next decade (and beyond), the City will be hard-pressed to ascertain service and budget impacts (including not just expenses, but potential revenue growth) likely to result from annexation beyond the immediate timeframe.
- Substantiation for estimates of additional service demand and City’s ability to meet additional community needs, including budget and resource requirements
 - Current estimates for service demand can be based on existing City performance metrics (e.g., number of homes served per sanitation route, average volume per residential/commercial customer). A straight average, however, may not always be applicable (for instance, mileage traveled by sanitation trucks may be different depending on proximity to City lot and landfill; less dense development will also impact



efficiency if drivers must travel longer distance to serve the same number of customers).

- Performance indicators (efficiency, effectiveness, equity)
 - The Council resolution includes equity and efficiency in the list of items for Council to consider. Any performance data that departments can access in short order will be of value in fleshing out analysis of annexation's potential impacts, and in assessing City performance versus that of other entities providing services in the study areas.

The notes and questions below are intended to serve as a guide for Finance in leading the analysis forward. Note that the list includes departments and services not highlighted in our January 25 meetings; it will be important to verify expected impact (even if none) on all aspects of the City organization.

For many of the questions posed below, a confirmation that our understanding (drawn from our meeting notes) is accurate is sufficient. In other areas, additional data and explanation will be needed.

Questions/observations for departments

Finance

- Please provide an Excel file with revenue and expenditure actuals for the past 10 fiscal years. If earlier years are unavailable, please provide as many prior years data as available. [See attached](#)
- Please provide an Excel file with the underlying budget and financial data associated with the estimated revenues and expenses scenarios for the proposed study area. [See attached](#)
- Please provide the City's assumptions for City of Mobile and proposed study area population growth over the next 10 years. (Please also note related questions of Build Mobile below.) [See attached](#)
- Provide any information on the fiscal impact of expanded population on current and future grant capacity. [See attached](#)
- Please provide state report on analysis of road maintenance expenses (noted by Chief Barber in 1/25 meeting)
- What projections are available related to continued development in the study area? (note: this will also impact service need projections and costs for sanitation and other services) [To be determined](#)

Public Works

City of Mobile is 321 years old. Because of the age of the City, the oldest districts require much more maintenance than the newest parts of the City. In order to provide the best estimates and assumptions for current and future maintenance in the proposed annexation area, District 6 was used as the best gauge given that it's infrastructure, topography and neighborhoods most resemble the infrastructure, topography and neighborhoods as in the proposed annexation areas. (added March 8, 2023)



- Build Mobile
 - Future development: what are projections or assumptions for shift from more rural environment to denser development in the annexation area over the next 10 years?
 - Residential: There are no known new planned neighborhoods in the annexation areas for the next ten years. Study areas B, C and D already have significant residential density on buildable land. Growth in these areas are deemed to be marginal slower because of the dense established neighborhoods. (added March 8, 2023)
 - High/low growth scenarios for residential and commercial development and population growth?
- Streets
 - Need additional info regarding construction/maintenance funding
 - Corridors are all done with PAYGO funds – if these are major thoroughfares, how are collectors and smaller streets addressed?

Street resurfacing can be performed with multiple sources of funding. It is preferred that PAYGO funds are used for corridors; however, this is ultimately a political (County Commissioner) and voter decision. It is preferred that neighborhoods are resurfaced with City CIP funds. Ultimately either funding source or a combination of both can be used for either type of road.
 - 1/25 meeting noted that cost of doing a mile of street in City is 38x cost of new road in unincorporated, is this correct?
 - What drives this aside from ease of building on raw land? (e.g., acquisition costs, underlying utilities [this was referenced regarding wood pipes], others?)

The 38x cost is a comparison of “lane mile resurfacing” vs. “lane mile reconstruction”. There are not any anticipated “reconstructions” in the proposed annex areas.
 - Average maintenance cost of \$8,000/lane mile/year? What is genesis of this number – need or investment? Does condition of study area roads and streets impact the current average maintenance cost?

This is an estimate cost to perform resurfacing once in a 15-year cycle. The driving force for this type of effort is the need/requirement to maintain the facility in a functional condition. The cost is market driven. The “road condition” impacts how soon/much a maintenance effort may be required, so yes, the condition does affect the average maintenance cost. Worse condition cost more, better condition cost less.
 - City staff indicated in 1/25 meeting that the City targets to resurface/replaceroads every 8-10 years, is this correct? What is the actual frequency?

That is a desired goal. Realistically we are in a 15–25-year cycle. Ultimately, this is a political/budget availability decision.



- What is anticipated phasing and timeline for additional lane miles in terms of expected investment needs (including construction, maintenance, expansion, replacement)?

There are no anticipated additional lane miles in the next ten years. There is approximately 2/3 of mile of Cottage Hill Road that is currently a two-lane road in front of the new Publix that could be four laned within the next ten years to accommodate the increased traffic from the Publix and commercial development around the Publix. This would be a PayGo project.

- If County cannot provide street condition of the proposed study areas, what are City estimates from GIS and windshield surveys?

It is estimated that a “street condition study” of the proposed area would cost between \$150k - \$200k. A basic windshield survey has been performed and there are streets that should be resurfaced in the 1–3-year time frame. There are some streets that have been resurfaced very recently and will not require much maintenance any time soon. Without the aid of a full study (to quantify actual lengths/widths vs. condition) the best estimate is that 15-25% of the streets should be resurfaced in the 10-year time frame.

- What is current condition of bridges to be added (including potential future development) and likely need for maintenance/expansion/replacement?

It is believed the bridges/culverts are in good/fair condition with no immediate need for expansion/replacement. Basic routine maintenance is anticipated to be minimal. The city engineer discussed structural conditions of the bridges in the annexation study areas and advised there are no structural defects and that most of the area has culverts rather than actual bridge structures. Whenever a culvert is ten feet wide or wider, it is given a bridge classification number. Bridge expansion/replacement can be funded via Paygo/CIP and when the need arises it is often several years in planning/budgeting. Bi-annual bridge inspections will be required at an approximate cost of \$2000/structure – bi-annual, so \$1000/structure/year. Since there are no plans for roads in the next ten years, there are no additional bridges projected in the ten year projection.

- Interviews mentioned that striping is covered via an outside contract at \$100K per year. Does the City anticipate this contract increasing with the additions of the annex study area? If so, by how much?

Yes, that number is to be determined. Striping is done both internally (city staff) and externally (contract forces). It is estimated, internal efforts would require an additional \$75k-100k for materials only (via operational budgets) and \$6000/year/sq mile for contracted efforts (via capital budgets). As previously stated, estimates were based on using District 6 road density and condition based on per square mile was determined to be more accurate of an estimate than a windshield survey of road conditions to project out ten years or maintenance.



- Sanitation

- Please provide assumptions, customer count and cost data associated with projected sanitation services in study area(s).

City of Mobile GIS data identifying the number of single-family homes in each area was used as a basis of calculation.

GIS Population DATA: Current single family homes – 61,446

AREA A – 8,398

AREA B – 6,113

AREA C – 5,566

AREA D – 5,163

- What is the basis for estimated increase in costs related to trash and garbage pickup?

The tipping fee costs were calculated based on current landfill tipping fees (per ton/cy), the average cost per home (FY2022 total costs divided by the City GIS current single family home count), and the number of single-family homes in each area.

The equipment/staff needs were determined by the collection capacity for a single crew (how many homes per day can one garbage or trash truck crew collect), operational schedule, frequency of collection service, and special needs (ex. A rear loader truck is needed to navigate cul-de-sacs and provide assisted collection service). The garbage cart cost assumes the City will purchase/provide one garbage cart for each home.

Again, future growth of the annexation areas, distance between homes and annual fuel and maintenance costs were calculated based on District 6 to extrapolate the ten year projection.

- Can the City access data on current service demand in the annexation areas? If so, please provide.

No.

- Traffic

- Are there other responsibilities beyond signage/signalization/pole installation and maintenance the City would be taking on?

In addition to sign and signal maintenance, Traffic Engineering would have an increase in permitting responsibilities, traffic calming, streetlights, line of sight issues, and commercial sign reviews. Any additional signage/signalization/pole installation needed in the next ten years due to any developments are paid for by the developer. No additional signage/signalization/or pole installations are projected over the next ten years on public roads but these would be paid for by Paygo or CIP funds.



- Please provide projections for additional signals and signage beyond current figures based on growth and development estimates.

All major intersections are the proposed annex areas are signalized at this time. Any additional signals would be dependent on development size and would be mitigated by the developer. Any development in the areas over the next ten years would be paid for by the developer. Ten year maintenance of signals and signage are predicted to be similar to the of District 6 and budgeted accordingly.

- Parks

- Are there any parks, recreation facilities or community centers in the annexation areas that would come under City purview?

No. West Mobile County Park, 2275 Leroy Stevens Road will remain under the control of the County.

- Are there any current plans for parks or related facilities in the annexation area? If so, what is the projected building cost and annual maintenance? Not currently. Areas known as Kings Branch and Peachtree are in close proximity to city parks such as the Municipal Park and Magnolia Grove Golf course as well as the Municipal Park Tennis facility. The area along Cottage Hill Road is in close proximity to Medal of Honor Park and the Magnolia Grove Golf Course. In speaking with the residents from the area, there was no discussion about a need for additional park access.

- Environmental

- Are there any environmentally sensitive properties in the proposed study area, including brownfields or other potential environmental concerns?

It is my understanding that these type areas are not catalogued/mapped by Mobile County GIS currently; therefore, it is not possible to make a detailed assessment; however, there would not be any cost to the City unless the City develops one of these type properties.

If one of these properties is developed by a private developer, there would not be a cost for this development/construction to the City, as any environmental studies or requirements would be borne by the private developer.

The only known site is a landfill. The landfill was deliberately not included in the annexation study area.

- Stormwater/Drainage

- What if any impact is there of current/future development on study areas and downstream?

There are not any anticipated impacts, new developments would be required to meet City development standards that are geared towards mitigating development impacts.



The City assesses and collects an annual stormwater fee from residential properties at a rate of \$10 per single family home. Commercial properties are assessed depending on the amount of impermeable surfaces around the development and can be significant. The fees are collected annually by the county revenue commissioner and remitted to the City for stormwater management of the area. Any future residential or commercial development over the next ten years would follow this same assessment and annual collection for associated stormwater maintenance needs.

- Resilience

- Potential impacts other than flooding? 1/25 meeting noted that study areas do not include any significantly flood-prone areas.

We are still determining what our resilience baseline and future planning will be so its premature to determine that.

- Fleet

- Please provide an overview of future fleet needs included purchase price, current/future maintenance, and associated timing.

Overall: Future needs: Will depend on responses from all departments (need to know type/quantity of vehicles being added).

For Public Services: Purchase prices: Public Services vehicles/equipment are included in the spreadsheet.

Current/future Maintenance: Currently vehicles under warranty are repaired by the vendor through which we purchased the vehicle and associated warranty. Items not under warranty such as damage that was fault of the city, preventative, or where part maintenance is performed by the city. We will continue to purchase warranty for the major portions of the vehicle in the future and the goal will be to divest the vehicle shortly after the warranty period has ended.

Associated Timing: Replacement schedules vary depending on the type of equipment and the extent to which it is used; our overarching goal is a 5–7-year replacement cycle. **See additional attachment.**

Each vehicle when purchased is budgeted for replacement by placing an annual “rent” fee into the operational budget of each department so that the replacement funds needed to replace the vehicle will accrue over the expected life of the vehicle.

- What if any changes in staffing or material increases in equipment will be required?

As included in the spreadsheet – we estimate that our Fleet Management division will require: Vehicles/Equipment; Service Trucks (1-2)

Staffing: Vehicular/Equipment Mechanic (1-2); Automotive Service Worker (1)



- Water and Sewer
 - According to MAWSS water and sewer service area maps, MAWSS already provides services in most but not all of the proposed annexation area.

- What are plans for extension, if any, and what is potential impact, if any, into the proposed study area currently outside of service map?

MAWSS is independent of the City. Future expansion of services is determined by MAWSS. Most of the area is presently serviced by MAWSS. The areas that are still on a septic system have inquired about being required to connect to MAWSS for sewer service but this is only where there are sewer lines present. If they are present, residents will only be required to hook up to sewer if their septic system fails. Areas where there is no sewer service will remain on a septic system.

- What is potential impact, if any, on ability to provide fire suppression?

No impact on fire suppression as the area is already receiving City fire protection.

Public Safety

- Police
 - Interviews with senior leadership indicate that the City can handle additional service demand if able to fill budgeted positions.
 - Does budget also include associated funding for police cars, equipment, etc.?
 - Yes. Fleet replacement for fire and police vehicles is already in the respective operational budgets as these services already exist.
 - Impact of any projected development/growth on calls for service (including increasing residential density)?
 - The annexation areas are already significantly built out in density. The police jurisdiction lines do not move out another three miles so there is no anticipated growth in calls for service.
 - Does the City anticipate any corresponding extension of the police jurisdiction?
 - Answered above.
 - Some of the area to be annexed appears to be outside current service areas; has this been factored into City analysis?
 - The only area outside the current service area/jurisdiction is the northern part of a neighborhood identified as Kings Branch, which is in the City of Semmes jurisdiction. There are so few houses in this area there was no anticipated increase in calls for service for public safety. The houses were included in all calculations for additional services, such as trash and garbage, as part of the cost study



- Fire
 - Will any of the annexed population be outside the desirable radius from a current Mobile fire station? **No.**
 - Some of the area to be annexed appears to be outside current service areas; has this been factored into City analysis?
 - The only area outside the current service area/jurisdiction is the northern part of a neighborhood identified as Kings Branch, which is in the City of Semmes jurisdiction. There are so few houses in this area there was no anticipated increase in calls for service for public safety. The houses were included in all calculations for additional services, such as trash and garbage, as part of the cost study.
 - Who currently provides service in potential annexation areas outside service area? Can existing equipment/stations be utilized in addition to noted second company at one station (per CoS)? Could existing volunteer corps be incorporated as a City resource with minimal additional expense.
 - The small residential area in north Kings branch is currently serviced by the City of Semmes fire department. There are no additional vehicles, equipment or staffing need to assume fire and EMS coverage of this area. The City of Mobile would assume primary fire response with Semmes as a secondary response through mutual aid agreement.
 - There are some neighborhoods near the Airport Blvd. and Snow Rd. in study area A that are presently serviced by the Seven Hills Volunteer fire department that would now be the primary responsibility of the City of Mobile. Seven Hills volunteer fire department would then take a secondary response role through mutual agreement.
 - Law enforcement already has a standing mutual aid agreement with the Mobile County Sheriff's Office within the proposed annexation areas and the unincorporated areas outside the proposed annexation areas.
- Emergency Medical Services
 - Interviews on 1/25 indicated that the City has 11 ambulances with two or three in reserve. They also noted that the City would need two or three to cover the proposed study areas.
 - Please confirm the aforementioned ambulance numbers and assumptions are accurate.
 - There are 11 ambulances on duty any given time in the city. Additional ambulances are not required to provide coverage in the annexation area. The reason for this is that approximately five years ago, The City provide EMS coverage for nearly the entire jurisdiction which contains approximately 71,000 people in the three mile band outside the City. The City did not take any ambulances out of service after the pull back. Resuming City EMS coverage for the much smaller annexation area as compared to the previous three-mile



band can easily be absorbed. Additionally, the areas are also serviced by two private ambulance companies and a third ambulance company is expected to begin operations in the City this year, lessening the burden to the City so the City EMS can focus on Advanced Life Support (ALS) transports as opposed to Basic Life Support (BLS) transports.

- If the City used the reserve vehicles for the proposed study areas, will the City need to purchase any additional ambulances or emergency response vehicles in the short or long-term? If so, when would those purchases likely take place and what are the projected costs?
 - There is no need to use the reserve fleet of ambulances to service the annexation study areas.
- What is the basis for the additional ambulance needs estimate? Current calls for service? Are there projections for impact of new development?
 - There are no additional ambulance needs projected for the annexation study area.
- Some of the area to be annexed appears to be outside current service areas; has this been factored into City analysis? Does County EMS cover all these areas?
 - The City services the entire annexation study areas with fire and police. The only area not presently receiving City fire and police services is a few residential homes in the northern Kings Branch neighborhood. The City does not presently provide EMS coverage in any of the annexation study areas.

Other Services

- Animal Shelter
 - Capacity for current/future demand? If additional capacity is needed, what is the projected cost? A new animal shelter is to be built to support the City of Mobile. It will encompass the needs of the annexed areas. Financing for the facility is available regardless of annexation. The facility is also being placed on land and designed to meet future expansion needs over the next ten-year period and beyond.
- 311
 - Capacity for current/future demand? If additional capacity is needed, what is the projected cost? Existing 311 assets will be available to support the annexed areas. The system is currently being upgraded to build in extra capacity and alternatives on placing calls using software integration of Nexgen and Rock Solid, which will greatly enhance our workorder system and customer support, respectively.
- IT
 - Capacity of City systems to accommodate additional workload for public works and public safety functions? It is not expected that IT support would materially increase with annexation. Capacity for public safety is already funded as the areas are already serviced by public safety. There are some minor hardware needs for the new trash and



garbage trucks such as Drivecam and Routeware but these costs are minimal and will be incorporated in the operational budget of Public Works.

- Need for new software or hardware? (e.g., radios, terminals, etc.) *Minimal*
- If additional capacity is needed, what is the projected cost? *Minimal*
- Community and Housing Development
 - Impact on need/resources for affordable homes and other community development? Support for affordable homes and community development would not change. The growth that has occurred in the annexation areas is due, in part, to the availability of affordable and desirable homes. The main need for affordable and desirable homes is in the current City limits. The lack thereof in the City is the main reason for the continuous drop in population. The City will be addressing the affordable homes issue in the inner city over the next ten-year period but does not anticipate these needs in the annexation areas.
- Legal Department
 - Impact on civil/criminal staffing? Legal resource demands are not expected to increase. Capacity criminal staffing is not anticipated to have any impact after annexation as these services are currently being provided. Since annexed properties are grandfathered under their current uses, civil staffing to handle environmental and code enforcement over the next ten years are minimal.
- Municipal Court
 - Capacity to address current/future needs (space/staffing)? Demands on the Municipal Court System are not expected to increase significantly with the exception of traffic court. The City of Mobile has enforced its ordinances throughout the jurisdiction up until last year so the capacity of the court has not been reduced and could easily absorb the annexation areas. Traffic enforcement using radar has not been enforced in the annexation areas due to a state law restricted the use of radar in police jurisdictions. This would be an additional need not previously enforced that could increase the number of cases in traffic court. Nonetheless, last year we added an additional part time judge to handle case overflows.