Copper Ridge Debt Issuance City Council Work Session

February 8, 2018

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District Representatives



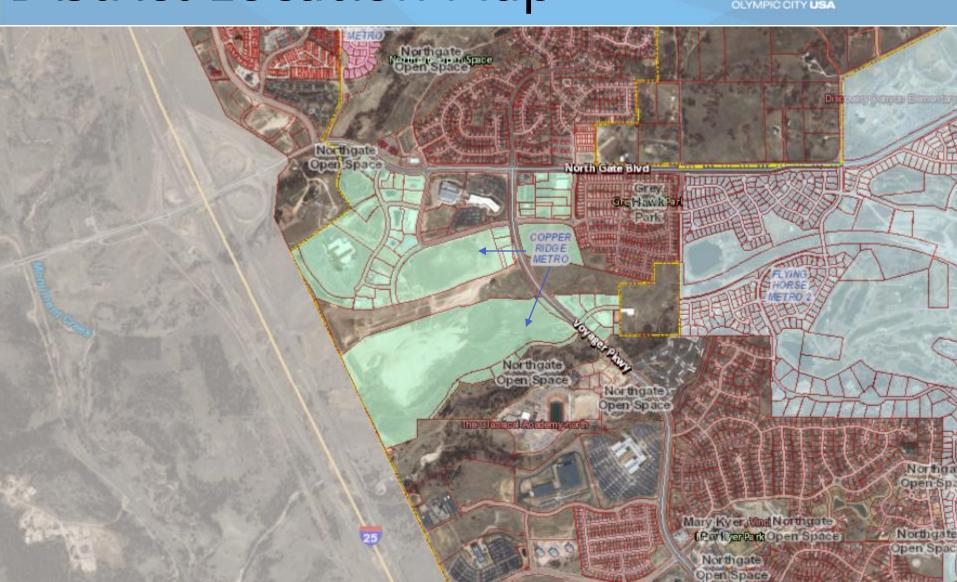
Summary



- Approval of Additional Debt Issuance (Loan)
- Not to exceed \$6,000,000
- Tax-exempt
- About 28.5 mills plus 1.00 % PIF (both in effect now)
 - o Cap of 50 mills has been pledged
- 3.13% interest expected; commercial third-party lender
 - 4.00% maximum in draft resolution
- 18- year term
- Within \$85,000,000 authorized debt limit in service plan
 - Noting that Powers TIF debt does not count against this number

District Location Map





District History



| 2008 | District Creation |
|------|---|
| 2010 | Urban Renewal Area Designation |
| 2013 | First \$1,850,000 Loan* |
| 2014 | Second \$3,000,000 Loan* |
| 2016 | Third \$11,250,000 Loan |
| 2018 | Fourth \$6,000,000 Loan |
| 2019 | \$63,365,000 TIF Bonds (Powers Extension) |

^{*}Note: 2016 Loan refinanced 2013 and 2014 Loans

Allocation of Proceeds





List of improvements to be funded by/reimbursed by proceeds

- Reimbursement to developer for construction of public access road. Estimated cost: \$500,000
- 2. Public access road: \$850,000
- 3. Public access road: \$700,000
- Underground Water Quality Pond and associated grading: \$1,200,000
- Landscaping along north side of Spectrum Loop: \$750,000
- Underground water quality pond: \$1,875,000
- Cost of Issuance: \$125,000

Total: \$6,000,000

Take Down Schedule: \$1,500,000 every 6-months

- Draws over 18 months
- Roads
- Landscaping
- Water quality ponds

Future Residential Property Exclusions



Scholl Living Trust Parcels



1. 6207200018

2. 6207200013

3. 6207200015

5.69-acres

2.07-acres

7.50-acres

Debt prior to exclusion still applies

"Debt" Counting Toward \$85M Debt Limit



| | | Currently |
|------------|---------------|-------------|
| | Original Loan | Outstanding |
| | Amount | Amount |
| 2016 Loan* | 11,250,000 | 9,490,000 |
| 2018 Loan | 6,000,000 | 5,445,000 |
| 2021 | | |
| Loan** | 6,000,000 | 6,000,000 |
| Total: | 23,250,000 | 20,935,000 |

\$63,365,000 URA TIF Bonds do not count for this purpose

^{* \$4,030,000} refunded prior loans

^{**} Estimated to close March 2021.

Budget Committee



- January 26, 2021
- Questions and clarifications
 - Refinement of Council resolution
 - Including questions about relationship to Powers Phase II extension

Supporting Materials



- District transmittal letter
- City Council resolution
- Form of the loan agreement
- Letter from external financial advisor
- Revenue and expenditure projections
- Exhibit depicting location of improvements.

Draft Council Resolution



- One year to issue
- \$6,000,000 limit
- 4% maximum interest rate

Next Steps



- Consent for February 23, 2021?
- At Least Six Affirmative Votes Required
 - City Charter 7-100