

## Downtown Orlando Tax Increment Projections

**CLIENT:**  
City of Orlando

**LOCATION:**  
Orlando, Florida



**SERVICE AREAS:**  
Public-Private  
Partnership  
Financial Analysis  
Community  
Redevelopment

Orlando has one of the states most financially successful community redevelopment areas. As part of its funding strategy for several downtown venues, the City of Orlando envisions \$60,000,000 to \$70,000,000 will come from tax increment generated in Orlando's downtown Community Redevelopment Area (CRA) which has funded some \$30,000,000 in improvements over a number of years. The area already produces tax increment on property taxes at a level that makes this district one of the state's most viable. Real Estate Research Consultants (RERC) is routinely required to update its projections of this revenue to support the City's initiatives, a task the firm first began in 1990. With the analysis provided by RERC, the Orlando CRA is one of the few in this state capable of issuing non-insured tax increment debt.

For the most recent analysis which was completed in 2008, RERC was asked to examine past and prospective trends in the downtown's valuations. Upturns in value from the rapid rise in appreciation and the material change in the mix of development seen in years prior to 2008 have occurred in this tax increment district. These substantive changes required that we do an unusually detailed analysis of the area's development and valuation activity to document future growth. As part of that effort, we evaluated the timing of all projects, their scale, locational attributes and values. Land valuations and tax appraisals in Florida occur under very stringent rules, and it is necessary to follow state procedures to produce correct and reliable forecasts of future tax collections.

### Other Related or Similar Projects and Studies

- Daytona Beach Community Redevelopment Area, Daytona Beach, FL
- Millenia Mall, Orlando, FL
- Universal Studios, Orlando, FL