DEFERRED ASSESSMENTS, HARDSHIP DEFERRALS & DELINQUENT LOANS
FINAL RESOLUTION 225-26 - AUGUST 26, 2026

Resolution 225-26

1. Constitutes the Rate Resolution for the following:
    a. Delinquent Deferred Assessments
    b. Delinquent Hardship Deferrals
2. Delinquent amounts will be collected pursuant to the Uniform Assessment Collection Act and Chapter 17 of the City's Code of Ordinances
3. Introductory Resolution 178-26 was approved on July 22, 2026, authorizing the City to notice assessed property owners.
4. Notices were sent out first week of August to assessed property owners

Delinquent Deferred Assessments

1. For certain Utility Expansion Projects (UEPs), the City offered property owners the option to defer assessment payments.

2. Owners were allowed to place a voluntary lien for the full assessment, including principal, interest, and administration fees.

3. Deferred assessments become due and payable upon sale of the property, refinancing or transfer of ownership.

Delinquent Deferred Assessments

4. (1) property with (1) deferred assessment account is still due and owing to the City

5. Installments will bill for a term of 20 years.

6. Delinquent balances, plus statutory discount and tax collector fees will be added to each installment.

7. Lien will be released upon payment in full.

8. Total Delinquent Deferred Assessments - $59,385.76

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Delinquent Deferred Assessments

PARCEL NUMBER	PROJECT	TOTAL as of 7/31/2026					Term 20 Year Annual Installment	Total per Yr/Per Property	Total Over 20 Year Term
				Annual Prin	CollectionFee	Stat Discount	**Total installment**		
Parcel #1	SE1S	$ 59,385.76		$2,969.29	$10.00	$124.14	$3,103.43	$3,103.43	$62,068.60
								$3,103.43	**$62,068.60**

Delinquent Hardship Assessments

1. Provides low-income property owners a means to defer all or part of certain UEP and Fire Service assessment each year based on HUD guidelines

2. Owners must apply for the program annually and all deferred amounts are recorded as liens against the properties in the Clerk of Courts.

3. Hardship amount includes principal and interest.

4. Hardship deferred amounts become due and payable upon sale of the property, refinancing or transfer of ownership.

Delinquent Hardship Assessments

5. Currently (11) properties where the deferred hardship amount remains outstanding:
    a. (8) properties – Owner is no longer enrolled in the hardship program
    b. (3) properties – ownership changed hands and amounts were not paid in full at closing

6. Total Delinquent Hardship Assessments - $46,658.36

Delinquent Hardship Assessments

7. The repayment term will match the remaining term of the original assessment.

8. Fire Service assessment balances will be billed over a term of 5 years and be added to the current annual Fire Service Assessment

9. No additional interest will accrue.

Delinquent Hardship Assessments

PARCEL NUMBER	PROJECT	TOTAL as of 7/31/2026	Term Annual Installment	Total Repayment Over Term
Parcel #1	NORTH 2 - FIRE	$ 8,996.60	$ 1,323.31	$ 9,881.83
Parcel #2	NORTH 2 - FIRE	$ 409.64	$ 86.12	$ 794.88
Parcel #3	NORTH 1 WEST - FIRE	$ 6,510.56	$ 304.73	$ 8,532.44
Parcel #4	NORTH 1 WEST - FIRE	$ 6,922.34	$ 387.09	$ 8,944.24
Parcel #5	SW6&7	$ 2,601.85	$ 370.03	$ 2,960.24
Parcel #6	SW6&7	$ 4,959.70	$ 677.04	$ 5,416.32
Parcel #7	SW6&7	$ 7,445.32	$ 1,000.69	$ 8,005.52
Parcel #8	SW6&7	$ 619.32	$ 111.90	$ 895.20
Parcel #9	SW6&7	$ 1,114.42	$ 176.37	$ 1,410.96
Parcel #10	SW6&7	$ 5,462.07	$ 742.46	$ 5,939.68
Parcel #11	SW6&7	$ 1,616.54	$ 241.74	$ 1,933.92
		$ 46,658.36	$ 5,421.48	$ 54,715.23

Terms: North 1 - 28 years; North 2 – 12 years; SW 6&7 – 8 years; Fire – 5 Years

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Thank you

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