

School Board of Brevard County

2700 Judge Fran Jamieson Way • Viera, FL 32940-6699

Dr. Mark Mullins, Ed.D., Superintendent



July 30, 2021

Frank Abbate, Brevard County Manager
Brevard County Government Offices
2725 Judge Fran Jamieson Way, Building C
Viera, FL 32940

RE: Request #21 for Transfer of Educational Facilities Impact Fees

Dear Mr. Abbate,

Please transfer Educational Facilities Impact Fees collected through June 30, 2021, in the amount of \$5,458,005.86 to the School District as recommended by the Educational Facilities Impact Fee Benefit District Advisory Committees at its meeting on July 12, 2021 and approved by the School Board at its meeting on July 29, 2021. I have attached a copy of the Board Agenda Item #17 for your reference and records.

Thank you in advance for your timely processing of this request. Please contact me if you have any questions or require additional information regarding this matter.

Sincerely,


Susan Hann, P.E.
Assistant Superintendent, Facilities Services

Enclosure: Agenda Item #17 Educational Impact Fee Allocation QE June 30, 2021; July 29, 2021 School Board Meeting

Copy w/ attachments (via e-mail):

Dr. Mark Mullins, Ed.D., Superintendent
Cynthia Lesinski, Chief Financial Officer
Susan Denyer, Director, Accounting Services
Wendy Knippel, Manager, Accounting Services
Amanda Elmore, Interim Assistant Director, Brevard County Planning & Development
David Lindemann, AICP, Director of Planning & Project Management

Susan Hann, P.E.
Assistant Superintendent / Facilities Services
Phone: (321) 633-1000 x11450 • FAX: (321) 633-4646

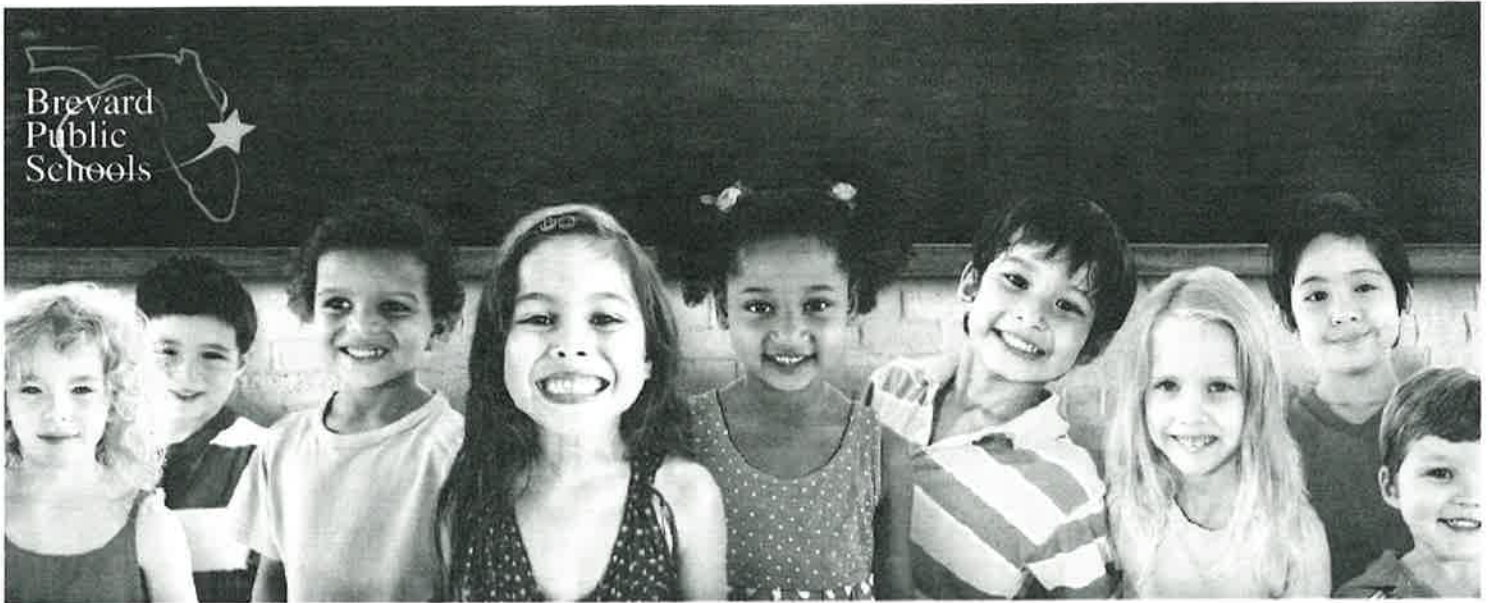
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JUL 30 2021

County Manager's
Office



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July 29, 2021 Regular/Tentative Budget Hearing Meetings

Title

Educational Facilities Impact Fee Allocation QE June 30, 2021

Meeting Date(s)

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 District's Annual Educational 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 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 June 30, 2021. The Impact Fee Benefit District Advisory Committees met on July 12, 2021. The Committees' recommendations for new educational facilities impact fees through June 30, 2021 are attached to this agenda memo and are summarized as follows:

- South Area Elementary School \$1,008,986.58
- Central Area Secondary \$3,000,000
- Debt Service \$1,000,000
- North Area Elementary Capacity \$449,019.28

The location of the elementary capacity projects are not yet determined due to fluctuating enrollment. The Central Area Secondary project includes funds that can be used for a classroom building addition at Viera High School as well as funds that can be used for a middle school in the central area of Brevard County. Both of the secondary projects were discussed at the December 15, 2020 School Board Workshop on capacity.

In this quarterly cycle, the proposed allocation to debt service is \$1,000,000. When using educational impact fees to pay debt for prior construction of student stations, the debt must be related to a project within the impact fee benefit district from which the fees were collected. The Finance Department has confirmed that the proposed use of the funds is in compliance with this requirement as outlined in the Interlocal Agreement and Florida Statutes. This allocation to debt service was not budgeted, so this will result in a reduction in the amount of capital funds used to pay debt service by \$1,000,000.

Finally, educational impact fees had been previously allocated to provide additional cafeteria capacity to support the student stations that were added to Mims Elementary School. The school has capacity for 725 students, but the cafeteria is space-constrained and struggling to support the students enrolled (400-450). The use of educational impact fees to fund a stand-alone ancillary facility in support of student stations was not clearly defined in the interlocal agreement or Florida Statutes. Extensive research did not indicate this was prohibited (or permitted), and the staff was unable to get a definitive answer from the Florida Department of Education. Consequently, the strategy has evolved to utilizing impact fees for debt service which frees capital funds that can be budgeted for the cafeteria project. In addition to

building a new cafeteria, the goal of this project is to renovate the old cafeteria/kitchen into a specialized educational program space. Furthermore, since the new cafeteria will need vehicular access for deliveries and the parent pickup loop currently is too small for the school, the project also aims to redesign the parent pick-up loop to provide more stacking area and safer vehicular ingress/egress conditions. The estimated cost of the entire project is approximately \$5.8 million. The \$1,000,000 debt service allocation from educational impact fees will result in unbudgeted capital availability. Staff is recommending that the Board also approve utilizing the resulting unbudgeted capital funds for the Mims cafeteria project, which will bring the total allocation to \$5.8 million. A competitive solicitation for architectural services for design was awarded at the July 13, 2021 School Board meeting.

Recommendation

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

- South Area Elementary School \$1,008,986.58
- Central Area Secondary \$3,000,000
- Debt Service \$1,000,000
- North Area Elementary Capacity \$449,019.28

Authorize the Superintendent, or designee, to request Brevard County approve the allocation request and disburse the Educational Impact Fees available through June 30, 2021.

Approve utilizing \$1,000,000 in capital funds for the Mims Elementary School cafeteria project pending approval and disbursement of the recommended allocation of educational facilities impact fees by the Brevard County Commission.

Authority for Action

Involves Expenditure of Funds Directly in the Classroom

Source of Funding

Financial Impact

FY	Amount	Budgeted	Fund	Cost Center	Project	Function	Object	Program

Legal Counsel Review

No

Contact

Attachments

[Impact Fee Benefit District Advisory Committee Recommendations 2021-07-12.pdf](#)



Brevard County Educational Facilities Impact Fee Benefit Districts



Summary of All Recommendations - IFBDAC Meeting #21 - 7/12/2021

Recommend use of new impact fees accrued from 4/1/2021 through 6/30/2021 (amounts provided by Brevard County):

Benefit District	Impact Fees Available (4/1/2021 - 6/30/2021)	IFAC Meeting	Amount Recommended	Project Recommended
South	\$3,000,000.00	7/12/2021	\$3,000,000.00	Central Area Secondary
South	\$1,008,986.58	7/12/2021	\$1,008,986.58	South Area ES
North	\$1,000,000.00	7/12/2021	\$1,000,000.00	Debt Service
North	\$449,019.28	7/12/2021	\$449,019.28	North Elementary Capacity
Total	\$5,458,005.86		\$5,458,005.86	

****Note:** New School Board interest accrued in the past quarter was affected by a market value reversal and the allocation of this interest is being postponed until additional interest is accrued.



**EDUCATIONAL IMPACT FEE
ADVISORY COMMITTEE MEETING #21
July 12, 2021
BENEFIT DISTRICT SOUTH**

RECOMMENDATION 1	AMOUNT	VOTE
Recommend use of new impact fees accrued from 4/1/2021 through 6/30/2021 for use on Central Area Secondary:	\$3,000,000.00	
Brevard County / Amanda Elmore		Yes
Grant-Valkaria / Jason Mahaney		Absent
Indialantic / Michael Casey		Absent
Indian Harbour Beach / Mark Ryan		Yes
Malabar / Lisa Morrell		Absent
Melbourne / Cindy Dittmer		Yes
Palm Bay / Patrick Murphy		Absent
Satellite Beach / Courtney Barker		Yes
West Melbourne / Christy Fischer		Yes
Brevard Public Schools / Susan Hann		Yes

RECOMMENDATION 2	AMOUNT	VOTE
Recommend use of new impact fees accrued from 4/1/2021 through 6/30/2021 for use on South Area Elementary School:	\$1,008,986.58	
Brevard County / Amanda Elmore		Yes
Grant-Valkaria / Jason Mahaney		Absent
Indialantic / Michael Casey		Absent
Indian Harbour Beach / Mark Ryan		Yes
Malabar / Lisa Morrell		Absent
Melbourne / Cindy Dittmer		Yes
Palm Bay / Patrick Murphy		Absent
Satellite Beach / Courtney Barker		Yes
West Melbourne / Christy Fischer		Yes
Brevard Public Schools / Susan Hann		Yes



**EDUCATIONAL IMPACT FEE
ADVISORY COMMITTEE MEETING #21
July 12, 2021
BENEFIT DISTRICT NORTH**

RECOMMENDATION 1	AMOUNT	VOTE
Recommend use of new impact fees accrued from 4/1/2021 through 6/30/2021 for use on debt service:	\$1,000,000	
Brevard County / Amanda Elmore		Yes
Cape Canaveral / Brenda Defoe-Surprenant		Absent
Cocoa / Alexandra Bernard		Yes
Cocoa Beach / Christie Hawkins Anderson		Yes
Rockledge / John Cooper		Yes
Titusville / Peggy Busacca		Yes
Brevard Public Schools / Susan Hann		Yes

RECOMMENDATION 2	AMOUNT	VOTE
Recommend use of new impact fees accrued from 4/1/2021 through 6/30/2021 for use North Elementary Capacity:	\$449,019.28	
Brevard County / Amanda Elmore		Yes
Cape Canaveral / Brenda Defoe-Surprenant		Absent
Cocoa / Alexandra Bernard		Yes
Cocoa Beach / Christie Hawkins Anderson		Yes
Rockledge / John Cooper		Yes
Titusville / Peggy Busacca		Yes
Brevard Public Schools / Susan Hann		Yes