

CITY COUNCIL RESEARCH DIVISION LEGISLATIVE SUMMARY

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Bill Type and Number: Ordinance 2024-69

Introducer/Sponsor(s): Council Member Arias

Date of Introduction: January 23, 2024

Committee(s) of Reference: F, NCSPHS, R

Date of Analysis: January 25, 2024

Type of Action: Amendment of the Ordinance Code

Bill Summary: This bill amends Section 2 of Ordinance 2021-838-E, which established a dependent special district known as the “Baymeadows Community Improvement District” (“BCID”).

The amendments to the BCID include:

- Amending the BCID charter to grant the BCID the ability to authorize the issuance of bonds
- Deleting the limit on annual adjustments on individual assessments
- Revising the updated annual maximums for assessments
- Adding and incorporating by reference the special assessment allocation report, prepared by Rizzetta & Company
- Adding a requirement for City Council approval of any special assessment increases exceeding the maximum 3% automatic increase
- Removing reference to the City Council district council member for the area as an *ex officio* member of the Board of Supervisors
- Setting the initial election for the Board of Supervisors to align with the next regular or special election following City Council approval of the initial BCID budget, as authorized by the Supervisor of Elections.

Background Information: The City Council established the Baymeadows Community Improvement District via Ordinance 2021-838-E, enacted on February 8, 2022. This property was formerly the Baymeadows Golf Club, and this Community Improvement District was established as a special taxing district in order to provide funding for the improvement and maintenance of privately-owned infrastructure, including roads and drainage systems, in the area.

Amendments to the BCID charter require Council approval, and the BCID has requested that the CDD be granted the power to issue bonds and the update to assessment limits and maximums to better carry out its primary objectives.

Policy Impact Area: Community improvement district

Fiscal Impact: This bill authorizes a community improvement district to authorize bonds and updates the limits and maximums on individual assessments for the community improvement district.

Analyst: Webb