

Creekwalk Marketplace BID Authorization to Issue Debt

City Council Work Session
April 22, 2019

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Russ Dykstra, Esq., Petitioner Representative

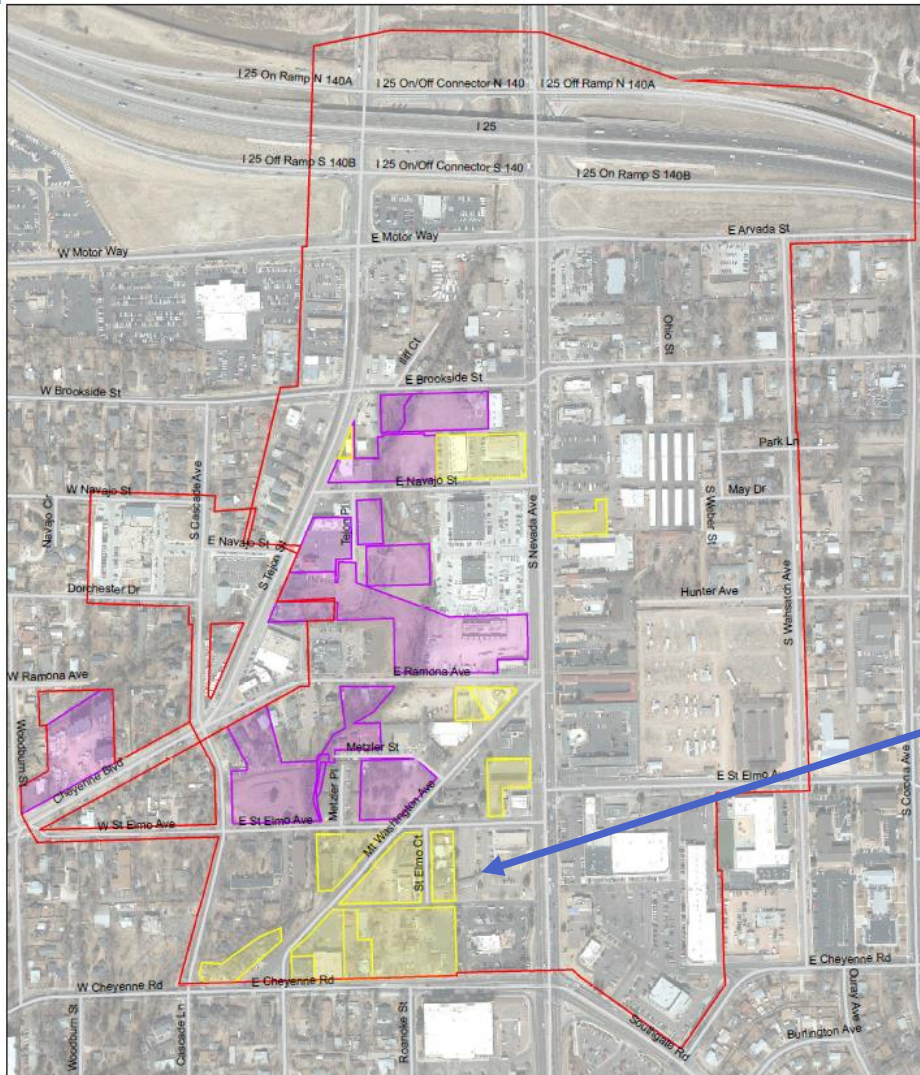


Creekwalk Marketplace BID Background



- BID (business improvement district) debt issuances must be authorized by Council resolution
- This BID was approved by City Council in early 2016 with a small initial area
 - Subsequent inclusions approved by City Council in 2017, early 2018 and early 2019
- Within larger South Nevada Avenue Urban Renewal Area

District Boundary Map



Creek Walk Marketplace
Canyon Creek Metropolitan Districts

Creek Walk Marketplace BID

Urban Renewal Authority

Creekwalk
Marketplace BID
(yellow)

Summary of Debt Issuance

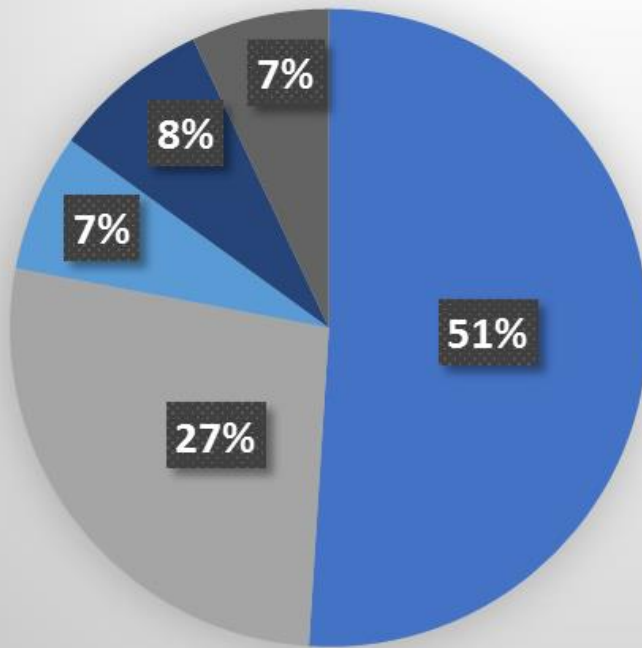


- \$18,145,000 Series A Senior Bond
 - 5.5% interest rate anticipated
- \$3,030,000 Series B Subordinate Bond
 - 7.75% interest rate anticipated
 - refundable
- Below \$50,000,000 in authorized debt
- Pledged Revenues:
 - 50 mill property tax
 - 2.5% public improvement fee (PIF)
 - URA tax increment financing (TIF)

Revenue Sources



CREEKWALK MARKETPLACE BID REVENUE SOURCE



- PUBLIC IMPROVEMENT FEE @ 2.5%
- TAX INCREMENT - SALES @ 1.5%
- TAX INCREMENT - AD VALOREM
- BUSINESS IMPROVEMENT DISTRICT @ 50 MILS
- BUSINESS IMPROVEMENT DISTRICT - OTHER REVENUES

Improvements to be Funded



CREEKWALK MARKETPLACE BID BOND EXPENDITURES

PUBLIC PARKING FACILITY	11,800,000
OFFSITE PUBLIC IMPROVEMENTS	3,774,259
ONSITE PUBLIC IMPROVEMENTS	4,712,952
ENVIRONMENTAL REMEDIATION &	1,353,563
	21,640,774

Improvements to be Funded



- Governed by cooperation agreement with Urban Renewal Authority
 - Proceeds first to Cheyenne Road widening, east side landscaping and utility undergrounding
 - Then other BID-eligible costs
- See attachment

Budget Committee



- April 9, 2019
- Funded improvements and relationship to the URA
- Subordinate (Series B) Bond purpose and interest rate

Attachments



- Draft City Council Resolution
- Transmittal Letter
- District Bond Resolution
- Draft Indentures
- Underwriter Opinion
- Form of District Counsel Opinion
- Underwriter Letter with Financial Projections

Staff Recommendation



- Approval of the request based on consistency and compliance with Special District Policy and the BID's 2019 Operating Plans & Budget
- Placement of the request on the Consent Agenda for May 14, 2019 City Council Meeting?