



February 6, 2024, Board Meeting

Title

Educational Facilities Impact Fee Allocation - Quarter Ending December 31, 2024

Meeting Date(s)

Consent w/o Information - 02/06/2024

Consent Type

Without Information

Discussion

Brevard County collects educational facilities impact fees from residential development for construction of educational facilities or capital improvements that provide educational capacity in the Impact Fee Benefit District from which the funds were collected. The funds may be used on capacity projects identified in the Five-Year District Facilities Work Program.

The process by which funds are allocated to projects is outlined in the Interlocal Agreement between Brevard County and the School Board. Each Benefit District (North and South) has an Educational Facilities Impact Fee Benefit District Advisory Committee (IFBDAC) that includes the School Board, County and applicable municipal representatives. Approximately every quarter, the District Advisory Committees make a recommendation to the School Board. The School Board approves or modifies the recommendation and then submits the funding request to Brevard County for approval by the Board of County Commissioners. The process can take 2-4 months before the funds are received by the District.

The Board action requested allocates the impact fee revenue collected through the quarter ending December 31, 2023.

The Impact Fee Benefit District Advisory Committees met on January 22, 2024. The Committees' recommendations for new educational facilities impact fees through December 31, 2023, FY23 School Board account interest on impact fee accounts, and reallocation of previously allocated impact fees are attached to this agenda memo and are summarized as follows:

- Allocate new impact fees collected in South Benefit District to Central Area Secondary - \$3,725,326.50
- Allocate new impact fees collected in North Benefit District to Debt Service - \$833,373.98
- Allocate FY23 School Board interest on Benefit District 1 (original district in the Palm Bay area) accounts to South Area ES Capacity - \$9,132.02
- Allocate FY23 School Board interest on Benefit District South accounts to Central Area Secondary - \$1,528,267.00
- Allocate FY23 School Board interest on Benefit District North accounts to Debt Service - \$502,744.90
- Reallocate funds previously allocated to North Area ES Capacity at IFBDAC #17 to Debt Service - \$1,500,086.14
- Reallocate funds previously allocated to North Area ES Capacity at IFBDAC #18 to Debt Service - \$2,651,646.30

The Central Area Secondary project is funding the new Viera Middle School. The financing plan for the middle school was presented to the Impact Fee Benefit District Committees, noting that the District staff will request allocation of the South Benefit District impact fees to the new middle school until the project is fully funded to minimize the amount of financing required.

The current South Area Elementary Capacity project is the classroom addition at West Melbourne School for Science which is under construction. The next school capacity project in South Brevard is expected to be located in the Palm Bay area based on

growth projections.

The allocation of north area impact fees and reallocation of North Area ES Capacity to debt service (\$5,487,851.32) will reduce the amount of local capital funds allocated to pay debt service. As a result, the available capital funds can then be designated for the classroom building project at Mila Elementary, which is located in the North Benefit District. The construction contract for the Mila classroom building project is on the School Board's January 23, 2024 agenda utilizing these resources as part of the funding plan.

The Mila classroom building project is replacing an existing building along with adding site improvements which would be eligible uses of educational impact fees. Utilizing the north area educational impact fee funds for debt service and designating the resulting available capital funds for the Mila classroom building project will keep the investment of north area funds in the north area. Future north area capacity projects are expected to include supplemental funding for the Edgewood Jr./Sr. High School robotics lab and classroom additions to support enrollment growth and/or specialized services such as a separate day school annex.

Recommendation

Approve the recommendations of the Educational Facilities Impact Fee Benefit District Advisory Committees:

- Allocate new impact fees collected in South Benefit District to Central Area Secondary - \$3,725,326.50
- Allocate new impact fees collected in North Benefit District to Debt Service - \$833,373.98
- Allocate FY23 School Board interest on Benefit District 1 accounts to South Area ES Capacity - \$9,132.02
- Allocate FY23 School Board interest on Benefit District South accounts to Central Area Secondary - \$1,528,267.00
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Authorize the Superintendent, or designee, to request Brevard County approve the allocation request and disburse the Educational Impact Fees available through December 31, 2023.

Approve designating \$5,487,851.32 in capital funds resulting from the allocation of north area educational impact fees to debt service for the Mila Elementary classroom building project.

Authority for Action

F.S. 1001.42

Involves Expenditure of Funds Directly in the Classroom

No

Source of Funding

Agenda Item will not Require the Expenditure of Funds

Financial Impact

FY	Amount	Budgeted	Fund	Cost Center	Project	Function	Object	Program

Legal Counsel Review

No

Contact

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Attachments

[Educational Facilities Impact Fee Allocation Recommendation to School Board QE December 31 2023.pdf](#)