

EVERGREEN RIDGE METRO DISTRICT

Service Plan

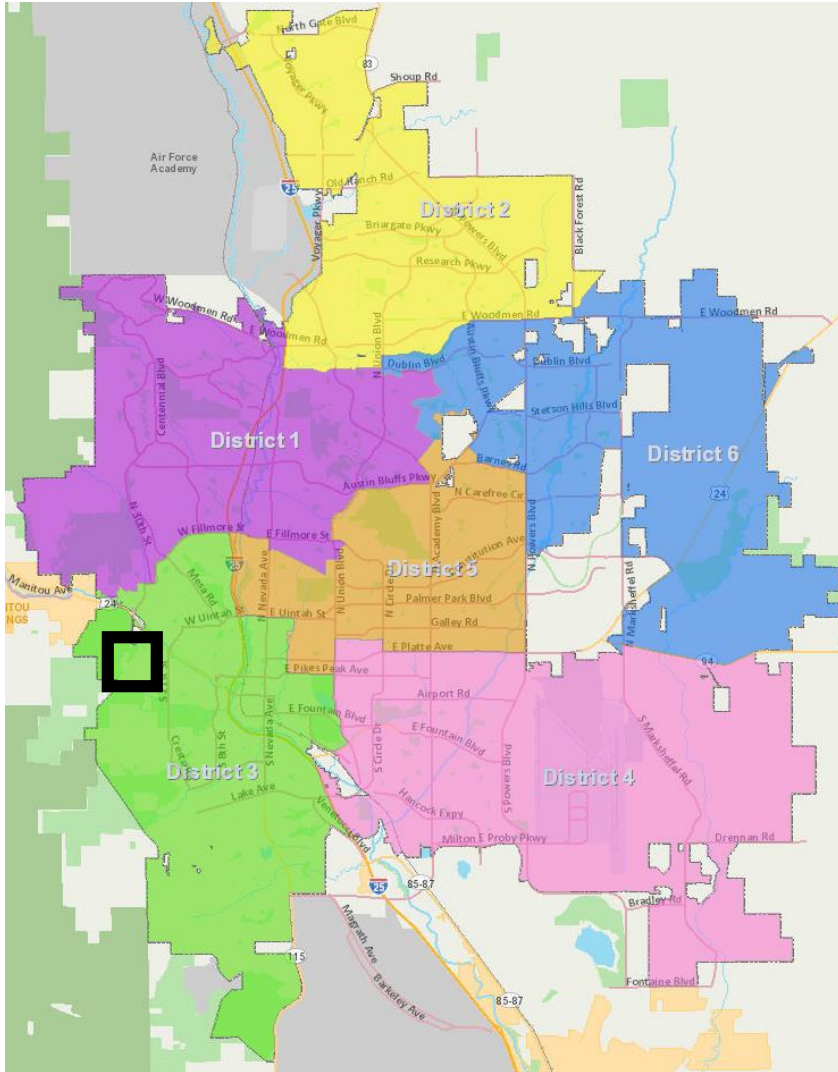


SUMMARY



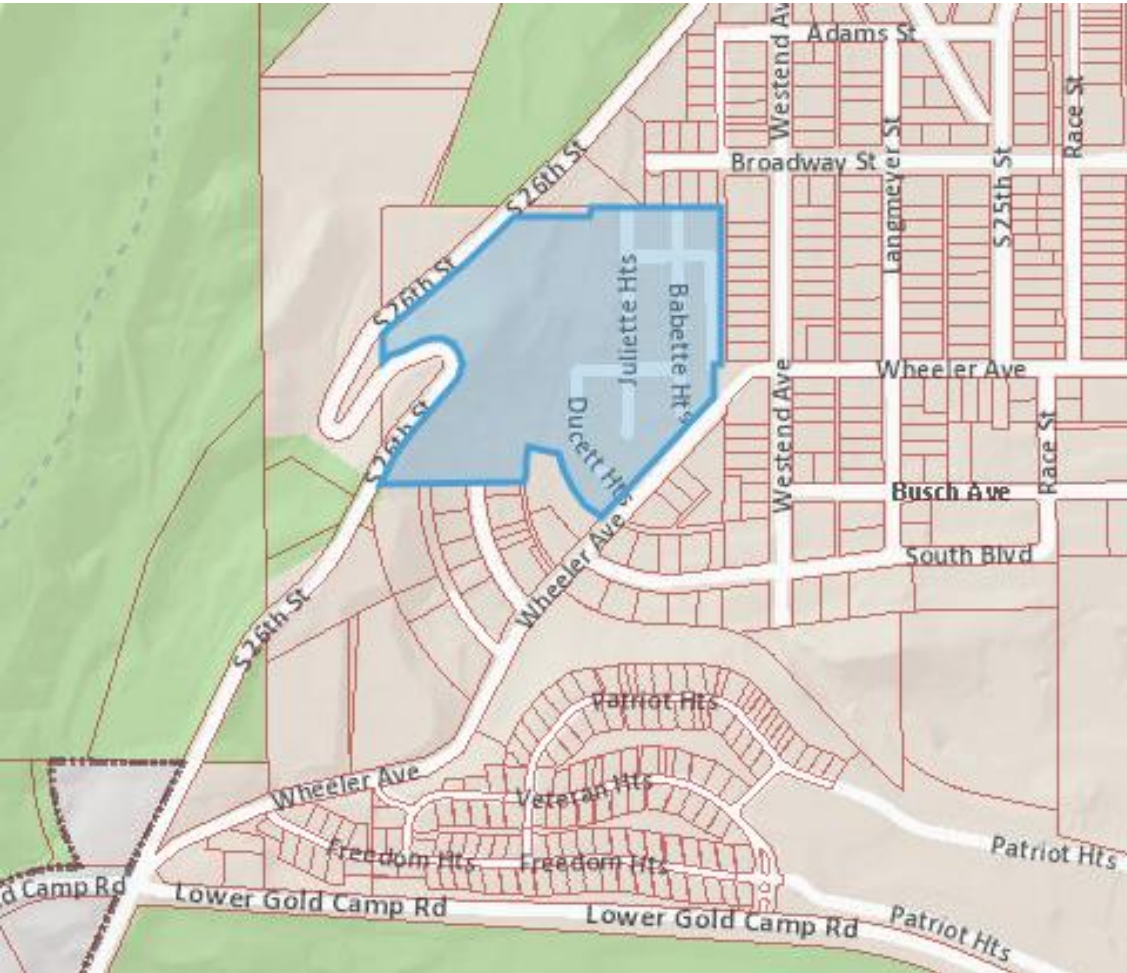
- New service plan for a single residential metropolitan district (Evergreen Ridge)
- Utilizes latest Policy and model service plan
 - No exceptions proposed
- Complete Exhibit D (improvements and financial plan) supporting “pre-authorization” of future debt without the need to come back to Council

LOCATION



- South 26th Street and Wheeler Avenue
- City Council District No. 3

PROJECT AREA AND DISTRICT LOCATION



ADDITIONAL BACKGROUND



- 20 acres
138 townhome units
- 50.0 mill debt service cap
- 20.0 O&M mill levy cap
- \$7,500,000 maximum debt limit

Exhibit D anticipates two potential bond issuances (2025 and 2035)

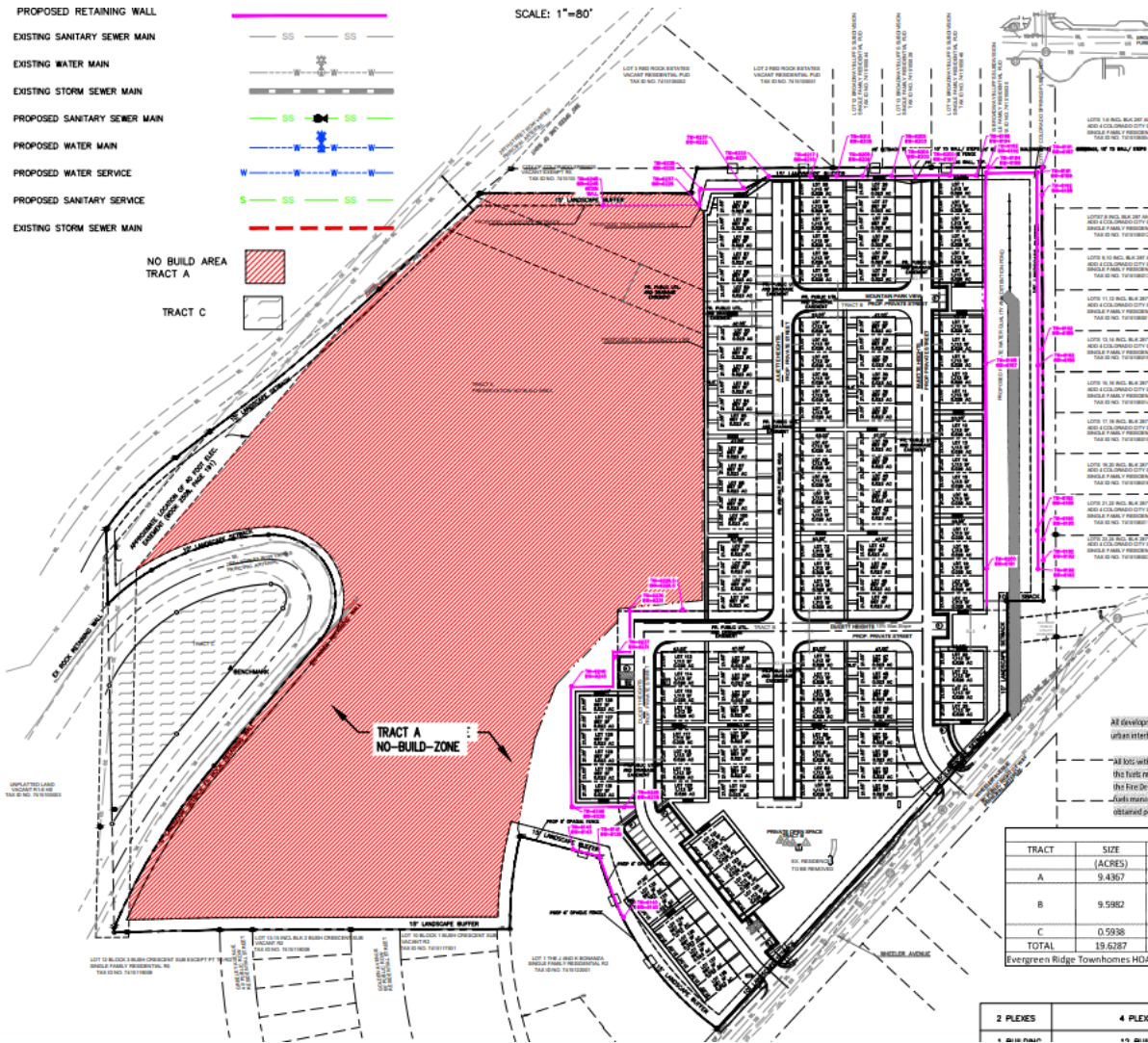
About \$5M in identified improvements

ADDITIONAL BACKGROUND



- **Work Session comments**
 - Where is the location of the slope on the Development Plan
 - Townhomes or Condos

DEVELOPMENT PLAN



DEVELOPMENT PLAN



SIDE ELEVATION
ELEVATION A
SITE = 1/2"



UNIT TWO UNIT ONE UNIT TWO

REAR ELEVATION
ELEVATION A
SITE = 1/2"



UNIT TWO UNIT ONE UNIT TWO

FRONT ELEVATION
ELEVATION A
SITE = 1/2"



SUPPORTING MATERIALS



- Council Resolution
- Transmittal Letter
- Front page of approved Development Plan
- Service plan and redline
 - Anticipatory financing plan included

NEXT STEPS



- 9/26/23 Council meeting (consent?)
- New districts would be formally created in November of 2023 or November of 2024
- Six affirmative votes needed for debt pre-authorization

QUESTIONS?

