

**PUBLIC HEARING**  
**MONDAY, JULY 25, 2022**  
**9:30AM MARK'S HALL**



# INTRODUCTION – Why are we gathered here today?

- ❖ April 2022 - Board Adopted a Budget for the Operations of the Districts 2022\_2023 Fiscal Year
  - ❖ Included the addition of a full time Park Manager funded 50% by Assessment Income
  - ❖ Set a Per Lot Assessment of \$1,211.43
  
- ❖ The Board is considering the imposition of special assessments to fund the reconstruction and replacement of the seawall system adjacent to the District marina (the “Seawall Improvement Project”).
  - ❖ The cost of the Seawall Improvement Project will be funded by assessments
  - ❖ Collected along with the Operations Assessment each year of the loan term
  - ❖ Beginning with November 2022 Tax Bill

# AGENDA



- ❖ SEAWALL IMPROVEMENT PROJECT
- ❖ ASSUMPTION USED TO SET THE SPECIAL ASSESSMENT
- ❖ TIMELINE – What's Next
- ❖ PUBLIC COMMENT



# SEAWALL IMPROVEMENT PROJECT

- ❖ Field Inspection Completed – Reuben/Clarson Consulting (March 2021)
  - ❖ Structural defects (longitudinal cracking) in top and face of cap in several locations
  - ❖ Structural defects (horizontal/diagonal/vertical cracking) in several vertical slabs
  - ❖ Underwater camera inspection revealed additional horizontal/diagonal cracking in vertical slabs
- ❖ Repair was categorized at “MUST HAVE” not “NICE TO HAVE”
- ❖ Board determined the need was critical and moved forward to solicit bids for completion of the Project and the financing needed
- ❖ Full report is available in the office and on the website

# Slide Show Offered by Todd Lombardi Maintenance Trustee













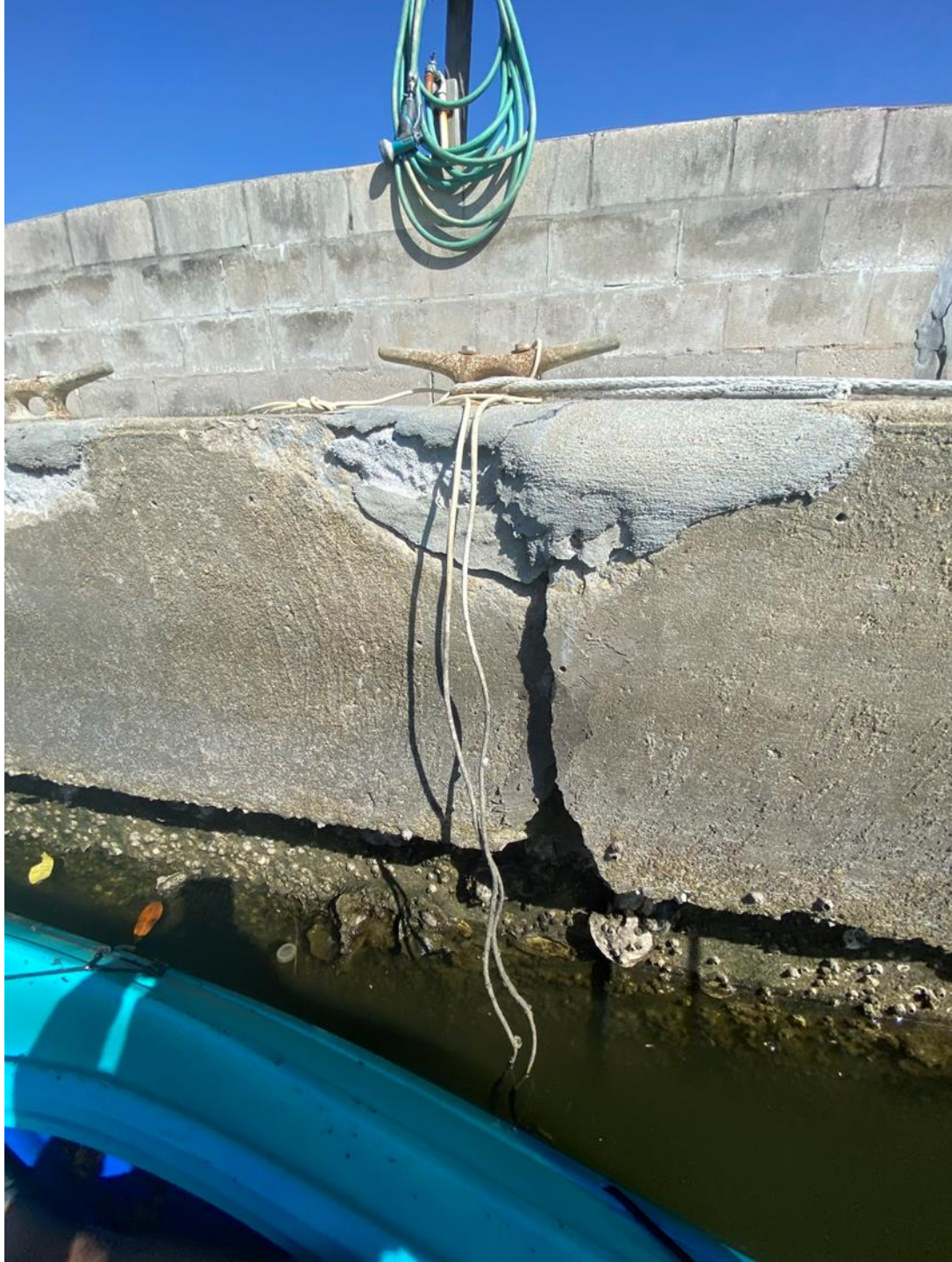






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End of Slide Presentation

# SEAWALL IMPROVEMENT PROJECT

- ❖ Contracted with Foster Consulting to solicit project bids
- ❖ Received Three
  - ❖ Florida Structural Group
  - ❖ Duncan Seawall
  - ❖ Abbott Construction
  
- ❖ Delays in securing financing resulted in 1<sup>st</sup> round bids expiring
  
- ❖ 2nd Round Bids returned by
  - ❖ Abbott Construction
  - ❖ Florida Structural Group
  
- ❖ Board Approved Florida Structural Group on July 5<sup>th</sup> via a “Straw Vote” as a physical quorum was not available. Final approval obtained at July 18<sup>th</sup> BOT meeting.

# ASSUMPTIONS USED TO SET SPECIAL ASSESSMENT

## Funding the Project:

- ❖ District contracted with Public Resources Advisory Group as the District's Financial Advisor to solicit interest from financial institutions to provide funding
  - ❖ Three banks provided proposals for the Board to consider
    - ❖ Bank of Tampa
    - ❖ Center State Bank
    - ❖ Regions Bank
- ❖ District approved Regions Bank based on Rate and Loan Terms
  - ❖ Rate Commitment – The higher of 112 BP above 10 Year Treasury Rate or 4.11%
  - ❖ Interest Rate will not lock in until mid August

# ASSUMPTIONS USED TO SET SPECIAL ASSESSMENT

- ❖ First submission of District Tax Roll due to Property Appraiser by July 31<sup>st</sup>
- ❖ Estimated Tax Bills that will be mailed on August 24<sup>th</sup>
- ❖ Assessment reported on Tax Roll / Estimated Tax Bills = “Worst Case” scenario of 6%
  - ❖ Consensus of all parties involved in securing financing
- ❖ Additional Assessment of \$115.18 plus Operational Assessment of \$1,211.43 = \$1,326.61 per lot
- ❖ Website will provide Assessment Amounts by Property ID
  - ❖ [Trailerestates.com/Resources/2022 Special Assessment](https://Trailerestates.com/Resources/2022%20Special%20Assessment)

# TIMELINE - WHAT'S NEXT?



- ❖ Emergency meeting of the Board to follow Public Hearing
  - ❖ Board considers comments received at Public Hearing
  
- ❖ Move forward with Project & Financing - YES
  - ❖ Adopt Capital Project Assessment Procedural Resolution
  - ❖ Adopt Initial Assessment Resolution
    - ❖ With or Without Prepayment Option
  - ❖ Approve Assessment Presented at Public Hearing
- ❖ Upload Tax Roll with Approved Assessment – July 31<sup>st</sup> – Estimated Tax Bills
- ❖ Complete Loan Documents
- ❖ Follow Statutory Requirements
  - ❖ Notice Property Owners of FINAL Public Hearing to adopt FINAL Budget and Assessment for Fiscal Year 2022\_2023 to be held on September 14<sup>th</sup>
  - ❖ Upload Tax Roll to MCPAO with Final Assessment
  - ❖ Certify Tax Roll on September 15<sup>th</sup>
- ❖ Close on Loan with Regions Bank – September 16<sup>th</sup>
- ❖ Construction Begins

# Provide Prepayment Option YES or NO?

- ❖ Section 3.05(A) of the Initial Assessment Resolution covers the “initial” post issuance prepayment option.
- ❖ It requires the District to send out a letter to property owners after adoption of the Final Assessment Resolution on September 14, 2022 following the Public Hearing alerting them of the opportunity to prepay future assessments except for the assessment for FY22-23.
- ❖ The First Payment due May 2023 must be collected via the Tax Roll submitted and certified on September 15<sup>th</sup>
- ❖ District can open Individual Property Prepayments equal to their EAU (lots) for the remaining Principal balance post May 2023 Payment
- ❖ Savings from participating in the Prepayment Option will depend on the final interest rate



# Provide Prepayment Option YES or NO?

- ❖ Prepayment window will need to close prior to adopting the 2023\_2024 Budget
- ❖ To avoid Prepayment Penalties from the bank - Total of Prepayments received must exceed \$25,000 and collected from Property Owners
- ❖ Prepayments received will be included in Annual Payment due May 2024
- ❖ Properties that Prepay will only be assessed the amount approved for the Operational Budgets for the remainder of the Loan Term
- ❖ Assuming that Property Owners may wish to participate in the Prepayment Option after the prepayment window closes in 2023 an option to prepay in the following year (year 3 of the loan term) will be allowed.
- ❖ Prepayments will not be allowed in any succeeding year unless approved by the board





