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

SPECIAL TOWN COUNCIL MEETING
AGENDA

September 4, 2026
4:00 PM

STATEMENT OF DECORUM

All comments must be addressed to the Council as a body and not to individuals. Any person making a racial or slanderous remark or who becomes boisterous while addressing the Town Council, staff, etc. shall be barred from the audience by the presiding officer. No profanity, shouting, heckling, verbal outbursts, or disruptive behavior in support of or opposition to a speaker or his/her remarks is permitted. Please mute or turn off your cell phone or other electronic devices at the start of the meeting. Failure to do so may result in being barred from the meeting. Persons exiting the Chambers shall do so quietly.

SPECIAL NOTICE

A Special Meeting of the Town Council of the Town of Bay Harbor Islands will take place in-person and virtually through the Zoom platform, on Friday, September 4, 2026 at 4:00 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."

Zoom Meeting Link: https://us06web.zoom.us/j/84862105409?pwd=KC1NWCoOYQwT8e7cKTBo5Vf4sKnuUy.1

Meeting ID: 848 6210 5409
Passcode: 374039

To request to speak during Public Comment, please utilize the "raise your hand" Zoom feature on your electronic device. You will be recognized at the direction of the Zoom Meeting Host.

In addition, any member of the public who does not wish, or is unable to participate through the Zoom video conferencing platform, but would still like to participate can do so by listening to the meeting as it happens by dialing the Toll-free numbers below:

US Toll Free Numbers: 877 853 5247 or 888 788 0099
For higher quality, dial a number based on your current location):
US: 1 305 224 1968 or 1 646 558 8656 or 1 301 715 8592

Meeting ID: 848 6210 5409
Passcode: 374039

Press the # key.
International numbers available: https://us06web.zoom.us/u/k7UBggQ1U

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 eherbello@bayharborislands-fl.gov prior to 12:00 p.m. on the day of the meeting.

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

PUBLIC COMMENT

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. Discussion and approval of a resolution declaring Official Intent for Tax-Exempt Bond Financing (Amount Not to Exceed $75,000,000) for Broad Causeway Bridge Replacement. Sponsored by Council Member Joshua Fuller and Robert Yaffe.

2. Discussion and approval of a resolution for the ratification of a revised funding plan and authorization to submit an amended application for the USDOT Bridge Investment Program (BIP) Large Bridge Project Grant. Sponsored by Council Member Joshua Fuller and Council Member Robert Yaffe.

ADJOURNMENT: Approximately 6:00 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 4, 2026

ITEM NUMBER: 1.

ITEM: Discussion and approval of a resolution declaring Official Intent for Tax-Exempt Bond Financing (Amount Not to Exceed $75,000,000) for Broad Causeway Bridge Replacement. Sponsored by Council Member Joshua Fuller and Council Member Robert Yaffe.

DESCRIPTION:

The Town's updated financial readiness plan for the Shepard Broad Causeway Bridge Replacement includes an assumed debt issuance of up to $75,000,000.

Adopting a formal Reimbursement Resolution establishes the Town's official intent under federal tax law (26 C.F.R. § 1.150-2). This action allows the Town to pay preliminary engineering, design, permitting, and capital expenses out of existing internal funds and subsequently reimburse those expenditures using tax-exempt bond proceeds once the debt is issued.

RECOMMENDED ACTION:

Town Staff recommends that the Town Council adopt the accompanying Resolution declaring the Town's official intent to issue tax-exempt bonds or notes in an aggregate principal amount not to exceed $75,000,000 to finance the replacement of the Broad Causeway Bridge, pursuant to Section 1.150-2 of the Federal Income Tax Regulations.

FINANCIAL ANALYSIS:

- **Not an Immediate Issuance:** Adoption of this Resolution does not issue debt or obligate the Town to issue bonds immediately; it establishes the legal framework to preserve tax-exempt reimbursement eligibility.
- **Financing Terms:** The assumed debt structure models an issuance of up to $75,000,000 to be repaid over a 20-year period, supported by dedicated Causeway Fund revenues.
- **Federal Grant Alignment:** Demonstrating official Council authorization of the debt financing mechanism strengthens the Town's Project Readiness score in the amended BIP grant application due September 10, 2026.

BUDGET IMPACT:

Submitted By: Lindsley Noel, Town Manager

ATTACHMENTS

Proposed Resolution (Declaring Official Intent to Issue Tax-Exempt Bonds/Notes Not to Exceed $75,000,000)

$RESOLUTION NO. __________

A RESOLUTION OF THE TOWN OF BAY HARBOR ISLANDS, FLORIDA, INDICATING THE OFFICIAL INTENT OF THE TOWN TO ISSUE TAX-EXEMPT BONDS OR NOTES IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED $75,000,000 TO FINANCE THE COSTS OF CONSTRUCTION OF A NEW BRIDGE TO REPLACE THE BROAD CAUSEWAY AND TO USE A PORTION OF THE PROCEEDS OF SUCH BONDS OR NOTES TO REIMBURSE EXPENDITURES PAID OR INCURRED PRIOR TO THE DATE OF ISSUANCE THEREOF; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Bay Harbor Islands, Florida (the “Town”) is contemplating the construction of a new bridge to replace the Broad Causeway (“Project”); and

WHEREAS, the Town intends to issue tax-exempt bonds or notes (the "Bonds") for the purpose of financing the costs of the Project; and

WHEREAS, a portion of the costs of the Project may be paid from internal funds of the Town before the Bonds are issued in anticipation of the reimbursement of such expenditures from proceeds of the Bonds; and

WHEREAS, Section 1.150-2 of the Federal Income Tax Regulations requires the Town to officially declare its intent to use proceeds of the Bonds to reimburse expenditures paid prior to the issuance thereof as a prerequisite to the proceeds being treated as used for reimbursement purposes.

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

Section 1. Incorporation of Recitals. Each "WHEREAS" clause set forth above is true and correct and herein incorporated by this reference.

Section 2. Declaration of Official Intent. The Town hereby declares its official intent to issue tax-exempt Bonds, in one or more series, in an aggregate principal amount not to exceed $75,000,000.00 to finance the costs of the Project. The Town reasonably expects to reimburse itself for capital expenditures and preliminary expenses paid prior to the issuance of the Bonds with proceeds from the sale of such Bonds. This Resolution is adopted solely for the purpose of complying with the requirements of 26 C.F.R. § 1.150-2, and no Bonds are being issued hereby.

Section 3. Conflicts. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 4. Severability. If any clause, section, or other part of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part shall be considered eliminated and will in no way affect the validity of the other provisions of this Resolution.

Section 5. Effective Date. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this ___ day of September, 2026.

Motion by: ___________________________________
Second by: ___________________________________

FINAL VOTE ON ADOPTION

Council Member Isaac Salver ______
Council Member Stephanie Bruder ______
Council Member Molly Diallo ______
Council Member Joshua Fuller ______
Council Member Eric Rappaport ______
Council Member Elchonon Shagalov ______
Council Member Robert Yaffe ______

Isaac Salver
Mayor

ATTEST:

Evelyn Herbello, MMC
Town Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE USE AND BENEFIT OF THE TOWN ONLY:

MCCARTER & ENGLISH, LLP
Tania Cruz-Gimenez, Esq.
Interim Town Attorneys

AGENDA ITEM REPORT
September 4, 2026

ITEM NUMBER: 2.

ITEM: Discussion and approval of a resolution for the ratification of a revised funding plan and authorization to submit an amended application for the USDOT Bridge Investment Program (BIP) Large Bridge Project Grant. Sponsored by Council Member Joshua Fuller and Council Member Robert Yaffe.

DESCRIPTION:

The Town previously applied for the USDOT Large Bridge Project Grant under the Bridge Investment Program (BIP) requesting a 50% federal cost share for the replacement of the Broad Causeway Bridge.

The Town was notified that the initial application was not recommended for award. Staff participated in a formal debrief meeting with USDOT officials on August 27, 2026, to identify deficiencies in the submission. USDOT reviewers indicated that the application was not highly rated under the **Project Readiness** evaluation criterion, specifically citing deficiencies in financial preparedness and grant administrative readiness.

USDOT established a two-week window following the debrief, permitting the Town to submit an amended application for reconsideration no later than **11:59 PM on September 10, 2026**.

RECOMMENDED ACTION:

Town Staff recommends that the Town Council:

1. Ratify the revised local funding plan for the Shepard Broad Causeway Bridge Replacement Project.
2. Authorize the Town Manager to submit an amended application to the United States Department of Transportation (USDOT) under the Bridge Investment Program (BIP) Large Bridge Project Grants by the September 10, 2026, deadline.

Council approval is required to formalize the revised funding plan and authorize the Town Manager to execute and submit the finalized grant package and required certifications to USDOT prior to the September 10, 2026, cutoff.

FINANCIAL ANALYSIS:

To directly resolve USDOT's concerns regarding financial readiness, staff restructured the local match strategy to demonstrate a concrete, multi-tiered revenue framework:

- **Toll Rate Adjustment:** Incorporates the Town Council-approved $3.25 toll rate increase taking effect on December 1, generating enhanced recurring revenue dedicated to causeway capital costs.
- **Debt Financing:** Reflects an assumed $50,000,000 long-term debt financing structure, amortized over a 20-year repayment schedule.
- **Local Capital Match:** Combines designated causeway reserves with debt proceeds and projected net toll revenues to satisfy the required 50% non-federal cost-share commitment.

Staff believes that this revised structure provides the necessary financial certainty and capacity required by federal evaluators.

BUDGET IMPACT:

Submitted By: Lindsley Noel, Town Manager

ATTACHMENTS

Proposed Resolution

CAUSEWAY ENTERPRISE FUND — FINANCIAL MODEL (adopted toll rate structure with $50M debt financing)

Adopted plan: $128.6M local match for the Broad Causeway bridge replacement (design $16.0M FY27-28; $28.15M/yr FY29-FY32 construction), funded by toll revenue and a $50M bond drawn in FY29. Toll rate path: SunPass 2-axle $2.00 (FY26) -> $3.25 (FY27-FY28, eff. 12/1/2026).

Fiscal Year	FY22 Actual	FY23 Actual	FY24 ACFR	FY25 Actual	FY26 Est.	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	FY35	FY36	FY37	FY38	FY39	FY40	FY41	FY42
TOLL RATES & TRAFFIC IMPACT																					
SunPass rate (2-axle, per crossing)	$1.50	$1.50	$1.50	$2.00	$2.00	$3.04	$3.25	$3.25	$3.25	$3.25	$3.25	$3.25	$3.25	$3.25	$3.25	$3.25	$3.25	$3.25	$3.25	$3.25	$3.25
Toll-by-Plate rate (2-axle)	$2.75	$2.75	$2.75	$3.25	$3.25	$5.96	$6.50	$6.50	$6.50	$6.50	$6.50	$6.50	$6.50	$6.50	$6.50	$6.50	$6.50	$6.50	$6.50	$6.50	$6.50
% toll increase over prior year	0.0%	0.0%	0.0%	33.3%	0.0%	52.1%	6.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Pass plan trips (1,850 holders × 2 crossings/day × 365 days — price-inelastic, no marginal toll revenue)	1,350,500	1,350,500	1,350,500	1,350,500	1,350,500	1,350,500	1,350,500	1,350,500	1,350,500	1,350,500	1,350,500	1,350,500	1,350,500	1,350,500	1,350,500	1,350,500	1,350,500	1,350,500	1,350,500	1,350,500	1,350,500
Toll-paying traffic (total traffic less pass plan trips)	6,791,385	7,378,867	7,966,348	8,149,500	8,292,000	7,672,017	7,713,268	7,849,224	7,987,220	8,127,286	8,269,453	8,413,752	8,560,216	8,708,876	8,859,767	9,012,921	9,168,372	9,326,155	9,486,305	9,648,857	9,813,848
Estimated annual traffic (vehicles)	8,141,885	8,729,367	9,316,848	9,500,000	9,642,500	9,022,517	9,063,768	9,199,724	9,337,720	9,477,786	9,619,953	9,764,252	9,910,716	10,059,376	10,210,267	10,363,421	10,518,872	10,676,655	10,836,805	10,999,357	11,164,348
		587,482	*587,481*	*183,152*	*142,500*	*(619,983)*	*41,250*	*135,957*	*137,996*	*140,066*	*142,167*	*144,299*	*146,464*	*148,661*	*150,891*	*153,154*	*155,451*	*157,783*	*160,150*	*162,552*	*164,990*
REVENUE																					
Toll revenue — paying traffic (net of 6.5% FTE fee)	8,757,878	10,687,054	*11,159,085*	*12,279,930*	*11,978,662*	*17,046,217*	*18,297,038*	*18,571,494*	*18,850,066*	*19,132,817*	*19,419,810*	*19,711,107*	*20,006,773*	*20,306,875*	*20,611,478*	*20,920,650*	*21,234,460*	*21,552,977*	*21,876,272*	*22,204,416*	*22,537,482*
Pass plan revenue — paid holders only (FY26+: FY25×1.015^n; FY27 reflects 20% eligibility attrition per Staff Memo eff. 10/1/2026)	420,000	438,821	*445,368*	*488,175*	*509,491*	*413,706*	*419,912*	*426,211*	*432,604*	*439,093*	*445,679*	*452,364*	*459,150*	*466,037*	*473,028*	*480,123*	*487,325*	*494,635*	*502,054*	*509,585*	*517,229*
Charges for services (toll revenue + pass plan revenue, net of FTE fees)	9,177,878	11,125,876	11,604,453	12,768,105	12,488,153	17,459,924	18,716,950	18,997,705	19,282,670	19,571,910	19,865,489	20,163,471	20,465,923	20,772,912	21,084,506	21,400,773	21,721,785	22,047,612	22,378,326	22,714,001	23,054,711
Miscellaneous operating revenue (FY26+: FY25×1.03^n)	0	2,407	9,003	12,016	17,678	18,208	18,754	19,317	19,896	20,493	21,108	21,741	22,394	23,065	23,757	24,470	25,204	25,960	26,739	27,541	28,368
TOTAL OPERATING REVENUE	**9,177,878**	**11,128,283**	**11,613,456**	**12,780,121**	**12,505,831**	**17,478,132**	**18,735,705**	**19,017,022**	**19,302,567**	**19,592,404**	**19,886,597**	**20,185,213**	**20,488,317**	**20,795,978**	**21,108,263**	**21,425,244**	**21,746,989**	**22,073,572**	**22,405,065**	**22,741,542**	**23,083,079**
Non-operating revenue:																					
Grants	0	0	164,618	90,383	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Investment income	(176,291)	27,488	501,865	1,150,457	922,671	400,000	380,000	360,000	340,000	320,000	300,000	280,000	260,000	240,000	220,000	200,000	200,000	200,000	200,000	200,000	200,000
Rental income	109,584	97,362	109,525	104,564	94,677	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest expense on debt	(180,125)	(156,230)	(143,611)	(107,126)	(93,762)	(67,779)	(41,138)	(2,263,826)	(2,178,279)	(2,103,330)	(2,025,008)	(1,943,162)	(1,857,633)	(1,768,256)	(1,674,856)	(1,577,253)	(1,475,258)	(1,368,673)	(1,257,292)	(1,140,899)	(1,019,268)
Total non-operating revenue (net)	**(246,832)**	**(31,380)**	**632,397**	**1,238,278**	**923,586**	**332,221**	**338,862**	**(1,903,826)**	**(1,838,279)**	**(1,783,330)**	**(1,725,008)**	**(1,663,162)**	**(1,597,633)**	**(1,528,256)**	**(1,454,856)**	**(1,377,253)**	**(1,275,258)**	**(1,168,673)**	**(1,057,292)**	**(940,899)**	**(819,268)**
TOTAL REVENUE (all sources)	**8,931,046**	**11,096,903**	**12,245,853**	**14,018,399**	**13,429,417**	**17,810,353**	**19,074,567**	**17,113,196**	**17,464,288**	**17,809,074**	**18,161,589**	**18,522,050**	**18,890,684**	**19,267,722**	**19,653,407**	**20,047,991**	**20,471,731**	**20,904,899**	**21,347,773**	**21,800,643**	**22,263,810**
OPERATING EXPENSES																					
Operation and maintenance — total cash expenses	2,802,465	3,822,682	4,700,765	4,250,348	3,586,684	3,730,151	3,879,358	4,034,532	4,195,913	4,363,750	4,538,300	4,719,832	4,908,625	5,104,970	5,309,169	5,521,535	5,742,397	5,972,093	6,210,976	6,459,415	6,717,792
Personnel & benefits (FY26+: FY25×1.035^n)	*n/a*	*2,558,911*	*3,017,000*	*2,635,811*	*1,977,973*	*2,047,202*	*2,118,854*	*2,193,014*	*2,269,769*	*2,349,211*	*2,431,433*	*2,246,534*	*2,325,162*	*2,406,543*	*2,490,772*	*2,577,949*	*2,668,177*	*2,761,563*	*2,858,218*	*2,958,256*	*3,061,795*
Insurance (FY26+: FY25×1.06^n)	*n/a*	*473,048*	*777,000*	*739,905*	*781,015*	*827,876*	*877,549*	*930,202*	*986,014*	*1,045,175*	*1,107,885*	*1,174,358*	*1,244,820*	*1,319,509*	*1,398,680*	*1,482,600*	*1,571,556*	*1,665,850*	*1,765,801*	*1,871,749*	*1,984,054*
Other (professional services, repairs, utilities, supplies) (FY26+: FY25×1.035^n)	*n/a*	*790,723*	*906,765*	*874,632*	*827,696*	*856,665*	*886,649*	*917,681*	*949,800*	*983,043*	*1,017,450*	*1,053,061*	*1,089,918*	*1,128,065*	*1,167,547*	*1,208,411*	*1,250,706*	*1,294,480*	*1,339,787*	*1,386,680*	*1,435,214*
Depreciation and amortization (non-cash)	1,730,552	1,628,410	1,601,321	1,394,982	1,430,000	1,430,000	1,430,000	1,430,000	1,430,000	1,430,000	1,430,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000
TOTAL OPERATING EXPENSES	**4,533,017**	**5,451,092**	**6,302,086**	**5,645,330**	**5,016,684**	**5,160,151**	**5,309,358**	**5,464,532**	**5,625,913**	**5,793,750**	**5,968,300**	**8,219,832**	**8,408,625**	**8,604,970**	**8,809,169**	**9,021,535**	**9,242,397**	**9,472,093**	**9,710,976**	**9,959,415**	**10,217,792**
OPERATING INCOME	**4,398,029**	**5,645,811**	**5,943,767**	**8,373,069**	**8,412,733**	**12,650,201**	**13,765,209**	**11,648,664**	**11,838,375**	**12,015,324**	**12,193,289**	**10,302,219**	**10,482,059**	**10,662,752**	**10,844,239**	**11,026,455**	**11,229,334**	**11,432,806**	**11,636,797**	**11,841,228**	**12,046,018**
TRANSFERS																					
Transfers out to General Fund (FY26+: FY25×1.03^n)	(1,659,060)	(1,659,060)	(675,000)	(800,000)	(720,000)	(2,000,000)	(2,060,000)	(2,121,800)	(2,185,454)	(2,251,018)	(2,318,548)	(2,388,105)	(2,459,748)	(2,533,540)	(2,609,546)	(2,687,833)	(2,768,468)	(2,851,522)	(2,937,067)	(3,025,179)	(3,115,935)
CHANGE IN NET POSITION	**2,738,969**	**3,986,751**	**5,268,767**	**7,573,069**	**7,692,733**	**10,650,201**	**11,705,209**	**9,526,864**	**9,652,921**	**9,764,307**	**9,874,741**	**7,914,114**	**8,022,311**	**8,129,212**	**8,234,692**	**8,338,622**	**8,460,867**	**8,581,284**	**8,699,729**	**8,816,048**	**8,930,083**
TOTAL NET POSITION (ending)	**38,341,222**	**42,327,973**	**47,596,739**	**55,061,218**	**62,753,951**	**73,404,152**	**85,109,361**	**94,636,225**	**104,289,146**	**114,053,453**	**123,928,194**	**131,842,308**	**139,864,619**	**147,993,831**	**156,228,523**	**164,567,146**	**173,028,012**	**181,609,297**	**190,309,026**	**199,125,074**	**208,055,158**
Net investment in capital assets	16,596,862	18,684,337	26,552,572	27,475,538	29,059,538	41,669,538	49,805,538	79,712,345	108,597,874	137,558,351	166,097,150	164,497,795	162,983,968	161,559,520	160,228,471	158,995,026	157,863,575	156,838,709	155,925,224	155,128,132	154,452,671
Bridge capital outlay (funded from toll revenue)	0	0	0	0	0	8,000,000	8,000,000	28,150,000	28,150,000	28,150,000	28,150,000	0	0	0	0	0	0	0	0	0	0
Capital Repairs	601,157	3,694,393	8,616,669	973	2,000,000	5,000,000	500,000	500,000	500,000	500,000	0	0	0	0	0	0	0	0	0	0	0
Debt principal repaid	941,000	397,000	965,000	989,000	1,014,000	1,040,000	1,066,000	2,686,807	1,665,529	1,740,477	1,818,799	1,900,645	1,986,174	2,075,552	2,168,951	2,266,554	2,368,549	2,475,134	2,586,515	2,702,908	2,824,539
UNRESTRICTED NET POSITION			**21,044,167**	**27,585,680**	**33,694,413**	**31,734,614**	**35,303,823**	**14,923,880**	**(4,308,728)**	**(23,504,898)**	**(42,168,956)**	**(32,655,487)**	**(23,119,350)**	**(13,565,689)**	**(3,999,948)**	**5,572,120**	**15,164,438**	**24,770,588**	**34,383,802**	**43,996,943**	**53,602,487**
Note payable proceeds ($50M note payable, 4.50%, 20-yr level amort	0	0	0	0	0	0	0	50,000,000	0	0	0	0	0	0	0	0	0	0	0	0	0
CASH FLOW & LIQUIDITY TEST																					
Cash available after operations & transfers	4,469,521	5,615,161	6,870,088	8,968,051	9,122,733	12,080,201	13,135,209	10,956,864	11,082,921	11,194,307	11,304,741	11,414,114	11,522,311	11,629,212	11,734,692	11,838,622	11,960,867	12,081,284	12,199,729	12,316,048	12,430,083
Less: Bridge capital allocation	0	0	0	0	0	(8,000,000)	(8,000,000)	(28,150,000)	(28,150,000)	(28,150,000)	(28,150,000)	0	0	0	0	0	0	0	0	0	0
Less: Other capital + debt principal	(1,542,157)	(4,091,393)	(9,581,669)	(989,973)	(3,014,000)	(6,040,000)	(1,566,000)	(3,186,807)	(2,165,529)	(2,240,477)	(1,818,799)	(1,900,645)	(1,986,174)	(2,075,552)	(2,168,951)	(2,266,554)	(2,368,549)	(2,475,134)	(2,586,515)	(2,702,908)	(2,824,539)
NET FREE CASH FLOW	**2,927,364**	**1,523,768**	**(2,711,581)**	**7,978,078**	**6,108,733**	**(1,959,799)**	**3,569,209**	**29,620,057**	**(19,232,608)**	**(19,196,171)**	**(18,664,058)**	**9,513,469**	**9,536,137**	**9,553,660**	**9,565,741**	**9,572,068**	**9,592,318**	**9,606,151**	**9,613,214**	**9,613,140**	**9,605,544**
CUMULATIVE LIQUID RESERVES	**21,154,133**	**22,677,901**	**22,677,901**	**29,263,031**	**35,371,764**	**33,411,965**	**36,981,174**	**66,601,231**	**47,368,623**	**28,172,453**	**9,508,395**	**19,021,864**	**28,558,001**	**38,111,662**	**47,677,403**	**57,249,471**	**66,841,789**	**76,447,939**	**86,061,153**	**95,674,294**	**105,279,838**
Cumulative bridge capital allocated	0	0	0	0	0	8,000,000	16,000,000	44,150,000	72,300,000	100,450,000	128,600,000	128,600,000	128,600,000	128,600,000	128,600,000	128,600,000	128,600,000	128,600,000	128,600,000	128,600,000	128,600,000
Remaining vs. $128.6M toll-funded obligation	128,600,000	128,600,000	128,600,000	128,600,000	128,600,000	120,600,000	112,600,000	84,450,000	56,300,000	28,150,000	0	0	0	0	0	0	0	0	0	0	0
Months of O&M cash reserve	91	71	58	83	118	107	114	198	135	77	25	48	70	90	108	124	140	154	166	178	188
Debt service coverage ratio	4	10	6	8	8	11	12	3	3	3	3	3	3	3	3	3	3	3	4	4	3

Pass-plan attrition rate (eff. FY27) — editable	20.0%

Bridge capital funding: total local match $128.6M, funded by toll revenue and a $50M bond drawn in FY29 (20-yr payback, 4.5% interest). Toll rates flattened at FY28 levels from FY29 onwards. Design: $16.0M ($8.0M FY27 + $8.0M FY28). Remaining $112.6M spent evenly FY29-FY32 ($28.15M/yr). Series 2012 note retires FY29 as scheduled.

Note: Cumulative liquid reserves FY23 closing balance = $1,567,926 cash + $21,109,975 investments (=FY24 opening, per FY24 ACFR) = $22,677,901 total. FY22 closing reserves solved backward from this anchor using FY23 net free cash flow.

CONSTRUCTION PERIOD SUMMARY (FY27-FY32)

	FY26	FY27	FY28	FY29	FY30	FY31	FY32
TOLL RATES & TRAFFIC							
SunPass rate (2-axle)	$2.00	$3.04	$3.25	$3.25	$3.25	$3.25	$3.25
Toll-by-Plate rate (2-axle)	$3.25	$5.96	$6.50	$6.50	$6.50	$6.50	$6.50
Estimated annual traffic	9,642,500	9,022,517	9,063,768	9,199,724	9,337,720	9,477,786	9,619,953
REVENUES							
Total Operating Revenue	$ 12,505,831	$ 17,478,132	$ 18,735,705	$ 19,017,022	$ 19,302,567	$ 19,592,404	$ 19,886,597
Total Non-operating Revenue (took out interest)	$ 1,017,348	$ 400,000	$ 380,000	$ 360,000	$ 340,000	$ 320,000	$ 300,000
Total Revenue	$ 13,523,179	$ 17,878,132	$ 19,115,705	$ 19,377,022	$ 19,642,567	$ 19,912,404	$ 20,186,597
OPERATING EXPENSES							
Total Operating Expenses	$ 5,016,684	$ 5,160,151	$ 5,309,358	$ 5,464,532	$ 5,625,913	$ 5,793,750	$ 5,968,300
Net Income	$ 8,506,495	$ 12,717,980	$ 13,806,347	$ 13,912,490	$ 14,016,654	$ 14,118,654	$ 14,218,298
Transfers Out	$ 720,000	$ 2,000,000	$ 2,060,000	$ 2,121,800	$ 2,185,454	$ 2,251,018	$ 2,318,548
Debt Payments (Principal and Interest)	$ 1,107,762	$ 1,107,779	$ 1,107,138	$ 4,950,633	$ 3,843,807	$ 3,843,807	$ 3,843,807
Debt Coverage	7.68	11.48	12.47	2.81	3.65	3.67	3.70
NET ANNUAL FREE CASH FLOW	$ 6,678,733	$ 9,610,201	$ 10,639,209	$ 6,840,057	$ 7,987,392	$ 8,023,829	$ 8,055,942
AUTHORIZED NET DEBT PROCEEDS				$48,500,000			
CARRYFORWARD LIQUID RESERVES	$29,263,031	$33,941,764	$30,551,965	$32,691,174	$59,356,231	$38,668,623	$18,017,453
NET AVAILABLE FOR CAPITAL OUTLAY	$35,941,764	$43,551,965	$41,191,174	$88,031,231	$67,343,623	$46,692,453	$26,073,395
CAPITAL OUTLAY							
Replacement Bridge Capital Outlay	$0	$8,000,000	$8,000,000	$56,300,000	$56,300,000	$56,300,000	$56,300,000
BIP Grant Reimbursement				-$28,125,000	-$28,125,000	-$28,125,000	-$28,125,000
Other Capital Outlay (existing bridge)	$ 2,000,000	$ 5,000,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ -
UNRESTRICTED LIQUID CASH END OF YEAR	$33,941,764	$30,551,965	$32,691,174	$59,356,231	$38,668,623	$18,017,453	-$2,101,605

RESOLUTION NO. 2026-___

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF BAY HARBOR ISLANDS, FLORIDA, RATIFYING THE REVISED FUNDING PLAN FOR THE SHEPARD BROAD CAUSEWAY BRIDGE REPLACEMENT PROJECT; AUTHORIZING THE SUBMISSION OF AN AMENDED APPLICATION TO THE UNITED STATES DEPARTMENT OF TRANSPORTATION UNDER THE BRIDGE INVESTMENT PROGRAM LARGE BRIDGE PROJECT GRANT PROGRAM; AUTHORIZING THE TOWN MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS AND CERTIFICATIONS; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Bay Harbor Islands previously submitted an application to the United States Department of Transportation ("USDOT") under the Bridge Investment Program ("BIP") Large Bridge Project Grant Program seeking federal funding for the Sheppard Broad Causeway Bridge Replacement Project; and

WHEREAS, the Town was notified that the initial application was not recommended for award and thereafter participated in a debrief meeting with USDOT officials on August 27, 2026 regarding the application; and

WHEREAS, USDOT identified concerns regarding project readiness, including financial preparedness and grant administrative readiness, and provided the Town with an opportunity to submit an amended application for reconsideration on or before September 10, 2026; and

WHEREAS, Town Staff developed a revised funding plan incorporating the Town Council approved $3.25 toll rate adjustment effective December 1, 2026, an assumed $50,000,000 long-term debt financing structure amortized over twenty years, and the use of causeway reserves, debt proceeds, and projected net toll revenues to satisfy the required non-federal cost share; and

WHEREAS, the Town Council finds that ratification of the revised funding plan and authorization of the amended grant application are in the best interests of the Town.

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

Section 1. Recitals. The foregoing recitals are true and correct and are incorporated herein by reference.

Section 2. Ratification of Revised Funding Plan. The Town Council hereby ratifies and approves the revised funding plan for the Sheppard Broad Causeway Bridge Replacement Project, including the toll rate adjustment, proposed debt financing, causeway reserves, and projected toll revenues described in the Staff Memorandum as specifically provided below:

1. **Toll Rate Adjustment**: Incorporates the Town Council approved $3.25 toll rate increase taking effect on December 1, generating enhanced recurring revenue dedicated to the causeway capital costs.
2. **Debt Financing**: Reflects and assumed $50,000,000 long-term debt financing structure, amortized over a 20-year repayment schedule.

3. **Local Capital Match**: Combines designated causeway reserves with debt proceeds and projected net toll revenues to satisfy the required 50% non-federal cost-share commitment.

<u>Section 3</u>. Authorization to Submit Amended Application. The Town Manager is authorized to prepare, execute, and submit the amended USDOT Bridge Investment Program Large Bridge Project Grant application by the September 10, 2026 deadline.

<u>Section 4</u>. Authorization to Execute Documents. The Town Manager is authorized to execute all certifications, assurances, forms, supporting documents, and related instruments necessary to support and submit the amended grant application.

<u>Section 5</u>. Implementation. The Town Manager and Town officials are authorized to take all actions necessary to implement this Resolution.

<u>Section 6</u>. Effective Date. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this ___ day of September, 2026.

Motion by: ____
Second by: ____

FINAL VOTE ON ADOPTION

Council Member Isaac Salver	______
Council Member Stephanie Bruder	______
Council Member Molly Diallo	______
Council Member Joshua Fuller	______
Council Member Eric Rappaport	______
Council Member Elchonon Shagalov	______
Council Member Robert Yaffe	______

Isaac Salver
Mayor

ATTEST:

Evelyn Herbello, MMC
Town Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE USE AND BENEFIT OF THE TOWN ONLY:

MCCARTER & ENGLISH, LLP
Tania Cruz-Gimenez, Esq.
Interim Town Attorneys