

MW Retail BID Property Exclusion, Inclusion and Debt Issuance

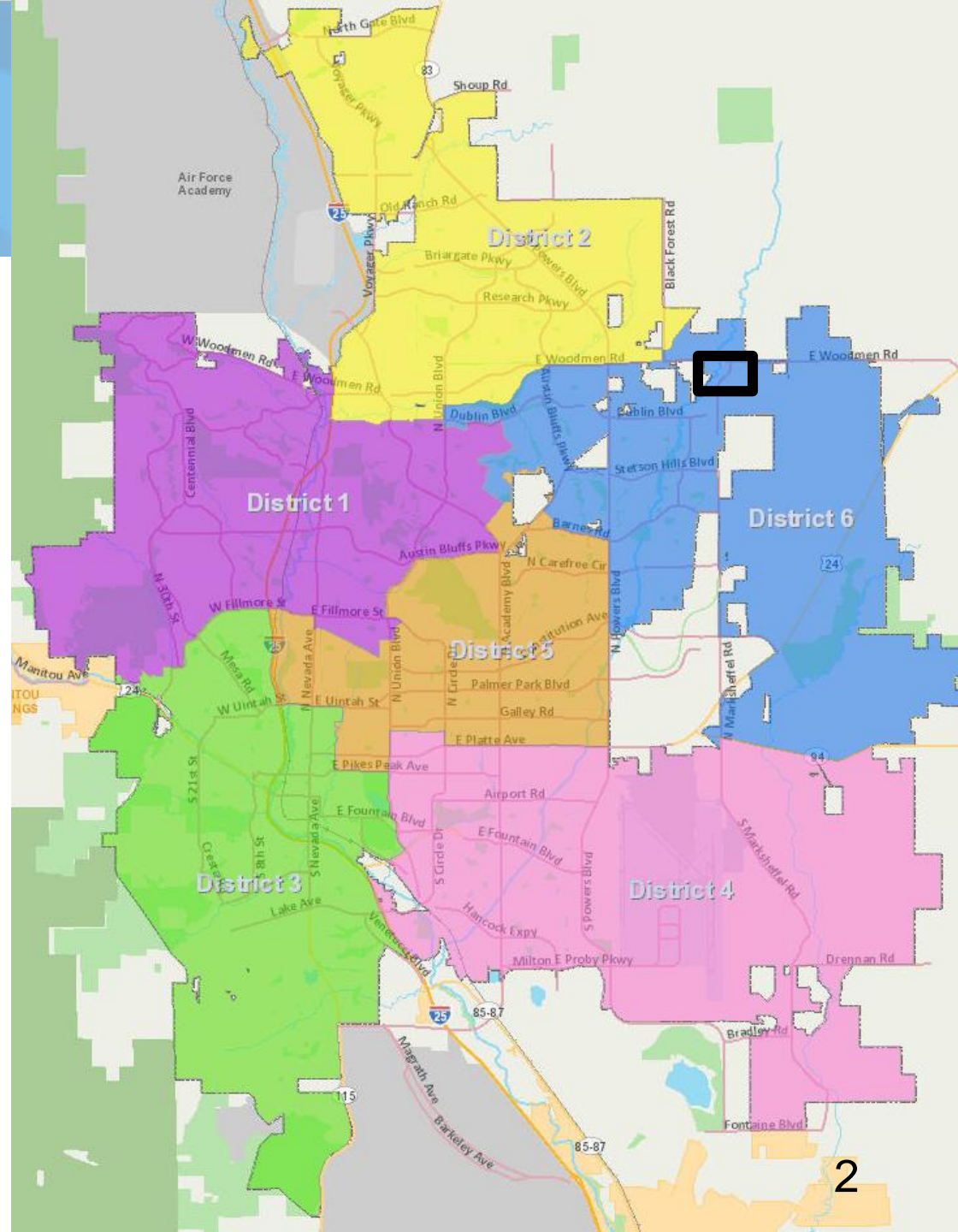
Draft - City Council Work Session
March 21, 2022

Carl F. Schueler, Comprehensive Planning Manager
Russ Dykstra Esq., District Counsel

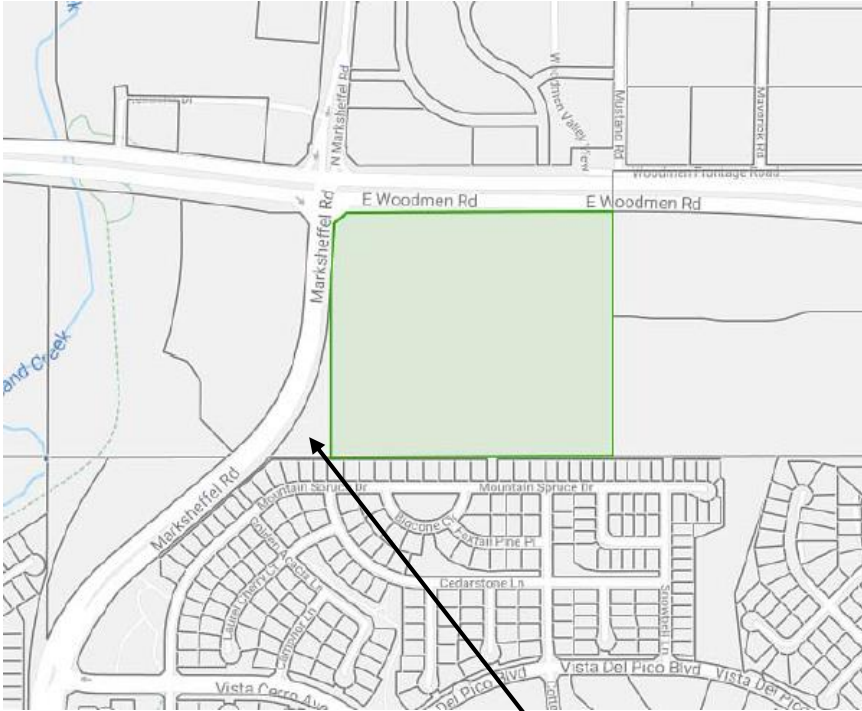


Vicinity Map

- Council District 6
- Located near Woodmen and Marksheffel

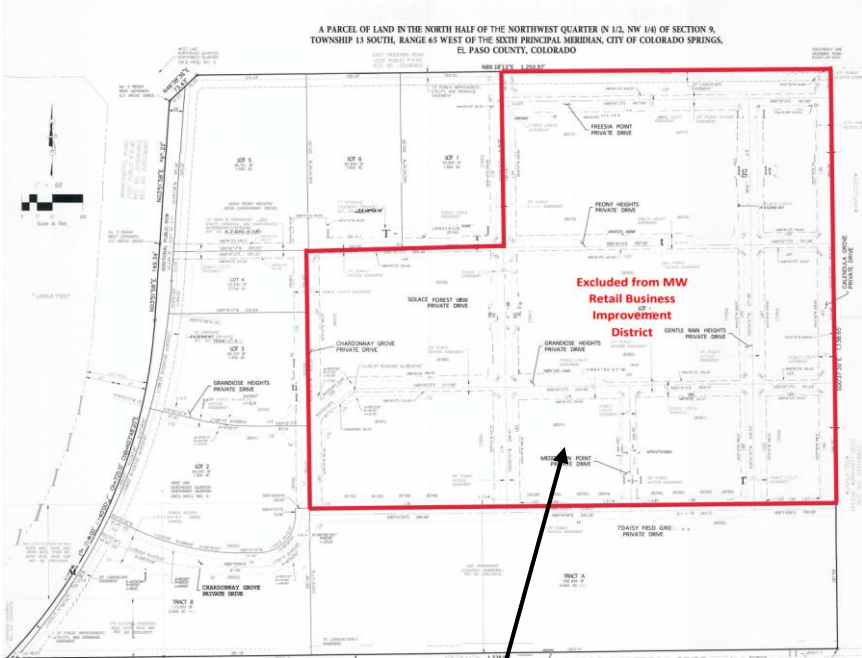


District Exhibits



Original Boundaries

Inclusion Area



Exclusion Area

Net Inclusion Area



BID History



- Created in 2019
- No allowable debt service mill levy
 - Based on overlapping Woodmen Heights Metropolitan District No. 3
 - With its debt service levy of 30.00 mills
 - Woodmen Road Metropolitan District also overlaps, but will be dissolved soon

Exclusion/ Inclusion Summary



- 17.2 acre exclusion from this BID
- Net 1.35-acre net inclusion
 - “Over inclusion” of one lot and one tract
- Multifamily uses approved for exclusion parcel
 - Residential properties cannot have a BID obligation
- Included parcels now owned by this developer and incorporated into the development plan
- BID inclusions/exclusions occur by Council Ordinance
- Exclusion contemplated in 2022 Operating Plan and Budget

Debt Issuance Summary



- \$4,190,000 in Special Revenue Bonds
 - 3.0% retail public improvement fee (PIF)
 - Marketed and tax-exempt
 - Estimated 6.0% interest rate
 - 30-year term
- Within maximum authorized debt limit of \$10,000,000
- Requesting Not to Exceed \$5,000,000

Costs to be Reimbursed



- Wet utilities
- Stormwater
- Paving
- Landscaping and irrigation
- Contingency

- Total in excess of expected project fund

Budget Committee



- Items discussed on March 8, 2022
 - Clarifying questions- including:
 - Higher comparative interest rate (estimated 6%)
 - Undeveloped and not-fully certain PIF revenue status of specific properties
 - Reason for the \$5,000,000 not to exceed request
 - Also tied to PIF revenue
 - Continued need for \$10,000,000 overall debt authorization, and potential to change this
 - Could be addressed with 2023 Operating Plan and Budget
 - Separate comments on Marksheffel Road

Next Steps and Questions?



- City Council hearing scheduled for March 22, 2022
- Order:
 - Inclusion
 - Exclusion
 - Debt Authorization (6 affirmative votes)
- Consent