

# Copper Ridge Debt Issuance City Council Work Session

**February 8, 2018**

**Carl Schueler, Comprehensive Planning  
Manager**

**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)
  - 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

1. 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
4. Underground Water Quality Pond and associated grading: \$1,200,000
5. Landscaping along north side of Spectrum Loop: \$750,000
6. Underground water quality pond: \$1,875,000
7. 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      5.69-acres
- 2. 6207200013      2.07-acres
- 3. 6207200015      7.50-acres

Debt prior to exclusion still applies

# "Debt" Counting Toward \$85M Debt Limit



	Original Loan Amount	Currently Outstanding 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

\* \$4,030,000 refunded prior loans

\*\* Estimated to close March 2021.

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

# 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