



City of Hallandale Beach

# **Three Islands Guardhouse & Traffic-Calming Project Special Assessment Update**

May 21, 2025





# Today's Agenda

Background

Project Budget

Special Assessment Options

Implementation Timeline

Action Items

Q&A

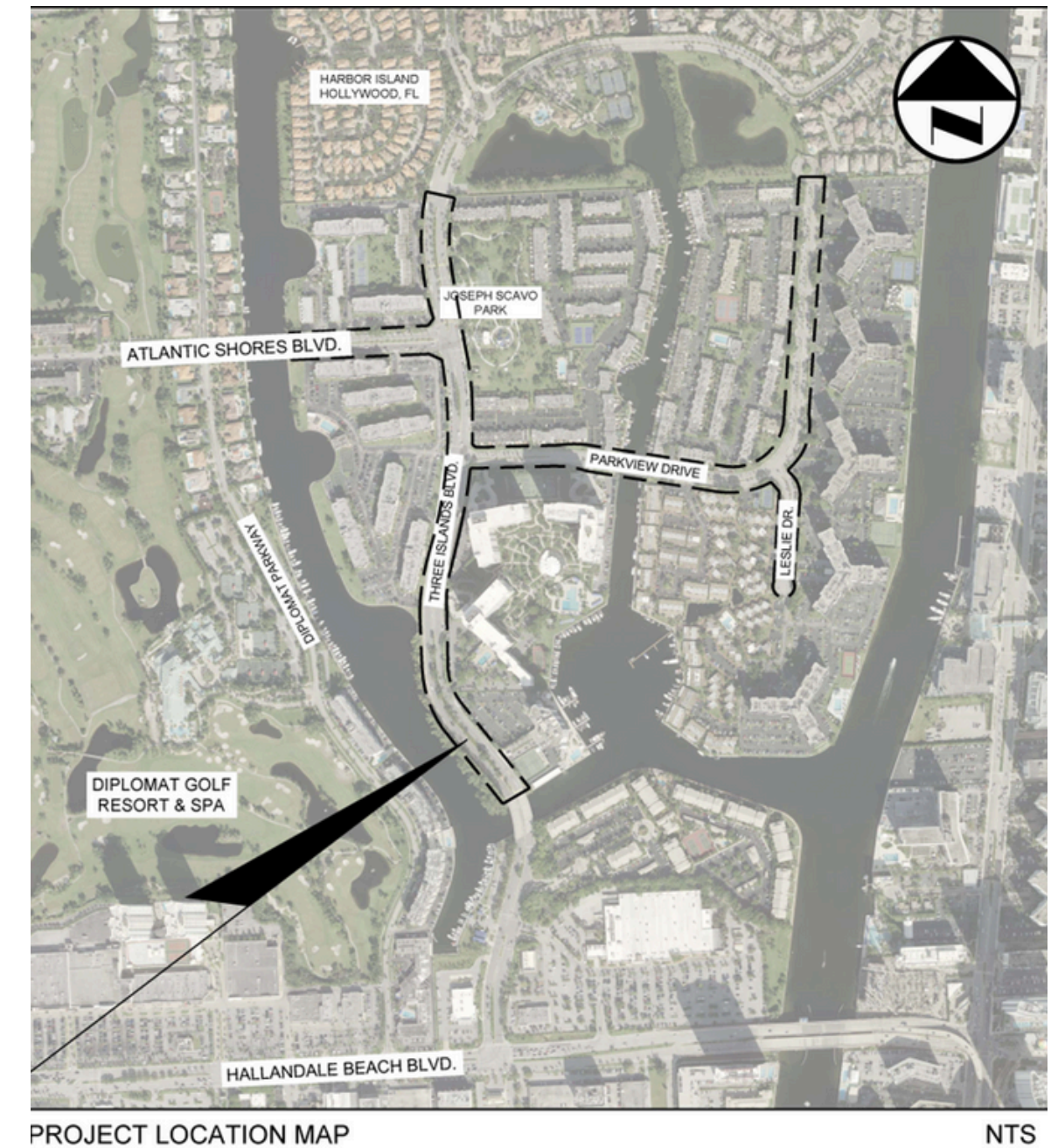
# Background

## Why are we here today?

- To introduce the Three Islands Guardhouses & Traffic-Calming Capital Program
- Secure Commission direction to move forward with a City-imposed special assessment
- Develop a process that can be used for other areas with similar capital programs (e.g. Golden Isles)

## District Snapshot

- Improvement Project is concentrated along Major Access Roadways in Three Islands used by residents of Nearly every building, home or dock.

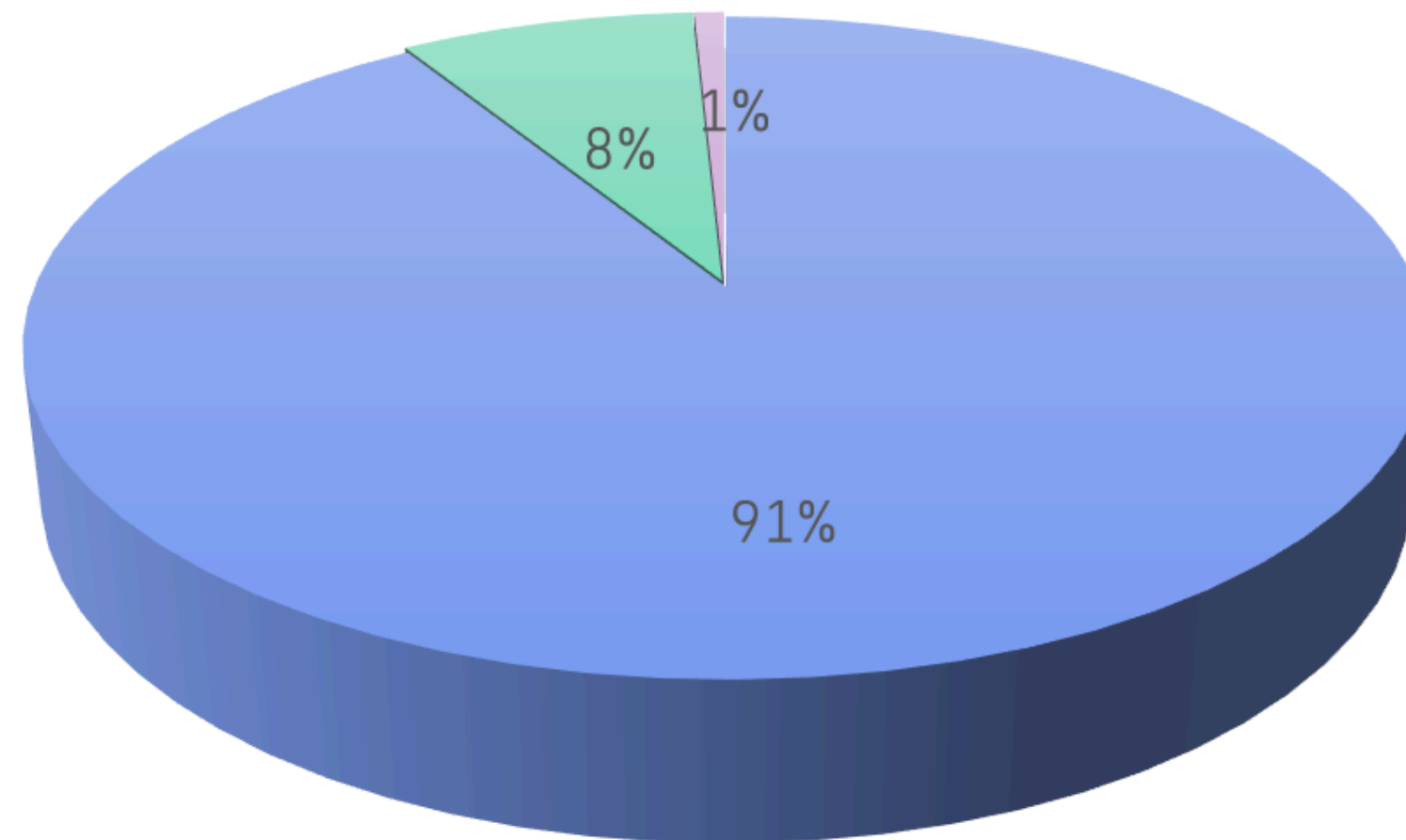




# Background (cont.)

## District Snapshot (*Updated*)

- 4,121 Tax Folios, 88 of Which are Tax Exempt or Pay No Taxes Due to Various Homestead Benefits.



■ Condominium ■ Single Family/Townhomes ■ Boat Docks



# Background (cont.)

## Tax Exempt Folios


Primary Exemption	# of Folios	Extent of Exemption
Municipal	3	Mandatory Fully Exempt
Condominium Common Area	21	Mandatory Fully Exempt
Disabled Veteran	8	Discretionary Fully Exempt
Widowed Person	21	City & County Only
Disability	4	City & County Only
Low Income Long Term Residency Senior	31	City & County Only
<b>Total Folios</b>	<b>88</b>	

**64 Folios would require City Commission approval for exemption of the Special Assessment.**



# Background (cont.)

## Potential Contributions to Special Assessment

- **\$750,000 Contribution from the Three Islands Safe Neighborhood District (the District)**
    - **As of September 30, 2024, the District held reserves totaling \$1,507,445.**
    - **At the May 7, 2025, Budget Workshop, City Staff proposed using a portion of these reserves to offset the Special Assessment. The Commission directed Staff to model a \$750,000 contribution as a potential offset.**
    - **Projected reserves as of September 30, 2025, are estimated at approximately \$1.6 million.**
  - **\$1,000,000 Contribution from the City**
    - **Staff quantified approximately \$1,000,000 in repaving costs within the Project that align with the scope of the City-wide Roadway Improvements Program.**
    - **While consistent with the long-term capital plan, we confirmed that there is no overlap with currently budgeted projects in the 5-Year CIP Plan.**
    - **Given that the road repaving is not currently included in the 5-Year CIP Plan, any contribution from the City would require an additional General Fund appropriation in FY 2026.**
  - **Any contributions from other funding sources are optional and require City Commission Approval.**
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# Project Budget


## Preliminary Budget

Project Task	Budget	Notes
Estimated Construction Cost	\$4,083,965	
Contingency (10%)	408,397	Estimated Consruction Cost is from Oct 2024
Other Costs/Outreach	45,138	
Cost Apportionment Methodology Work	25,000	Required per FL Statute
Financial Advisor	12,500	
Legal Cost	25,000	Debt issuance cost if loan is needed.
<b>Total Project Budget</b>	<b>\$4,600,000</b>	



# Special Assessment Options

## Special Assessment Options

- **Based on feedback from the May 7<sup>th</sup> Budget Workshop, the following options are being presented for Discussion and City Commission Action:**
    - **Option A: Zero Contribution from the District or City**
    - **Option B: \$750,000 Contribution from District**
    - **Option C: \$750,000 Contribution from District and Exempt Folios under Voluntary Exemption Status**
    - **Option D: \$750,000 Contribution from District and Exempt Folios under Voluntary Exemption Status and Additional \$1,000,000 City Contribution for Road Repaving**
    - **Option E: The District Pays Year 1 on behalf of the Resident**
  - **Decision on contribution option will impact the Notice of Public Hearing going out to impacted residents.**
  - **Any other contribution scenario can be calculated by Staff for inclusion in an amended Initial Assessment Resolution.**
  - **Future changes to the Special Assessment can be made for an amount lower than what is approved today.**
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# Special Assessment Options (Cont.)

## *Special Assessment Options Summary*

	OPTION A	OPTION B	OPTION C	OPTION D
Project Budget	\$4,600,000	\$4,600,000	\$4,600,000	\$4,600,000
Less City Contribution	0	0	0	1,000,000
Less District Contribution	0	750,000	750,000	750,000
Net Capital Project Cost	4,600,000	3,850,000	3,850,000	2,850,000
# of Folios Assessed	4,061	4,061	3,997	3,997
<b>Annual Payment per Folio Per Year</b>	<b>\$272.25</b>	<b>\$227.86</b>	<b>\$231.51</b>	<b>\$171.38</b>

# Special Assessment Options (Cont.)

## *Option A: Zero Contributions*

Zero Contributions	
Project Budget	\$4,600,000
Less City Contribution	0
Less District Contributions	
<i>TISND Contribution to Project</i>	0
<i>TISND Contribution to Fund Voluntary Exempt Folios, if any</i>	0
Less Total District Contribution	0
Net Capital Project Cost	4,600,000
# of Folios Assessed	4,061
<b>Base Assessment per Folio</b>	<b>\$1,132.73</b>
<b>Assessment per Folio per Tax Year</b>	<b>\$254.44</b>
<b>Collections Costs</b>	<b>\$17.81</b>
<b>Total Payment per Folio per Tax Year</b>	<b>\$272.25</b>

# Special Assessment Options (Cont.)

## *Option B: District Contribution of \$750,000*

District Contribution	
Project Budget	\$4,600,000
Less City Contribution	0
Less District Contributions	
<i>TISND Contribution to Project</i>	-750,000
<i>TISND Contribution to Fund Voluntary Exempt Folios, if any</i>	0
Less Total District Contribution	-750,000
Net Capital Project Cost	3,850,000
# of Folios Assessed	4,061
Base Assessment per Folio	\$948.04
Assessment per Folio per Tax Year	\$212.96
Collections Costs	\$14.91
Total Payment per Folio per Tax Year	\$227.86

# Special Assessment Options (Cont.)

## *Option C: Add Voluntary Exempt Folios*

Voluntary Exempt Folios	
Project Budget	\$4,600,000
Less City Contribution	0
Less District Contributions	
<i>TISND Contribution to Project</i>	-677,505.54
<i>TISND Contribution to Fund Voluntary Exempt Folios, if any</i>	-72,949.46
Less Total District Contribution	-750,000
Net Capital Project Cost	3,850,000
# of Folios Assessed	3,997
<b>Base Assessment per Folio</b>	<b>\$963.22</b>
<b>Assessment per Folio per Tax Year</b>	<b>\$216.37</b>
<b>Collections Costs</b>	<b>\$15.15</b>
<b>Total Payment per Folio per Tax Year</b>	<b>\$231.51</b>



# Special Assessment Options (Cont.)

## *Option D: Add City Contribution*

City Contribution	
Project Budget	\$4,600,000
Less City Contribution	-1,000,000
Less District Contributions	
<i>TISND Contribution to Project</i>	-693,265.21
<i>TISND Contribution to Fund Voluntary Exempt Folios, if any</i>	-56,734.79
Less Total District Contribution	-750,000
Net Capital Project Cost	2,850,000
# of Folios Assessed	3,997
<b>Base Assessment per Folio</b>	<b>\$713.03</b>
<b>Assessment per Folio per Tax Year</b>	<b>\$160.17</b>
<b>Collections Costs</b>	<b>\$11.21</b>
<b>Total Payment per Folio per Tax Year</b>	<b>\$171.38</b>

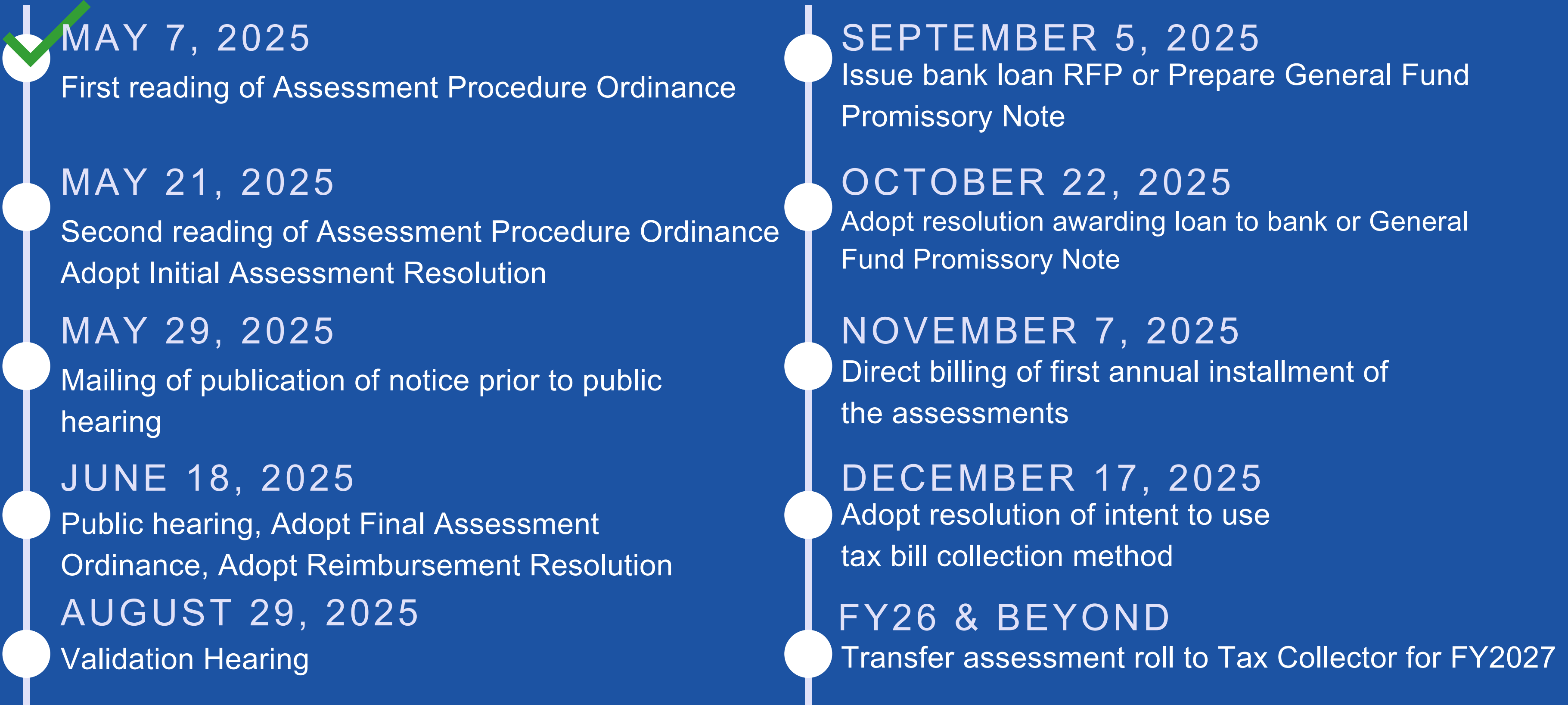
# Special Assessment Options (Cont.)

## *Option E: District Pays Year 1*

	W/ Voluntary Exempt	W/O Voluntary Exempt
Project Budget	\$4,600,000	\$4,600,000
City Contribution	0	0
District Contributions		
<i>TISND Contribution to Year 1 Assessment Payment</i>	-959,626.86	-1,033,288.44
<i>TISND Contribution to Fund Voluntary Exempt Folios, if any</i>	-73,655.04	0
Total District Contribution to Eliminate Year 1 Payment	-1,033,281.90	-1,033,288.44
Net Capital Project Cost	4,600,000	4,600,000
# of Folios Assessed	3,997	4,061
<b>Base Assessment per Folio</b>	<b>\$1,150.86</b>	<b>\$1,132.73</b>
<b>Assessment per Folio per Tax Year 2-5</b>	<b>\$258.51</b>	<b>\$254.44</b>
<b>Collections Costs</b>	<b>\$18.10</b>	<b>\$17.81</b>
<b>Total Payment per Folio per Tax Year 2-5</b>	<b>\$276.61</b>	<b>\$272.25</b>

# Implementation Timeline


## Major Deliverables





# Action Items

## Commission Actions Requested Tonight

- **Adopt Assessment Procedure Ordinance – Second Reading**
    - Creates the legal framework (FS Ch. 197) for non-ad-valorem collection in Three Islands.
  - **Adopt Initial Assessment Resolution**
    - Confirms \$4.6M project scope & benefit methodology
    - Decide a contribution option to be included in the final resolution
      - Sets maximum assessment rates and approves the preliminary roll
    - Schedules the public hearing and authorizes mailed / published notices.
  - **Approve First Reading of Project Funding & General-Fund Advance**
    - Amends FY 25 budget to establish a \$4M capital project budget
    - Authorizes the General Fund to advance costs through transfers
    - Second Reading on June 4, 2025.
  - **Direct Staff on Next Deliverables**
    - Prepare Final Assessment, Reimbursement & Financing resolutions for the June 18<sup>th</sup> agenda
    - Complete mailed notice and newspaper publication by May 29, 2025
    - Begin procurement steps for construction so that the project is not delayed.
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# Questions?

Thank You