



CITY OF Boca Raton

CITY HALL
201 WEST PALMETTO PARK ROAD • BOCA RATON, FL 33432
PHONE: (561) 393-7700
(FOR HEARING IMPAIRED) TDD: (561) 367-7043
www.myboca.us

October 27, 2026

TO: Mayor and City Council

FROM: Mark Sohaney, City Manager 

RE: Bond referendum resolution in connection with the proposed issuance of general obligation bonds in the aggregate principal amount not to exceed \$125,000,000 for the purpose of financing the replacement of the City's police headquarters with a new headquarters, 911 communications center, evidence storage, and related facilities and equipment, including a dedicated downtown police facility.

RECOMMENDATION: I recommend the adoption of the attached resolution ordering a bond referendum be held in the City on the 9th day of March, 2027, to determine whether or not general obligation bonds of the City in the aggregate principal amount not to exceed \$125,000,000 shall be issued for the purpose of financing all or a portion of the costs to replace the City's aging and undersized police headquarters with a new headquarters, 911 communications center, evidence storage, and related facilities and equipment, and a dedicated downtown police facility.

BACKGROUND: The need to address the City's Police Department Headquarters is longstanding and predates the current proposal. The current headquarters was constructed in 1986 and expanded in 2001. At the time the headquarters opened, Boca Raton had a population of approximately 58,821, and the Police Department had approximately 145 personnel. Today, the City's population is approximately 103,062, and the Department has approximately 331 personnel.

As the City and Police Department have grown, the operational requirements of modern policing have also changed substantially. Technology, evidence and records storage, security, training, specialized investigations, emergency communications, and command and control now require capabilities that did not exist, or existed at a significantly different scale, when the headquarters was constructed 40 years ago.

Over the past two decades, the City has conducted several planning efforts to assess its police facility needs, including space studies, expansion and renovation options, alternative locations, and replacement headquarters concepts. Key milestones include:

- **1965:** Original police facility constructed at the current downtown location.
- **1986:** Current Police Department Headquarters opens at 100 NW Boca Raton Boulevard.
- **2001–2002:** City capital planning identifies the need for a major expansion of the existing Police Headquarters.
- **2007:** A Police Department space needs study projected approximately 125,000 square feet would be needed by 2020, excluding potential future annexations.
- **2014–2017:** Planning shifts toward the expansion of police operations at 6500 Congress Avenue and other locations.

STAY CONNECTED   

- AN EQUAL OPPORTUNITY EMPLOYER -

- **2018–2023:** The City continues evaluating public safety facility needs and potential locations as part of its long-term capital planning. The 2020 pandemic significantly affected the project's progress.
- **2025:** The City updated its space needs assessment and completed pre-design planning for a new Police Headquarters. In September, City Council approved placing a \$175 million General Obligation bond referendum on the March 2026 ballot.
- **March 2026:** Voters do not approve the \$175 million bond referendum for a new Police Headquarters and related public safety support facilities.
- **May 2026:** City Council acknowledged the continued need for a new Police Department Headquarters and provided direction to pursue a \$125 million bond referendum in March 2027 for this purpose, with the location to be identified at a future date, considering public input.

Following the 2026 referendum, staff reassessed the project and reduced its scope to focus on the Police Department's current operational needs rather than anticipated future needs. That work resulted in the revised Police Department Headquarters proposal currently before Council.

EXISTING POLICE HEADQUARTERS – FACILITY NEED

The existing Police Headquarters was constructed approximately 40 years ago and is aging, undersized, and no longer adequately configured to support the Police Department's current operational requirements.

Several factors contribute to the need for a long-term replacement:

- **Space and Operational Constraints:** The headquarters does not have sufficient space to accommodate all Police Department functions. Specialized units, staff, evidence, records, and equipment are currently located across multiple City facilities, separating functions that increasingly need to operate in a coordinated manner.
- **Command, Control, and Communications:** Modern policing requires integrated communications, technology, information sharing, and real-time decision-making. These capabilities are particularly important during major incidents and emergencies when command staff and specialized units must coordinate operations.
- **Security and Resiliency:** The existing headquarters is not hurricane-rated and must be evacuated during a major hurricane, limiting the Department's ability to operate from its primary headquarters during an emergency.
- **Technology and Specialized Functions:** Technology, evidence, and records storage, security, training, and specialized investigations require space and infrastructure that were not contemplated when the headquarters was constructed approximately 40 years ago.

Additionally, a recent building assessment documented additional conditions within the existing facility.

Building Assessment Executive Summary

Based on the findings of this assessment and the professional opinion of the CSAA and its team, the City should strongly consider replacing the existing Police Headquarters as a long-term solution.

Renovating an older building presents challenges that can affect the final result, including low floor-to-floor heights, existing building layout, and fixed column and bearing-wall locations. Unforeseen

conditions that are not shown on the existing drawings can also lead to construction delays and costly change orders.

As a general industry planning guideline, when renovation costs approach or exceed 50% of the cost of a new building, replacement should be strongly considered. The investment levels in this assessment indicate that the cost of renovating and modernizing the Police Headquarters has exceeded this threshold.

Based on our experience with similar projects and discussions with general contractors, the cost of renovating an older facility can approach the cost of new construction. Even after this investment, the City would still have an older building limited by its original size, layout, and construction.

The City should, at a minimum, plan for Level 1 repairs within the next three to five years. Several major building components will need repair or replacement, especially the existing roof. As the building continues to age, these repairs will become harder to delay, especially with cost escalation. The City should consider these upcoming costs when deciding whether to continue repairs to the existing building or proceed with a new facility.

For these reasons, it is our professional opinion that replacing the Police Headquarters is the better long-term investment for the City.

COUNCIL FACILITY TOURS/FIRSTHAND ASSESSMENT

Council Members have toured the existing Police Headquarters and other Police facilities to observe current conditions and operations firsthand. The tours provided Council an opportunity to see the space and storage constraints, aging infrastructure, evidence and specialized operational areas, emergency communications and command functions, and the manner in which Police operations have been adapted to the limitations of the existing facilities.

These tours provided Council with firsthand context regarding the facility and operational conditions documented through the City's assessments and planning efforts.

PROJECT SCOPE AND DUE DILIGENCE

Following the March 2026 referendum, staff reassessed the project, focusing on the Police Department's current operational requirements and opportunities to reduce the overall scope and cost. The reassessment included a review of the proposed space program, individual facility components, operational requirements, and opportunities for value engineering.

The resulting proposal is materially different from the project presented to voters in March 2026. Key changes include:

- **Bond Authorization:** Reduced from up to \$175 million to up to \$125 million.
- **Facility Size:** Reduced from approximately 165,000 square feet to approximately 100,000 square feet.
- **Planning Basis:** Shifted from a facility designed around projected needs through 2045 to one focused on the Police Department's current operational needs, while allowing for future expansion.
- **Cost:** The revised project is currently estimated at approximately \$121.08 million, reduced from \$190 million, supporting the proposed bond authorization not to exceed \$125 million. Staff estimates the actual cost of building at \$65 million to \$90 million.

- **Project Scope:** The proposed headquarters reduction from approximately 163,000 to 94,000 square feet, a 42% reduction, focused on immediate operational needs and staff readiness, rather than projected needs over 20 years. The revised concept estimates the site development of 8 acres or less, including supporting facilities, site improvements, design, furnishings, technology, and relocation.

The current conceptual program includes approximately 100,000 square feet for a police headquarters and firing range, as well as emergency communications, evidence storage, and related police facilities and equipment.

The reassessment evaluated what is operationally necessary to support current Police Department functions rather than carrying forward all elements of the previous proposal. The resulting scope reflects additional analysis of operational requirements, facility size, and cost following the March referendum.

LOCATION ALTERNATIVES AND ADDITIONAL DUE DILIGENCE

As part of the project reassessment, staff considered multiple City-owned properties and potential locations for the Police Department Headquarters. The review considered site capacity, existing and planned uses, operational requirements, cost, constructability, security and resiliency, continuity of operations, future expansion, public access, and the ability to maintain police services downtown.

The locations and alternatives considered included:

- **Central Headquarters / Downtown Police Station:** This alternative would locate the Police Headquarters near Spanish River Boulevard and I-95 while maintaining a downtown police station near 2nd Street and 2nd Avenue. Council's consideration of this alternative should include the central site's capacity and operational suitability, the scope of services maintained downtown, and the combined cost of both facilities.
- **6500 Congress Avenue:** The property accommodates multiple City functions, including Fire Administration and City Council facilities. Development of a Police Headquarters at this location would require the relocation of existing functions and would present operational disruptions, staff safety and security considerations, limited opportunities for future expansion, and hurricane-resiliency concerns.
- **6551 Park of Commerce Boulevard:** The property was acquired by the City to accommodate staff and other City operations and was determined not to be conducive to Police Department operational requirements.
- **Banyan Training Facility:** The property serves as the City's Fire Rescue training facility. Fire Rescue's operational footprint for training has expanded, and the balance of the site has been dedicated to Fire Rescue.
- **Glades Road property south of FAU (Serenoa Glad Preserve):** The property is designated as a preserve area.
- **Palmetto Park Road property south of Paradise Palms (Cypress Knee Slough Preserve):** The property is designated as a preserve area.
- **Downtown / Eight-Acre Study Area:** Staff evaluated a horizontal-build concept encompassing approximately eight acres in the downtown area east of 2nd Avenue. The study area includes the existing Police Headquarters, BACE Building, adjacent parking areas, Downtown Library, Brightline station area, and certain privately owned properties. Because much of the area is already occupied by public and private uses, the analysis evaluated the additional property,

relocation, infrastructure, street, and site modifications necessary to accommodate a horizontal headquarters configuration.

Following questions raised during Council and community discussions regarding whether a horizontal downtown solution could accommodate the Police Department's operational requirements, staff conducted additional due diligence on this alternative.

That analysis identified several significant considerations:

- More than \$20 million in estimated site pre-development hard costs, including real estate acquisition, power distribution modifications, and relocation of Police personnel during an approximately four-year period. This did not include additional soft costs for planning, engineering, and legal fees.
- Reduced street connectivity is associated with the closure of the eastbound portions of 2nd and 3rd Streets.
- Limited opportunity for future expansion, with less than six acres available for the Police Headquarters and associated functions.
- Site configuration challenges resulting from existing uses and the integration of Police facilities within the broader downtown area.
- Proximity to the rail corridor and associated derailment risk. The Federal Railroad Administration (FRA) documents provide a Risk analysis methodology for derailment and hazardous-material release risks, while federal rail risk criteria specifically consider emergency response capability and areas of high consequence (49 CFR Part 172, Appendix D). For a headquarters beside the tracks, the practical concern is that a rail incident could threaten personnel, restrict access, or interrupt police operations precisely when the community needs those services most. The FRA also recognizes that blocked crossings can hinder emergency response.
- Hurricane evacuation considerations. The Current Police Station is within Palm Beach County hurricane evacuation zone E.

This additional work provided a more complete understanding of the feasibility, cost, operational impacts, and long-term considerations associated with a horizontal downtown build and supplemented the broader review of potential locations.

COMMUNITY ADVISORY PANEL AND PUBLIC ENGAGEMENT

As part of the post-referendum reassessment, the Community Advisory Panel (CAP) facilitated two Community Conversation sessions on August 5 and September 2, 2026, to gather community input regarding the Police Department Headquarters. Approximately 200 residents participated. Discussions addressed facility needs, potential locations, funding considerations, community priorities, and public safety needs.

Residents received information directly from the City Manager, Police Chief, Public Works & Engineering Director, and Deputy City Manager/CFO, followed by facilitated roundtable discussions led by CAP members. Key themes included:

- Residents generally acknowledged the need to replace the existing Police Headquarters.
- Residents wanted more detailed information regarding the proposed facilities and project scope before another referendum.

- A central Police complex was viewed as a viable option, while many residents emphasized the importance of maintaining a significant Police presence and services downtown.
- Some residents expressed a preference for the location to be determined before another referendum.
- Participants supported continued opportunities for direct engagement with senior City staff through the Community Conversation format.

Community Polling

To supplement the Community Conversation process, the City engaged an independent third-party research firm to conduct a scientific survey of likely March 2027 voters. The dual-mode survey was conducted August 1–16, 2026, with 256 respondents and a sampling error margin of $\pm 6.1\%$ at the 95% confidence level. Key findings included:

- **Facility Need:** 53% believed there was at least some need for a new Police Headquarters, and 56% initially supported building a new headquarters. After respondents received additional information about the existing facility and the Police Department's operational needs, 77% supported building a new headquarters.
- **Location:** Both concepts initially received majority support, with 64% supporting a central headquarters with a downtown police station and 59% supporting a downtown headquarters. When asked to choose between the alternatives, 54% preferred a central headquarters with a downtown police station, 24% preferred rebuilding the headquarters downtown, 18% opposed building a new headquarters, and 5% were unsure.
- **Operational Priorities:** Maintaining emergency 911 response and ensuring the Police Headquarters can remain fully operational during a hurricane were among respondents' highest-rated priorities for a new facility.

The community feedback and polling informed the City's continued reassessment of the project, including additional consideration of project scope, cost, location alternatives, and the feasibility of a horizontal downtown build.

FISCAL IMPACT:

There is no immediate fiscal impact directly related to this Resolution. Should the voters ultimately approve the issuance of the proposed bonds, the City's future debt service payments and millage would increase as discussed below.

FINANCIAL ADVISORY BOARD RECOMMENDATION

The Financial Advisory Board (FAB) reviewed the proposed financing approach for the Police Department Headquarters and unanimously voted to recommend that the City Council place a general obligation bond referendum on the March 2027 ballot, authorizing the issuance of bonds not to exceed \$125 million, with a term not to exceed 30 years.

Consistent with the scope of the FAB, their recommendation was limited to the financing approach for the project. The Board did not make a recommendation regarding the location of the Police Headquarters, the project scope or design, the construction cost, or the project timing.

The FAB's signed recommendation is attached to this memorandum.

RECOMMENDED FINANCING APPROACH

I recommend using General Obligation bonds to finance the replacement of the Police Headquarters and associated facilities.

Under either recommendation, the recommended bond issue would not exceed \$125 million, with a maximum maturity of up to 30 years, and would be payable from ad valorem taxes on all taxable property in the City.

Based on preliminary bond sizing and current market conditions, Financial Services estimates a debt service millage rate of approximately 0.1904 mills, resulting in an estimated annual cost of approximately \$100.92 for the average residential property. These estimates are preliminary and will vary based on taxable value, homestead status, market conditions, and the amount and timing of bonds ultimately issued.

If Amendment 3 is approved, the estimated debt service millage rate would increase to 0.2113 mills and individual property impacts would change based on the revised taxable value structure under the increased homestead exemption. Financial Services will continue to refine these estimates as additional information becomes available.

Long-term financing allows the cost of this major public safety capital asset to be paid over the facility's useful life by those who benefit from the services delivered by these new facilities.

CONCLUSION

The need to replace the Police Headquarters is an operational and public safety infrastructure issue that has been evaluated extensively. Facility assessments, Council tours, project scope and cost reductions, location analysis, financial review, community engagement, polling, and the Financial Advisory Board's review have established a substantial record for Council's consideration. I recommend proceeding with a March 2027 GO bond referendum authorizing up to \$125 million for this purpose.

STRATEGIC IMPACT:

This Resolution supports the City's Strategic Focus Areas: World Class Services, Community Safety, and Financially Sound.



RESOLUTION

138-2026

1
2 A RESOLUTION OF THE CITY OF BOCA RATON TO BE
3 ADOPTED IN CONNECTION WITH THE PROPOSED
4 ISSUANCE OF GENERAL OBLIGATION BONDS IN THE
5 AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED
6 \$125,000,000, TO BE ISSUED IN ONE OR MORE SERIES,
7 FOR THE PURPOSE OF FINANCING THE
8 CONSTRUCTION AND EQUIPPING OF A NEW POLICE
9 DEPARTMENT HEADQUARTERS, AND RELATED PUBLIC
10 SAFETY SUPPORT FACILITIES LOCATED WITHIN THE
11 CITY OF BOCA RATON, FLORIDA FOR THE PURPOSE OF
12 PROVIDING PUBLIC SAFETY TO THE CITIZENS AND
13 PROPERTY OWNERS WITHIN THE CITY; CALLING FOR A
14 BOND REFERENDUM OF THE QUALIFIED ELECTORS OF
15 THE CITY OF BOCA RATON, FLORIDA TO BE HELD ON
16 MARCH 9, 2027, AS TO WHETHER GENERAL OBLIGATION
17 BONDS FOR SUCH PURPOSE SHOULD BE ISSUED;
18 PROVIDING FOR SEVERABILITY; PROVIDING AN
19 EFFECTIVE DATE

1 WHEREAS, Article VII, Section 12 of the Florida Constitution, applicable laws of
2 the State of Florida, including, but not limited to, Chapter 166, Part II, Florida Statutes, the City
3 Charter (the "Charter"), and the City's Code of Ordinances (the "Code"), authorize and empower
4 the City of Boca Raton, Florida (the "City"), acting through its City Council (the "Council"), to issue
5 general obligation bonds payable from ad valorem taxation to finance capital projects, including
6 public safety facilities, upon approval by a majority of the qualified electors voting in a referendum,
7 and to adopt this Resolution in connection therewith; and

8 WHEREAS, the Council, as the governing body of the City, hereby determines that
9 it is in the best interest of the City to finance the costs of constructing and equipping of a new
10 police department headquarters and related public safety support facilities to be located within
11 the City (herein referred to collectively as the "Public Safety Projects"); and

12 WHEREAS, the Council finds that the existing police headquarters was designed
13 for a smaller community and no longer adequately accommodates the personnel, technology,
14 evidence storage, emergency communications, security, resiliency, and operational needs of a
15 modern police department; and

16 WHEREAS, the Council finds that certain Police Department operations and
17 support functions are currently dispersed among multiple City facilities, creating operational
18 inefficiencies and limiting the Department's ability to consolidate command, communications,
19 evidence, administrative, public-facing services; and

20 WHEREAS, the Council finds that a new police department headquarters would
21 provide a modern, resilient headquarters capable of supporting emergency communications,
22 evidence and property functions, public safety operations, and the City's future public safety
23 needs:

24 WHEREAS, the Council finds that the current police department headquarters is
25 beyond its useful life, is inadequate to meet the public safety needs of the City; and

1 WHEREAS, the Council hereby finds that the construction and equipping of the
2 Public Safety Projects will serve valid public purposes; and

3 WHEREAS, on May 13, 2025, the Council adopted Resolution No. 65-2025
4 declaring the City's intent to seek reimbursement from the proceeds of new debt not expected to
5 exceed \$175,000,000 for capital expenditures relating to the Public Safety Projects; and

6 WHEREAS, the Council finds it to be in the best interest of the City to issue its
7 general obligation bonds (the "Bonds") in the aggregate principal amount not to exceed
8 \$125,000,000 to finance all or a portion of the costs of the Public Safety Projects, including all
9 costs incidental thereto including, but not limited to, relocation costs and to pay the costs of issuing
10 the Bonds; now therefore

11
12 BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BOCA
13 RATON:

14
15 Section 1. That a bond referendum is hereby ordered to be held in the City on the
16 9th day of March, 2027, to determine whether or not there shall be issued the Bonds of the City in
17 the aggregate principal amount not to exceed \$125,000,000 for purpose of financing all or a
18 portion of the costs of the Public Safety Projects, maturing at such time or times not exceeding
19 thirty (30) years from the date or dates of issuance of said Bonds, bearing interest at a rate or
20 rates not exceeding the legal maximum rate of interest and payable at such times and in such
21 manner, all as shall be determined by subsequent proceedings of the Council. The Bonds shall
22 be issued for the purpose of financing all or a portion of the costs of the Public Safety Projects,
23 including all costs incidental thereto including, but not limited to, relocation costs and to pay the
24 costs of issuing the Bonds and shall be payable from ad valorem taxes levied and collected in the
25 City (without limitation as to rate or amount) on all taxable property in the City sufficient to pay
26 principal of and interest on such Bonds as the same become due and payable.

1 Section 2. That the financing of the Public Safety Projects is for valid public
2 purposes and therefore, accordingly, subject to approval of the issuance of the Bonds by the
3 qualified electors of the City, the financing of the Public Safety Projects shall be payable from the
4 proceeds of the Bonds and such payment is hereby authorized and approved.

5 Section 3. That the Bonds may be issued all at one time or in part from time to
6 time as the Council may in its discretion hereafter determine by subsequent proceedings.

7 Section 4. That the Bonds shall not be issued to finance the Public Safety Projects
8 unless such Bonds shall be approved at the bond referendum by a majority of the qualified
9 electors of the City and voting in such election all in the manner provided in the Constitution and
10 the statutes of the State of Florida.

11 Section 5. That the proceeds of the Bonds, when issued, shall be used only for
12 the Public Safety Projects and other costs authorized in connection with the Bonds, subject to
13 the restrictions set forth in the applicable bond documents. The receipt and expenditure of Bond
14 proceeds shall be included within the City's annual independent audit required by applicable law
15 for each fiscal year in which Bond proceeds are held or expended.

16 Section 6. That polling locations or places shall be determined by the Supervisor
17 of Elections for Palm Beach County, Florida (the "County"), and all qualified electors of the City
18 who vote in said election shall vote at said designated polling places. The polls shall be opened
19 and closed on the date of said bond referendum during the hours provided by the supervisor of
20 elections of Palm Beach County, Florida. Only the duly qualified electors of the City will be
21 permitted to vote in said bond referendum.

22 Section 7. That the City Manager, or his designee or the City Clerk, shall prepare
23 and give notice of the bond referendum by causing appropriate notice to be published in
24 accordance with the provisions of Section 100.342 of the Florida Statutes, the Charter and other
25 applicable provisions of local law at least twice in a newspaper of general circulation within the
26 City, provided the first publication shall take place in the fifth week prior to the week in which the

1 referendum is to be held, and the second publication shall take place in the third week prior to the
2 week in which the referendum is to be held. The first publication shall be at least thirty (30) days
3 prior to March 9, 2027. The City Manager, or his designee or the City Clerk, shall secure from
4 the publisher of said newspaper an appropriate affidavit of proof that said notices has been duly
5 published as herein set forth and said affidavit shall be made a part of the record of the Council.
6 Notice of such special election shall also be posted on the City's website.

7 Section 8. That the vote at said bond referendum shall be by electromechanical
8 voting device, or such other device, as approved by the Florida Department of State pursuant to
9 the Florida Election Code, comprising Chapter 101 of Florida Statutes (herein, the "Device"), and
10 in each polling place there shall be at least one such Device. It shall be the responsibility of the
11 Supervisor of Elections for the County to have prepared and furnished to the inspectors said
12 Devices in such numbers as shall be required to carry out the intent of this Resolution, and to
13 have prepared and approved by the proper authorities for use in said Devices such ballots as
14 shall be necessary to conduct the referendum of the qualified electors of the City relative to the
15 questions of whether the issuance of Bonds shall be approved to finance the costs of the Public
16 Safety Projects. Ballots in the same general form as hereinafter described shall be available for
17 absentee voting.

18 Section 9. That the ballot to be used in said bond referendum shall be substantially
19 in the following form:

20 **BALLOT TITLE:**

21 Boca Raton Police Department Headquarters and Public Safety Facilities Project

22 **BALLOT SUMMARY:**

23 Shall the City issue general obligation bonds, in one or more series, not exceeding
24 \$125,000,000, to finance the replacement of the City's aging and undersized
25 police headquarters with a new headquarters, 911 communications center,
26 evidence storage, and related facilities and equipment, and a dedicated
27 downtown police facility, bearing interest within maximum lawful rates, maturing
28 not later than 30 years from issuance, and payable from ad valorem taxes levied
29 on all taxable property in the City?

FOR BONDS_____

AGAINST BONDS_____

Section 10. That the returns of the referendum shall be canvassed in the manner provided by law, and said returns shall be certified to the Council, which shall declare the results thereof. Upon canvassing the returns of the referendum, the results of such referendum shall be recorded in the minutes of the Council in the manner prescribed by law.

Section 11. That said bond referendum shall in all other respects be held and conducted in the manner provided in and by the laws of the State of Florida and the Charter.

Section 12. That in the event that any word, phrase clause, sentence or, paragraph hereof shall be held invalid by any court of competent jurisdiction, such holdings shall not affect any other word, clause, phrase, sentence or paragraph hereof.

Section 13. That all actions taken by the City in connection with the referendum to be held on March 9, 2027, prior to the date of adoption of this Resolution are hereby ratified and confirmed.

Section 14. That this resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the City Council of the City of Boca Raton this _____
day of _____, 2026.

CITY OF BOCA RATON, FLORIDA

ATTEST:

Andy Thomson, Mayor

Mary Siddons, City Clerk

gpk

COUNCIL MEMBERS	YES	NO	ABSTAINED
MAYOR ANDY THOMSON			
DEPUTY MAYOR MICHELLE GRAU			
COUNCIL MEMBER YVETTE DRUCKER			
COUNCIL MEMBER JON PEARLMAN			
COUNCIL MEMBER STACY L. SIPPLE			

TO: Mark Sohany
City Manager

FROM: Jeffrey Pinder, Chair
Financial Advisory Board

SUBJECT: Recommendation on Resolution Authorizing General Obligation Bond Referendum

Pursuant to Division 7, Section 2-201(d) of the City Code, the Financial Advisory Board (FAB) is required to submit written recommendations to the City Council on all proposed bond issuances and refunding agreements.

At its September 28, 2026 meeting, the FAB reviewed City staff's proposal to recommend approval of a City Council resolution to place a General Obligation (GO) bond referendum in the amount of up to \$125 million on the March 2027 municipal election ballot. The referendum would seek voter approval to issue bonds to fund the design and construction of a new police department headquarters and supporting facilities.

If approved by voters, the City would be authorized to issue GO bonds backed by ad valorem property taxes. Effectively, residents would be voting to permit a potential increase in their property tax rate to cover the debt service associated with this critical public safety infrastructure project.

After thorough discussion and consideration of the City's financial outlook and debt capacity, the Board voted unanimously to recommend that the City Council adopt a resolution placing the proposed GO bond referendum on the March 2027 municipal election ballot in an amount of up to \$125 million for a term not to exceed 30 years. The Board's recommendation is limited solely to the proposed bond authorization and should not be construed as a recommendation regarding the location of the new police headquarters, the project's final scope or construction cost, or the timing of design or construction, as those decisions are outside the FAB's purview.

In keeping with its advisory responsibilities, the FAB anticipates issuing a follow-up recommendation regarding the bond issuance itself if the referendum is approved and bond terms are developed.

Sincerely,



Jeffrey Pinder, Chair
Financial Advisory Board