

***NOTE: A request form is available from the Deputy Town Clerk or on the Town's website; please fill it in and return it no later than the "Public Comment" section of the meeting if you would like to address the Town Council. When you speak, you must come to the podium in the front and clearly state your name and address for the record. Please mute or turn off your cell phone or electronic devices at the start of the meeting. Thank you.***

**TOWN OF BAY HARBOR ISLANDS  
MORRIS N. BROAD COMMUNITY CENTER  
1175 95TH STREET  
BAY HARBOR ISLANDS, FL 33154**

**FINAL BUDGET PUBLIC HEARING  
AGENDA**

**September 25, 2025  
6:00 PM**

**SPECIAL NOTICE**

A Final Budget Hearing Meeting of the Town Council of the Town of Bay Harbor Islands will take place in-person and virtually through the Zoom platform, on Thursday, September 25, 2025, at 6:00 p.m.

"In an effort to provide greater public access and comment on pending matters, the Town of Bay Harbor Islands is providing a Zoom link to enable members of the public to comment on pending items on the Town Council agenda. Zoom access is provided under the same terms and conditions as in-person access, including length of time and decorum. Anyone desiring to be heard may utilize the Zoom link. However, members of the public must understand that the provision of Zoom access for comments is a courtesy, not a vested right, and that access is provided subject to the availability and functionality of the Town's equipment. There is no guarantee that internet service will be reliable or that the Town's equipment will function as intended. In the event that the Zoom access is unavailable or interrupted for any reason, the Town Council meeting will still proceed forward, and will not be stopped or rescheduled in any regard. Those wishing to be absolutely certain that their comments are heard by the Town Council should present themselves in person at the Council meeting and seek recognition, or alternatively, should submit their comments in advance of the meeting in writing to the Town Clerk, and ask that they be read into the record, subject to the above terms and conditions, such as length and decorum. The validity of any actions taken by the Town Council will in no way be affected by the use or functionality of Zoom access for comments."

Topic: Final Budget Hearing Meeting - Sept. 25th, 2025  
Time: Sep 25, 2025 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/84186994176?pwd=BdF2aYlUzsAygdlI8GIscZSTsxLGU.1>

Meeting ID: 841 8699 4176  
Passcode: 225433

One tap mobile  
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+16469313860,,84186994176# US

**Join instructions**

[https://us06web.zoom.us/meetings/84186994176/invitations?signature=oh6ek5agb8oFCbQVKOrUkpJ0jR02WIYdqhgS-7Ues\\_k](https://us06web.zoom.us/meetings/84186994176/invitations?signature=oh6ek5agb8oFCbQVKOrUkpJ0jR02WIYdqhgS-7Ues_k)

To request to speak: Dial \*9 on your telephone device to activate the "Raise your Hand" feature on the Zoom platform.

Members of the Public can also submit their request to speak and/or comments via email to the Office of the Town Clerk at [cherbello@bayharborislands-fl.gov](mailto:cherbello@bayharborislands-fl.gov) prior to 4:00 p.m. on September 24, 2025.

**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:**

**PUBLIC COMMENTS:**

*Speakers are allowed three (3) minutes and up to no more than five (5) minutes at the discretion of the presiding officer to speak on any items on the agenda only during the Public Comment portion of the meeting. Speakers may apportion their time during Public Comment to various agenda items however they wish. Any person who wishes to speak during a public hearing may be heard for no more than two (2) minutes during each public hearing or ordinance on second reading. Your cooperation is appreciated in observing the three (3) minute rule. If you have a matter you would like to discuss which requires more than five (5) minutes, please arrange a meeting with the Town Manager or appropriate administrative official. A request form is available from staff or on the Town's website; please fill it in and return it to the Deputy Town Clerk no later than the conclusion of "Public Comment" section of the meeting, if you would like to address the Town Council. Please come forward to the podium, give your name and address, and the name and address of the organization you are representing if any.*

**DISCUSSION ITEMS:**

1. **Announcement** of the Town of Bay Harbor Islands Fiscal Year 2026 final millage rate of 3.4583 mills per \$1,000 taxable value. The "rolled-back" millage rate is 2.9836 mills per \$1,000 taxable value. The proposed FY 2026 Millage Rate is 15.91% more than the rolled-back rate, needed to fund expenditures and expenses for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026.
2. **Consideration and Approval** of a resolution adopting a Final Millage Rate of 3.4583 mills for Fiscal Year 2025-2026, which is 15.91% more than the rolled back rate of 2.9836 mills per \$1,000 of taxable property value. Enclosed is a copy of the proposed resolution.

**1. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF BAY HARBOR ISLANDS, FLORIDA, ADOPTING A FINAL MILLAGE RATE OF 3.4583 MILLS FOR FISCAL YEAR 2025-2026, WHICH IS GREATER THAN THE ROLLED BACK RATE OF 2.9836 MILLS, COMPUTED PURSUANT TO STATE LAW WITH A 15.91% INCREASE; PROVIDING FOR INCORPORATION OF RECITALS, AND PROVIDING FOR AN EFFECTIVE DATE.**

**STAFF RECOMMENDATION:** Council's Discretion

**POLL VOTE**

3. **Consideration and Approval** of a resolution adopting a Final Budget for the Fiscal Year commencing October 1, 2025 and ending September 30, 2026. Enclosed is a copy of the proposed resolution and Town of Bay Harbor Islands Fiscal Year 2026 Budget.

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF BAY HARBOR ISLANDS, FLORIDA, ADOPTING A FINAL BUDGET FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026, IN THE AMOUNT OF \$54,047,919; PROVIDING FOR INCORPORATION OF RECITALS; AND PROVIDING FOR AN EFFECTIVE DATE.**

**STAFF RECOMMENDATION:** Council's Discretion

**POLL VOTE**

**ADJOURNMENT:** Approximately 7:00 p.m.

*Pursuant to Florida Statutes 286.0105, the Town hereby advises the public that should any person decide to appeal any decision of the Town Council with respect to any matter to be considered at this meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.*

**AGENDA ITEM REPORT**  
September 25, 2025

**ITEM NUMBER: 1.**

**ITEM: Announcement** of the Town of Bay Harbor Islands Fiscal Year 2026 final millage rate of 3.4583 mills per \$1,000 taxable value. The "rolled-back" millage rate is 2.9836 mills per \$1,000 taxable value. The proposed FY 2026 Millage Rate is 15.91% more than the rolled-back rate, needed to fund expenditures and expenses for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026.

**DESCRIPTION:**

At the first budget hearing held on September 11, 2025, the Town Council adopted a resolution establishing a tentative millage rate of 3.4583 mills for Fiscal Year 2025–2026. This rate exceeds the rolled-back rate of 2.9836 mills. Based on the Town’s overall gross taxable value, which includes \$266,204,561 in new construction added to the tax roll, the adopted tentative millage rate is projected to generate approximately \$1,438,803 in additional property tax revenue compared to the prior fiscal year.

The tentative millage rate of 3.4583 mills was also used by the Miami-Dade County Property Appraiser to prepare the Notice of Proposed Property Taxes sent to Town property owners, notifying them of their potential property tax liability.

Attached is the Town Manager’s memorandum to the Council recommending the Fiscal Year 2026 property tax rate of 3.4583 mills per \$1,000 of taxable value. For comparison, the “rolled-back” rate is 2.9836 mills, meaning the proposed rate represents a 15.91% increase over the rolled-back rate.

**RECOMMENDED ACTION:**

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**FINANCIAL ANALYSIS:**

The final millage rate of 3.4583 mills will generate \$1,438,803 more in property tax revenue compared to last fiscal year.

**BUDGET IMPACT:**

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Submitted By: Evelyn Herbello, Town Clerk

**ATTACHMENTS**

None

## AGENDA ITEM REPORT

September 25, 2025

### ITEM NUMBER: 2.

**ITEM: Consideration and Approval** of a resolution adopting a Final Millage Rate of 3.4583 mills for Fiscal Year 2025-2026, which is 15.91% more than the rolled back rate of 2.9836 mills per \$1,000 of taxable property value. Enclosed is a copy of the proposed resolution.

### DESCRIPTION:

Pursuant to Section 200.065, Florida Statutes, the Miami-Dade County Property Appraiser (“Property Appraiser”) has certified the taxable value within the Town of Bay Harbor Islands (the “Town”) for the year 2025 which includes all real property within the Town.

### RECOMMENDED ACTION:

Council's Discretion

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### FINANCIAL ANALYSIS:

None.

### BUDGET IMPACT:

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Submitted By: Evelyn Herbello, Town Clerk

### ATTACHMENTS

|    |                                                 |
|----|-------------------------------------------------|
| 1. | Staff Memo Millage Rate Adoption Resolution (3) |
| 2. | Resolution - Final Millage Rate FY 2025-2026    |



## TOWN OF BAY HARBOR ISLANDS MEMORANDUM

|                 |                                                                                                     |
|-----------------|-----------------------------------------------------------------------------------------------------|
| <b>TO:</b>      | Mayor and Town Council Members                                                                      |
| <b>CC:</b>      | Morris G. (Skip) Miller, Town Attorney<br>Evelyn Herbello, Deputy Town Manager / Interim Town Clerk |
| <b>FROM:</b>    | Lindsley Noel, Town Manager                                                                         |
| <b>DATE:</b>    | September 11, 2025                                                                                  |
| <b>SUBJECT:</b> | Town of Bay Harbor Islands – Millage Rate Adoption Resolution                                       |

The Town is legally obliged to adopt an annual operating millage rate. The Town does not have a voted debt service millage rate. Last year, the Town's operating millage rate was 3.1728 mills, or \$3.1728 per \$1,000 of taxable value. The rolled-back millage rate is 2.9836 mills (the millage rate that would generate the same property tax revenue that the Town received last year).

The overall taxable value in the Town increased by 11.9%. Existing property values increased 5.5% and new construction added 6.4% to the taxable value of the Town. With the growth in taxable property values over the last fiscal year, the Town Council proposed a tentative millage rate of 3.4583 mills, which will generate \$1,462,476 more in property tax revenue compared to last fiscal year. The proposed budget is a balanced, responsible budget with a proactive spending plan that will benefit Town of Bay Harbor Islands taxpayers for years to come. All funds are in a fiscally positive and prudent position. The Town's Taxable values and rates are outlined in the chart below:

| <b>Per Form DR-420 - Certification of Taxable Value</b>                                                                                                                                                                                               | <b>FY 2024-2025<br/>Year 2024</b> | <b>FY 2025-2026<br/>Year 2025</b> | <b>Change Amount</b> | <b>Change<br/>%</b> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|-----------------------------------|----------------------|---------------------|
| Current Year Gross Taxable Value for Operating Purposes                                                                                                                                                                                               | \$ 2,096,671,178                  | \$ 2,346,469,213                  | \$ 249,798,035       | 11.9%               |
| Current Year Net New Taxable Value<br>(Add new construction, additions, rehab improvements increasing assessed value by at least 100%, annexations, and tangible personal property value over 115% of the previous year's value. Subtract deletions.) | 10,430,676                        | 134,253,729                       | \$ 123,823,053       | 1,187.1%            |
| Current Year Adjustable Taxable Value                                                                                                                                                                                                                 | 2,086,240,502                     | 2,212,215,484                     | 125,974,982          | 6.0%                |
| Prior Year FINAL Gross Taxable Value                                                                                                                                                                                                                  | 1,895,652,452                     | 2,080,264,652                     | 184,612,200          | 9.7%                |
| Prior Year Operating Millage Levy                                                                                                                                                                                                                     | 3.1728                            | 3.1728                            | -                    | 0.0%                |
| Current Year Rolled-Back Rate                                                                                                                                                                                                                         | 2.8829                            | 2.9836                            | 0.1007               | 3.5%                |
| Current Year Proposed Operating Millage Rate                                                                                                                                                                                                          | 3.1728                            | 3.4583                            | 0.2855               | 9.0%                |
| Total Taxes To Be Levied At Proposed Millage Rate                                                                                                                                                                                                     | \$ 6,652,318                      | \$ 8,114,794                      | \$ 1,462,476         | 22.0%               |

At a Special Council Meeting held on July 29, 2025, the Town Council adopted a resolution setting a tentative millage rate of 3.4583 for Fiscal Year 2025-2026, which is 15.91% more than the rolled back rate of 2.9836.

The tentative millage rate of 3.4583 was used by the Miami-Dade County Property Appraiser to prepare the Notice of Proposed Property Taxes sent to the Town's property owners as notification of their potential property taxes.

This will be the first of two public hearings regarding the millage rate. The Town Council may make modifications downward to the millage at this meeting, but it may not increase the rate that was noticed to property owners. After tentatively adopting the budget and millage rate, the Town will be required to publish two display advertisements. One will summarize the total budgets of each of the Town's funds, together with fund balances or reserves available for appropriation. Within 15 days after the adoption of the tentative millage and budget, the taxing authority must advertise its intent to adopt a final millage and budget. The final hearing must take place two to five days after the advertisement is first published in the newspaper. The adoption of the budget is inseparable from the adoption of the Town's operating millage rate. The proposed millage rate is 3.4583, while the current year rolled-back rate is 2.9836 mills.

If the Council fails to adopt a millage rate, the law will require the tax collector to use the rolled-back rate of 2.9836 mills.

The Town's Administration recommends approval of the resolution that would adopt the FY 2025-2026 millage rate of 3.4583 mills.

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A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF BAY HARBOR ISLANDS, FLORIDA, ADOPTING A FINAL MILLAGE RATE OF 3.4583 MILLS FOR FISCAL YEAR 2025-2026, WHICH IS GREATER THAN THE ROLLED BACK RATE OF 2.9836 MILLS, COMPUTED PURSUANT TO STATE LAW WITH A 15.91% INCREASE; PROVIDING FOR INCORPORATION OF RECITALS, AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, Pursuant to Section 200.065, Florida Statutes, the Miami-Dade County Property Appraiser (“Property Appraiser”) has certified the taxable value within the Town of Bay Harbor Islands (the “Town”) for the year 2025 which includes all real property within the Town; and

**WHEREAS**, on July 29<sup>th</sup>, 2025, the Town Council held a budget meeting on the proposed millage rate and budget for the Fiscal Year commencing October 1, 2025 and ending September 30, 2026, and further scheduled public hearings on the millage rate and budget as required by Section 200.065, Florida Statutes, with the first hearing on September 11<sup>th</sup>, 2025 at 6:00 p.m. and the second hearing on September 25<sup>th</sup>, 2025 at 6:00 p.m., which hearings will take place at The Morris N. Broad Community Center, 1175 95<sup>th</sup> Street, Bay Harbor Islands, FL, 33154; and

**WHEREAS**, the Town Council and the Town Manager have reviewed the Town's tentative Fiscal Year 2025-2026 Budget, considered an estimate of the necessary expenditures contemplated for in the Budget, and have determined that the proposed millage rate levy set forth herein provides the necessary funds for such expenditures.

NOW, THERFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE  
TONW OF BAY HARBOR ISLANDS, FLORIDA, AS FOLLOWS:

**Section 1. Recitals Adopted.** That the above stated recitals are hereby adopted  
and confirmed.

**Section 2. Adopting Final Millage Rate and Announcing Percentage  
Increase.** The millage rate of 3.4583 mills is hereby adopted as the final millage rate  
for the Town of Bay Harbor Islands. The final millage rate of 3.4583 mills is greater than  
the rolled-back rate of 2.9836 mills by 15.91%.

**Section 3. Effective Date.** That this Resolution shall become effective immediately  
upon adoption.

**PASSED** this 25<sup>th</sup> day of September 2025.

Motion By: \_\_\_\_\_

Second By: \_\_\_\_\_

**FINAL VOTE ON ADOPTION: Time:**\_\_\_\_\_

|                               |       |
|-------------------------------|-------|
| Mayor Isaac Salver            | _____ |
| Vice Mayor Stephanie Bruder   | _____ |
| Council Member Teri D'Amico   | _____ |
| Council Member Molly Diallo   | _____ |
| Council Member Joshua Fuller  | _____ |
| Council Member Eric Rappaport | _____ |
| Council Member Robert Yaffe   | _____ |

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TOWN OF BAY HARBOR ISLANDS, FLORIDA

By: \_\_\_\_\_  
Isaac Salver, Mayor

Attest:

\_\_\_\_\_  
Evelyn Herbello, MMC  
Town Clerk

Approved as to form and legal sufficiency:

\_\_\_\_\_  
Greenspoon Marder LLP  
Town Attorneys  
BY: Morris G. (Skip) Miller, Esq.

**AGENDA ITEM REPORT**  
September 25, 2025

**ITEM NUMBER: 3.**

**ITEM: Consideration and Approval** of a resolution adopting a Final Budget for the Fiscal Year commencing October 1, 2025 and ending September 30, 2026. Enclosed is a copy of the proposed resolution and Town of Bay Harbor Islands Fiscal Year 2026 Budget.

**DESCRIPTION:**

Pursuant to Section 200.065, Florida Statutes, the Town is required to adopt tentative and final budgets. On July 29, 2025, the Town Manager presented the Town's 2025-2026 Proposed Budget for discussion and review by the Town Council. On July 29, 2025, the Town Council approved the dates and times to adopt the tentative and final budget.

The Town Council may make modifications to the budget as it sees fit, prior to the conclusion of the Public Hearing. This is the second scheduled Budget Public Hearing.

**RECOMMENDED ACTION:**

Council's Discretion

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**FINANCIAL ANALYSIS:**

The total net operating budget for FY 2026 is \$54,047,919, which is \$2,034,653 more than the FY 2025 adopted net operating budget.

**BUDGET IMPACT:**

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Submitted By: Evelyn Herbello, Town Clerk

**ATTACHMENTS**

|    |                                                            |
|----|------------------------------------------------------------|
| 1. | Staff Memo-FY 2026 Budget Adoption Resolution (1)          |
| 2. | Resolution - Final Budget Adoption - Fiscal Year 2025-2026 |



## TOWN OF BAY HARBOR ISLANDS MEMORANDUM

|                 |                                                                                                     |
|-----------------|-----------------------------------------------------------------------------------------------------|
| <b>TO:</b>      | Mayor and Town Council Members                                                                      |
| <b>CC:</b>      | Morris G. (Skip) Miller, Town Attorney<br>Evelyn Herbello, Deputy Town Manager / Interim Town Clerk |
| <b>FROM:</b>    | Lindsley Noel, Town Manager                                                                         |
| <b>DATE:</b>    | September 11, 2025                                                                                  |
| <b>SUBJECT:</b> | Town of Bay Harbor Islands – FY 2026 Budget Adoption Resolution                                     |

The Town is legally obliged to adopt an annual budget. The Town had a previous workshop and meetings regarding the FY 2026 proposed budget in anticipation of the public hearing. Since the last meeting on the budget, staff has incorporated changes requested by the Council. Property owners have received their annual Truth-in-Millage (TRIM) notices advising them of their proposed property taxes and the date, time, and place of the hearing. The proposed budget has been made available for public inspection.

This will be the first of two public hearings regarding the budget. The Council may make modifications to the budget at this meeting and at the final meeting. The adoption of the budget is inseparable from the adoption of the Town's millage rate needed for operations.

The FY 2026 General Fund operating budget is proposed at \$14,506,012. The Building Fund budget is proposed at \$4,058,784. The Capital Projects budget is proposed at \$2,203,894. The Park Impact Fund budget is proposed at \$150,000. The Youth Development Program Fund budget is proposed at \$863,694. The Causeway Fund budget is proposed at \$17,456,130. The Sewer Fund budget is proposed at \$5,448,761. The Water Fund budget is proposed at \$3,067,859. The Parking Fund budget is proposed at \$3,118,045. The Solid Waste Fund budget is proposed at \$1,211,698. The Stormwater Fund budget is proposed at \$1,963,042. Total proposed budget for all funds is \$54,047,919.

In accordance with the Town Council's direction, the recommended program modifications and budgetary adjustments have been included in the final FY 2026 budget.

The Town's Administration recommends approval of the resolution that would adopt the FY 2026 budget.

**RESOLUTION NO.** \_\_\_\_\_

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF BAY HARBOR ISLANDS, FLORIDA, ADOPTING A FINAL BUDGET FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026, IN THE AMOUNT OF \$54,047,919; PROVIDING FOR INCORPORATION OF RECITALS; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Pursuant to Section 200.065, Florida Statutes, the Miami-Dade County Property Appraiser (“Property Appraiser”) has certified the taxable value within the Town of Bay Harbor Islands (the “Town”) for the year 2025 which includes all real property within the Town; and

**WHEREAS**, on July 29, 2025, the Town Council held a budget meeting on the proposed budget and operating millage rate for the fiscal year commencing October 1, 2025 and ending September 30, 2026, and further scheduled public hearings on the millage rate and budget as required by Section 200.065, Florida Statutes, with the first hearing on September 11, 2025 at 6:00 p.m. and the second hearing on September 25, 2025 at 6:00 p.m., which will take place at the Morris N. Broad Community Center, 1175 95<sup>th</sup> Street, Bay Harbor Islands, FL, 33154; and

**WHEREAS**, the Town Manager has submitted to the Town Council a budget and an explanatory budget message for Fiscal Year 2025-2026 showing estimates of revenues and expenditures, together with the character and object of expenditures and an estimate of all municipal projects pending or to be undertaken; and

**WHEREAS,** the Town Council and the Town Manager have reviewed the

Town's proposed Fiscal Year 2025-2026 budget and determined that the proposed millage rate levy provides the necessary funds for such expenditures.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF BAY HARBOR ISLANDS, FLORIDA, AS FOLLOWS:**

**Section 1. Recitals Adopted.** That the above stated recitals are hereby adopted and confirmed.

**Section 2. Adopting Final Budget.** The Town's Final Budget for the Fiscal Year commencing October 1, 2025 and ending September 30, 2026, in the amount of \$54,047,919, is hereby approved, and adopted as set forth in Exhibit "A" attached hereto and incorporated herein ("Final Budget").

**Section 3. Effective Date.** That this Resolution shall become effective immediately upon adoption.

**PASSED** this 25<sup>th</sup> day of September 2025.

Motion By: \_\_\_\_\_

Second By: \_\_\_\_\_

**FINAL VOTE ON ADOPTION: Time:**\_\_\_\_\_

|                               |       |
|-------------------------------|-------|
| Mayor Isaac Salver            | _____ |
| Vice Mayor Stephanie Bruder   | _____ |
| Council Member Teri D'Amico   | _____ |
| Council Member Molly Diallo   | _____ |
| Council Member Joshua Fuller  | _____ |
| Council Member Eric Rappaport | _____ |
| Council Member Robert Yaffe   | _____ |

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TOWN OF BAY HARBOR ISLANDS, FLORIDA

By: \_\_\_\_\_  
Isaac Salver, Mayor

Attest:

\_\_\_\_\_  
Evelyn Herbello, MMC  
Town Clerk

Approved as to form and legal sufficiency:

\_\_\_\_\_  
Greenspoon Marder LLP  
Town Attorneys  
BY: Morris G. (Skip) Miller, Esq.