

OLD KINGS ROAD

Special Assessment District



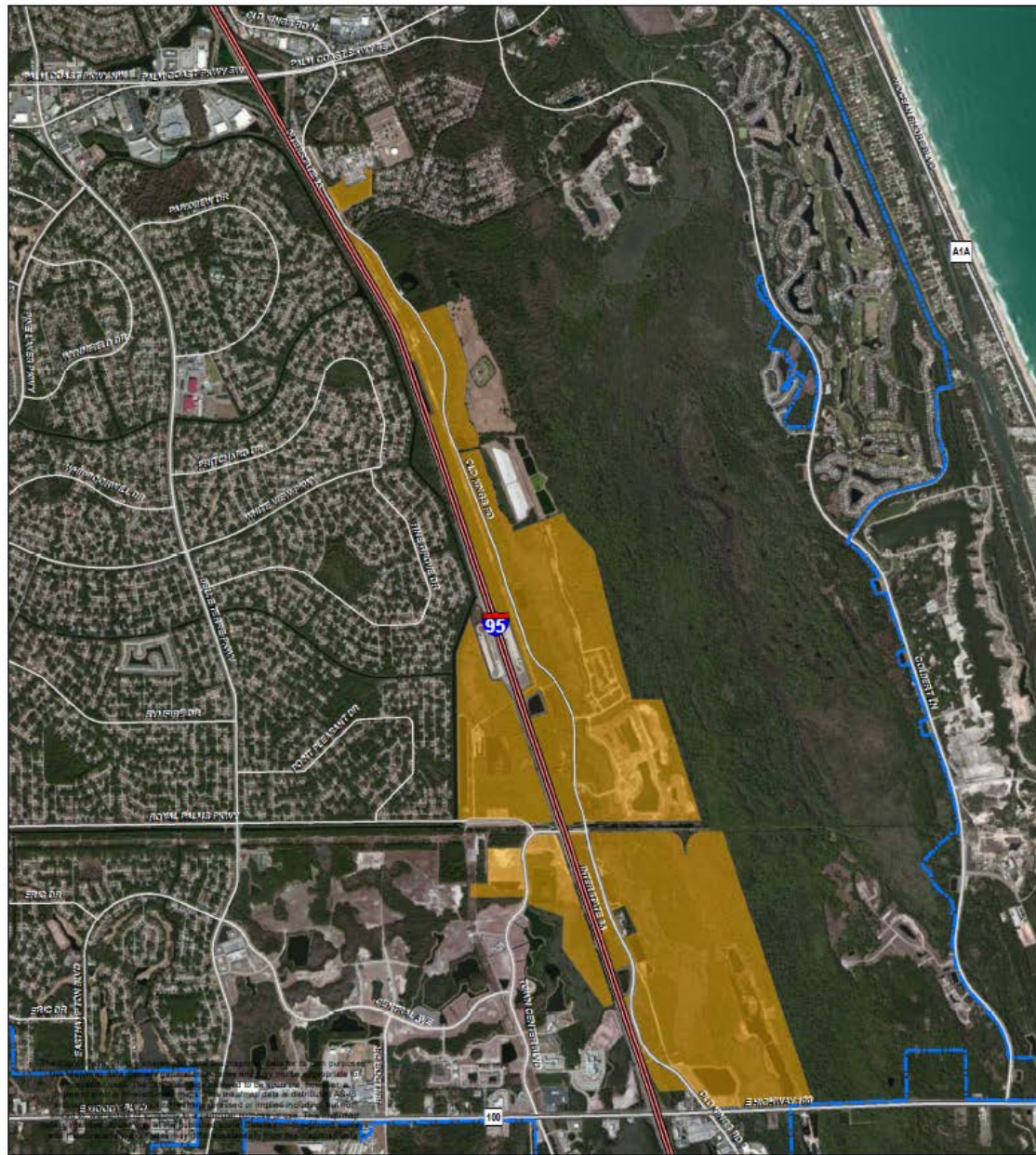
Overview

- History
- Phased Project
- Current Status



HISTORY

Map of Area



Old Kings Road
Special Assessment District



History

Special Assessment District Established in 2005

- Provide funding mechanism through property tax assessments to fund 4-laning improvements from Palm Coast Parkway to SR100
- Property owners benefiting pay for improvements
 - Enhance value of properties and provide special benefits
- Address development order conditions
- Alleviate transportation concurrency concerns

Note: Economic and real estate outlook was positive



History

Subsequent Amendments to District in 2008

- Upgraded hybrid urban section funded through transportation impact fees
- Allow for interlocal agreement with Town Center CDD to manage construction of improvements
- Provided for assessment methodology based on developable acres



History

Change in Market Conditions

- Real estate market began to weaken in 2008
- Bond market weakened subsequently
- District no longer had to ability to issue bonds based on real estate as collateral



PHASED PROJECT

Phased Project

- Property owners approached City in 2008
 - Several projects (including Wal-Mart) were dependent on Phase 1 improvements to Old Kings Road
- Issuance of bonds not an available option at time
- In 2009, City made available utility funds through an interfund loan to Special Assessment District to complete Phase 1 improvements
 - Interfund loan at 5% interest only
 - Paid by certain landowners
 - Interim financing (3-year term) until bonds could be issued

Phased Project Map



Old Kings Road
Special Assessment District

Legend

- Palm Coast City Limits
- Old Kings Rd Special Assessment District



Map Provided by the GIS Division

Date: 5/13/2013

Phased Project Costs and Funding Source

Project Costs	Cost
Construction	\$5,284,036
Utility Construction	\$1,531,728
Engineering & Permitting	\$2,306,995
Attorney Fees	\$156,288
Wetland Mitigation	\$360,000
Real Estate Services	\$96,359
Miscellaneous	\$157,822
Total	\$9,893,228
Funding Sources	Amount
Utility Interfund Loan	\$5,284,036
Transportation Impact Fees	\$1,405,164
Total District Responsibility	\$6,689,200
Utility Fund (Utility Line Upgrades/Relocates)	\$1,531,728
Transportation Impact Fees <i>(20% for Hybrid Urban Upgrade)</i>	\$1,672,300
Total City Responsibility	\$3,204,028

CURRENT STATUS

Current Status

- District is established with special assessments pending
- City Utility has received interest payments of \$640,000 in accordance with agreement
- City must start to assess District for repayment of interfund loan for both legal and practical reasons
 - Interfund loan intended to be interim until such time that issuance of bonds possible
 - Issuance of bonds based on real estate values for the foreseeable future will be a challenge
- City Council adopted Resolution 2012-102 to allow for special assessment starting in November 2013
- City staff has held numerous meetings with property owners to discuss upcoming assessment

Next Steps

- Approve Interlocal Agreement with property tax collector for collection of special assessments
- City Council must approve special assessment roll in August to meet statutory deadlines
 - Property owners have until **June 1st** to develop a mutually agreeable alternative methodology
 - Bond Attorney and consultants are developing revised assessment methodology and necessary legal documents to begin assessment based on phased construction