



City of Hallandale Beach

Three Islands Guardhouse & Traffic-Calming Project Special Assessment Public Hearing

June 2025





Today's Agenda

Background

Project Budget

Special Assessment Breakdown

Implementation Timeline

Action Items

Q&A

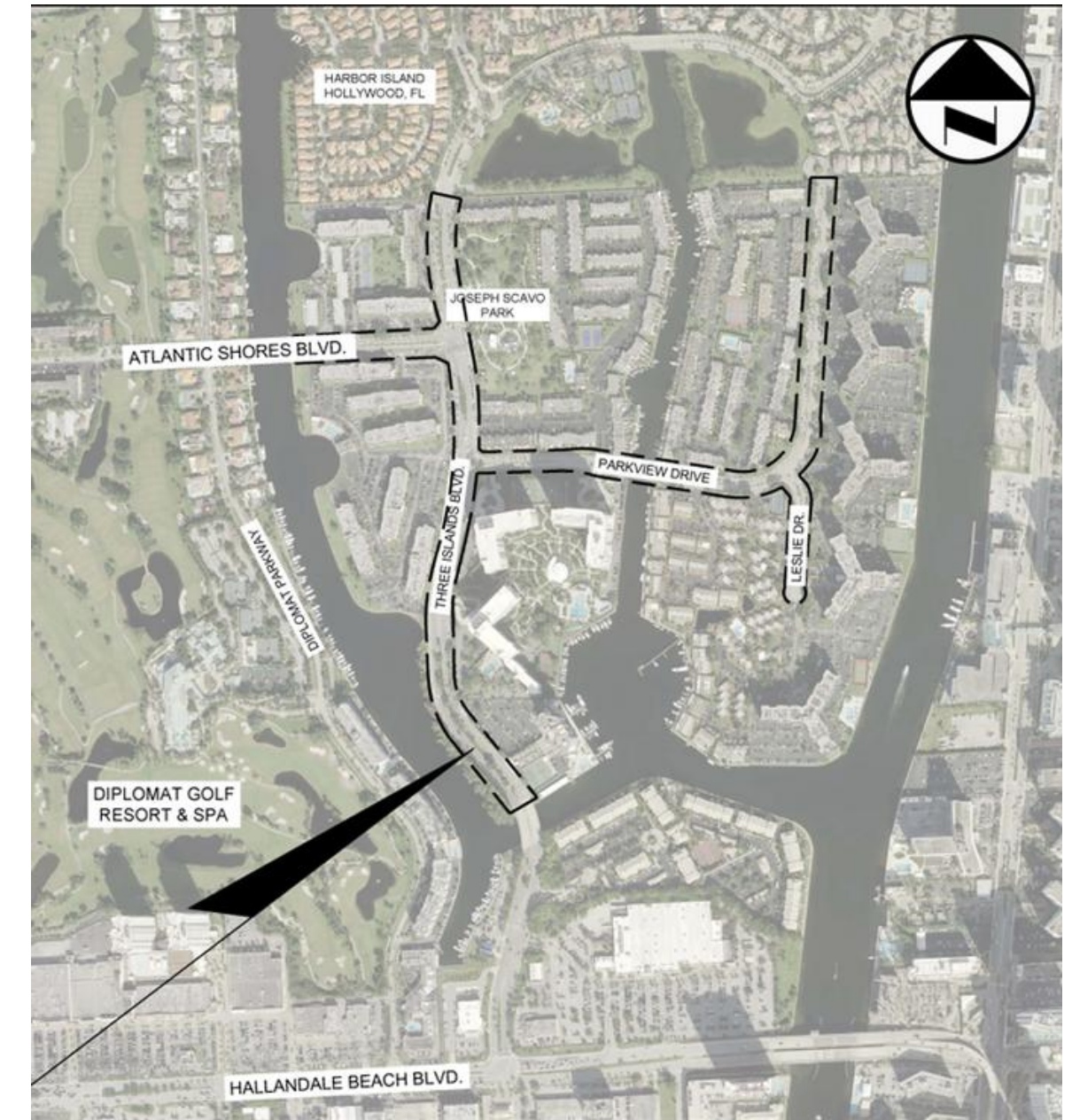
Background

Why are we here today?

- To describe the Three Islands Guardhouses & Traffic-Calming Capital Program
- Commission decision regarding imposition of a City-imposed special assessment
- Process can be replicated 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.



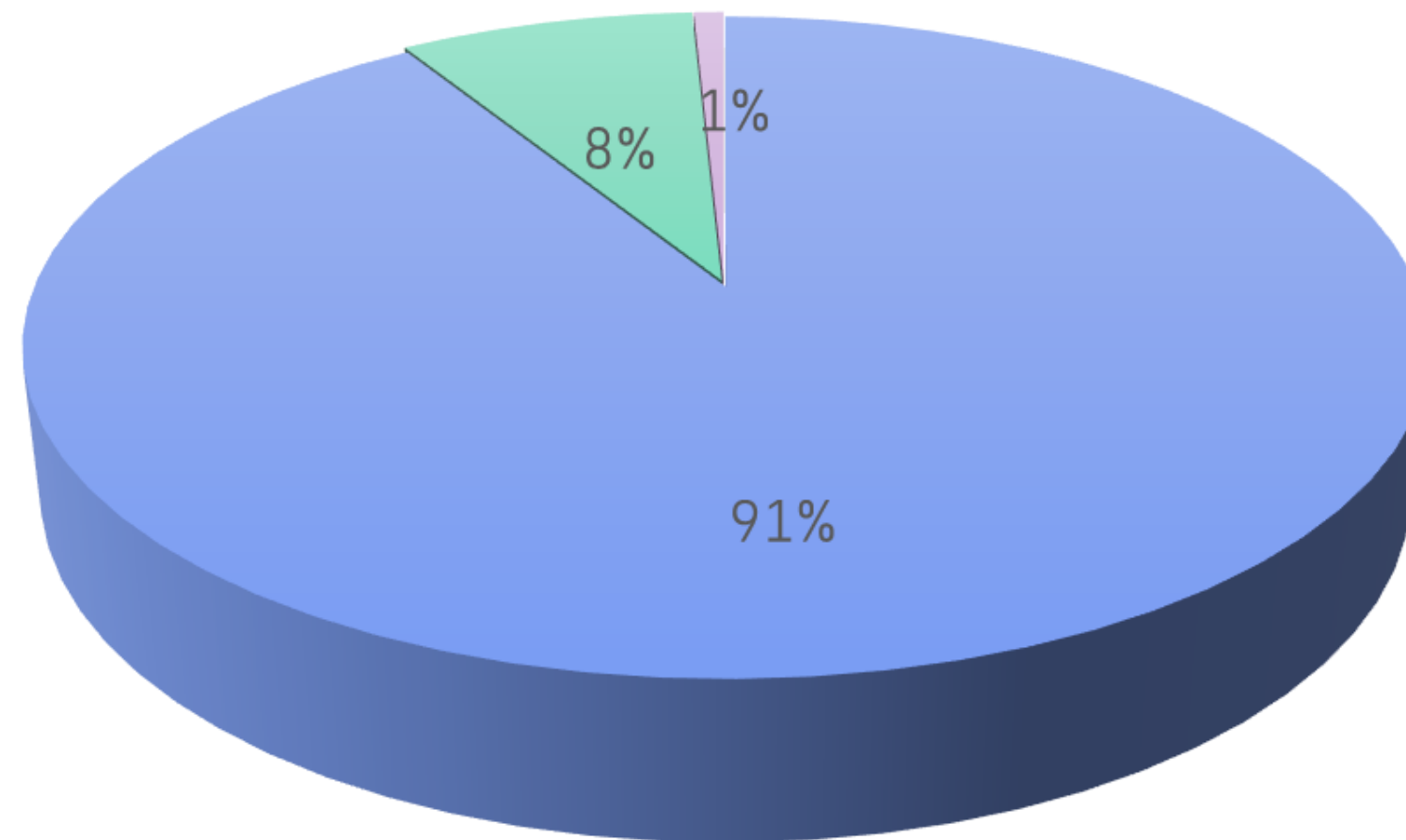
PROJECT LOCATION MAP

NTS

Background (cont.)

District Snapshot (*Updated*)

- 4,113 Tax Folios, 116 of Which are non-assessable, 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	13	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
Total Folios	80	

City Commission previously approved 64 folios for discretionary exemption from the Special Assessment.



Background (cont.)

Potential Contributions to Special Assessment

- **\$1,100,000 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 21, 2025, City Commission Meeting, the Initial Assessment Resolution was amended and adopted, and City Staff was directed to model a \$1,100,000 contribution as a potential offset.**
 - **Projected reserves as of September 30, 2025, were estimated at approximately \$1.6 million during this presentation.**
- **\$55,160 additional Contribution from the City General Fund will be required to offset the 64 discretionary exempt folios.**
 - **City Contribution will be included in a future budget amendment.**
- **Additional surpluses in the District noted in future years may be used to offset future assessment payments (Year 2-5).**
- **Final Assessment Resolution will require an amendment to incorporate the total of the amounts above.**



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.
Total Project Budget	\$4,600,000	



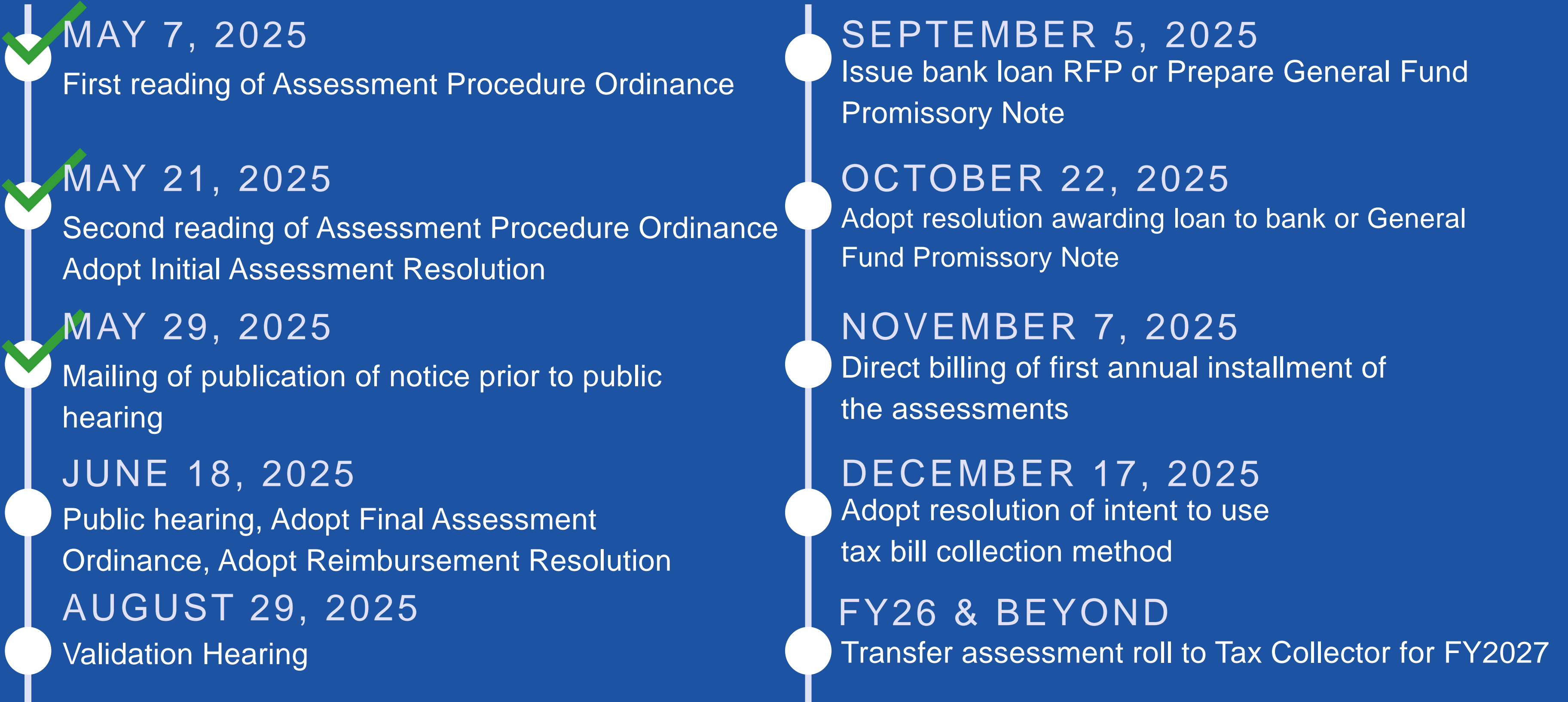
Special Assessment Breakdown

\$1.1M District Contribution w/ Discretionary Exempt Folios

Project Budget	\$4,600,000
Less District Contribution	-1,100,000
Net Capital Project Cost	\$3,500,000
# of Assessable Folios	4,061
# of Folios Exempted by City	64
City Contribution for Exempted Folios	\$55,159.04
Base Assessment per Folio	\$861.86
Assessment per Folio per Tax Year	\$193.60
Collections Costs	\$14.57
Total Payment per Folio per Tax Year	\$208.17

Implementation Timeline


Major Deliverables





Action Items

Commission Actions Requested Tonight

- **Adopt Final Assessment Ordinance – Second Reading**
 - Confirms final assessment rates and methodology
 - Approves the assessment roll for FY 2026
 - Authorizes billing and collection, including transition to tax roll in FY 2027
 - **Adopt Bond/Note Authorization Resolution (Includes Reimbursement Intent)**
 - Establishes borrowing ceiling and authorizes legal validation
 - Allows future flexibility for interfund or external financing if needed
 - Enables reimbursement of General Fund advance using special assessment revenue
 - Preserves eligibility for future financing reimbursement
 - **Direct Staff on Next Deliverables**
 - Finalize mailed invoices to property owners for billing of first installment of assessment
 - Initiate validation process (as authorized) through bond counsel
 - Begin procurement steps for construction to maintain project timeline
 - Prepare updated funding strategy if external loan is pursued
 - Implement steps for FY 2027 tax roll integration
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Questions?

Thank You