

City of Fort Lauderdale Wave Assessment Program

April 2, 2013

Presented by:

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Management
Services



Special
Assessments



Water and
Wastewater

Outline of Presentation

- GSG Overview
- General Information on Assessments
- Project Scope of Services
- Assessment Methodology
- Assessment Rates
- Outstanding Issues
- Implementation Procedures and Timeframe

GSG Overview

Public Sector Consulting

- Specialize in alternative funding, governance and service delivery for local governments

Special Assessment Experience

- Over 150 clients
- Over 200 assessment programs
- Over the past five years GSG, on average, has provided the data analyses and assessment roll development for over 1.1 million parcels, generating over \$111 million dollars of revenue annually for our clients
- Created some of the first assessment programs in the State
- Assisted in “Writing the Law” for special assessments
- Court acknowledged Special Assessment Expert
- Created unique tools to assist our client
- Created various Public Educational Outreach materials

Special Assessments

Definition:

Special assessments are charges assessed against the *property* of some particular locality because that *property* derives some *special benefit* from the expenditure of the money.

Case Law Requirements

- Special Benefit to Property and
- Fair and Reasonable Apportionment

Scope of Services

- Evaluate project to define benefit or service area
- Develop apportionment methodology
- Determine costs and financing
- Calculate rates
- Assist with implementation

Special Benefits

- Purpose of streetcar is to facilitate economic growth and development patterns prescribed in the adopted land use plans.
- Support sustainable development in Downtown Fort Lauderdale by improving mobility and regional connectivity while providing transportation alternatives and reducing automobile dependency.
- Enhance and strengthen the use and enjoyment of the assessed parcels as well as ultimately promote the property values within the benefit area.

Assessment Methodology

- **Benefit area encompasses the Downtown RAC and the South RAC (including the hospital district).**
- **Two step process:**
 1. Cost Apportionment - Allocates the assessable costs to property use categories on the basis of value.
 2. Parcel Apportionment - Allocates the share of the assessable costs apportioned to each property use category among the assessed parcels within each property use category.

Cost Apportionment

- Three property use categories based on DOR code assigned by Broward County Property Appraiser
- Averaged and then summed the just values for each parcel using the 2011 and 2012 ad valorem tax rolls

Category	Average Just Value	% of Value
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

Category	Type of Unit	# of Units
Non-Residential	Building Area (sq. ft.)	14,390,213
Land	Land Area (sq. ft.)	5,701,988
Residential	Dwelling Units	5,834

Project Costs

- Financing \$20.590 million
 - 25 year term
 - 5.30% net interest rate plus 100 basis points
 - Includes financing costs

- 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
<u>Contingency</u>	<u>\$ 50,000</u>
Total Annual Assessment Costs	\$1,879,000

Annual Assessment Rates

Category	Type of Unit	Total Units	Rates/Unit
Commercial	Building square feet	14,390,213	\$0.09
Land	Land area square feet	5,701,988	\$0.03
Residential	Dwelling Units	5,834	\$99.00

Outstanding Issues

- Assumptions used
- Ad valorem tax roll data
- Prepayments
- Exemption of institutional, tax-exempt properties

Implementation Procedures and Timeframe

Event	Date
Presentation to City Commission/DDA and Preliminary Direction from City Commission/DDA on Assessment Program	April 2, 2013
First Reading of Assessment Ordinance	April 16, 2013
City advertises Public Hearing to adopt Assessment Ordinance	By April 26, 2013
City Commission holds Public Hearing to adopt Assessment Ordinance	May 7, 2013
City Commission adopts Initial Assessment Resolution	May 7, 2013
GSG Prints and Stuffs First Class Notices for Fiscal Year 2013-14	May 8 - 14, 2013
City Publishes Notice of Public Hearing to adopt Final Assessment Resolution	May 14, 2013
GSG Mails First Class Notices to affected Property Owners	May 14, 2013
City Commission holds Public Hearing to adopt Final Assessment Resolution	June 4, 2013
City Initiates Bond Validation Process	July - August 2013
GSG exports and transmits the Annual Assessment Roll to the Broward County Department of Revenue Collection	By September 15, 2013
City certifies Non-Ad Valorem Assessment Roll to Broward County Department of Revenue Collection	By September 15, 2013