



TO: Honorable Mayor & Members of the
Fort Lauderdale City Commission

FROM: Lee Feldman, ICMA-CM, City Manager

DATE: July 9, 2013

TITLE: Public Hearing and Final Resolution for Imposition of a Special
Assessment – Wave Streetcar Project

Recommendation

It is recommended that the City Commission conduct a Public Hearing and adopt a Final Resolution relating to the creation of the Wave Streetcar Assessment Area and imposition of a \$22,665,000 special assessment for properties in the Downtown and South Regional Activity Centers to fund the Wave Streetcar Project capital costs.

Background

The Special Assessment is proposed to fund portions of the design and construction of the Wave Streetcar Project, which is a 2.7 mile electric streetcar system that will serve as a local circulator in Downtown Fort Lauderdale. The Assessment will be imposed on properties in the Downtown and South Regional Activity Centers (collectively “Assessment Area”).

The special assessment includes \$20.59 million for the Wave Streetcar Project capital costs and \$2.075 million in administrative costs associated with the assessment process. The total amount assessed will be \$22.665 million (including administrative costs) levied over a 25 year period beginning October 1, 2013.

On April 1, 2008, under Resolution 08-71, the City Commission endorsed the Downtown Transit Circulator (Wave Streetcar) project (**Exhibit 1**), recommended a preferred route, identified the City’s funding level and endorsed the special assessment process for additional funding. On April 16, 2013, the City entered into the Wave Partnership Agreement (**Exhibit 2**) with the following project partners for implementation: Downtown Development Authority (DDA), South Florida Regional Transportation Authority (SFRTA), Broward Metropolitan Planning Organization (MPO) and Broward County (BC). This agreement requires the City to contribute \$10.5 million or an equivalent combination of capital contribution; payable by in-kind services, real or personal property, cash or any other means as mutually agreed to by the City and SFRTA and \$20.59 million in special assessment proceeds towards the project.

The \$18 million Federal TIGER IV grant received in 2012 only helps fund 1.4 miles of the planned 2.7 mile system. The SFRTA, on behalf of the partnership, is pursuing an application to the FTA for \$49.69 million for the remainder of the Federal dollars through the Federal Small Starts program. Total capital cost of the project is an estimated at \$142.6 million with \$2.5 million (with escalation) in estimated annual operating cost.

Wave Streetcar Project Finance Plan			
Funding Partner	Capital	Operating	Comments
City of Fort Lauderdale	\$10.50M		Cash/Land/In-Kind
Special Assessment	\$20.59M		Begin Nov. 2013 (*DRAC & SRAC)
FDOT	\$35.65M		Local Match
FTA	\$67.71M		TIGER & Small Starts Grants
Broward MPO	\$ 8.14M		
Broward County		\$2.5M/Ann.	
Total	\$142.59M		

*DRAC & SRAC refer to the City of Fort Lauderdale Downtown and South Regional Activity Centers

The below tables show how the special assessment is calculated, apportioned and the approximate annual costs based on financing \$20.59 million for 25 years at 5.30% net interest rate plus 100 basis points. **Exhibit 3** shows a map and legal description of the area to be assessed.

Cost Apportionment

<u>Category</u>	<u>Average Just Value</u>	<u>% of Value</u>
Non-Residential	\$2,209,201,745	61.73%
Land	\$ 270,046,815	7.55%
Residential	\$1,099,572,765	30.72%
Total	\$3,578,821,325	100.00%

Parcel Apportionment and Rates

<u>Category</u>	<u>Type of Unit</u>	<u># of Units</u>	<u>Rates/Unit</u>
Non-Residential	Building Area (sq. ft.)	14,390,213	\$ 0.09
Land	Land Area (sq. ft.)	5,701,988	\$ 0.03
Residential	Dwelling Units	5,834	\$99.00

Annual Assessment Costs

Maximum Annual Debt Service	\$1,647,075
Assessment Program Administrative Costs	\$ 55,115
Department of Revenue Collection	\$ 32,942
Property Appraiser Costs	\$ 11,514
Statutory Discount	\$ 82,354
Contingency	\$ 50,000
Total Annual Assessment Costs	\$1,879,000

Resource Impact

Approximately \$22.665 million in special assessment funds levied over a 25 year period in the Downtown and South Regional Activity Centers is due on 12/31/13 (**see Exhibit 3**).

Related CAMs:

O-B Walk-On 04-01-08 resulting in Resolution 08-71

#13-0333 02-19-13 Wave Streetcar Project Special Assessment Overview

#12-2601 12-18-12 Public Hearing - Election of the Uniform Method of Collecting Non-Ad Valorem Special Assessment

#13-0593 06-04-13 Resolution Initiating Proceedings for the Imposition of a Special Assessment for the Wave Streetcar (Downtown Circulator) Project

Attachments:

Exhibit 1 - Resolution 08-71

Exhibit 2 - Wave Partnership Agreement

Exhibit 3 - Special Assessment Area Map and Legal Description

Exhibit 4 - Resolution Initiating Proceedings for the Imposition of a Special Assessment

Exhibit 5 - Fort Lauderdale Assessment Program Report

Exhibit 6 - Letter from SFRTA

Exhibit 7 - Final Wave Streetcar Assessment Resolution

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