



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

**FROM:** Lee Feldman, ICMA-CM, City Manager

**DATE:** June 4, 2013

**TITLE:** Resolution Initiating Proceedings for the Imposition of a Special  
Assessment for the Wave Streetcar (Downtown Circulator) Project

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**Recommendation**

It is recommended that the City Commission adopt a Resolution as the initial proceeding for the creation of an Assessment Area and imposition of a Special Assessment for the purposes of design, construction of the Wave Streetcar project.

**Background**

The Wave Streetcar Assessment is proposed to fund portions of the design, construction for 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 levied over a 25 year period in the Assessment Area. The administrative costs associated with the assessment process are \$2.075 million. This amount will be added to the total amount required in the Wave Partnership Agreement (agreement), therefore the total amount assessed will be \$22.665 million including administrative costs. However only \$16.035 million of the \$22.665 million will be assessed in the event only 1.4 miles of the project is constructed.

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 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. Therefore the SFRTA, on behalf of the partnership, will submit 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.

<b>Wave Streetcar Project Finance Plan</b>			
<b>Funding Partner</b>	<b>Capital</b>	<b>Operating</b>	<b>Comments</b>
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 annual costs based on financing \$20.590 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

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 and Rates

Category	Type of Unit	# of Units	Rates/Unit
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

This Resolution states the legislative findings for the imposition of the Assessment and the apportionment methodology; describes the proposed Assessment Area, the Transportation Improvement to be funded by the Assessment, proposed method of apportioning the Capital Cost or Project Cost; and imposition of an Assessment; identifies the estimate Capital Cost or Project Cost; and directs the City Manager to prepare a final estimate of the Capital Cost and to prepare the preliminary Assessment Rolls. A Final Resolution imposing the Assessment will be considered at a noticed public hearing on July 9, 2013.

The effectiveness of this resolution is contingent on the adoption of the ordinance.

### **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**). However only \$16.035 million of the \$22.665 million will be assessed in the event only 1.4 miles of the project is constructed.

#### Related CAMs:

O-B Walk-on Item 4-01-2008 resulting in Resolution 08-71

#13-0333 Wave Streetcar Project Special Assessment Overview

#12-2601 Public Hearing - Election of the Uniform Method of Collecting Non-Ad Valorem Special Assessment for the Downtown Transit Circulator (Wave Streetcar) Project

#### Attachments:

Exhibit 1 – Resolution 08-71

Exhibit 2 – Wave Partnership Agreement

Exhibit 3 - Special Assessment Area Map and Legal Description

Exhibit 4 - Proposed Resolution

Exhibit 5 - Ft Lauderdale Assessment Program Report

Exhibit 6 – Letter from SFRTA

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