

HANCOCK METROPOLITAN DISTRICT NO. 1 & 2



Service Plan Amendment & Inclusion of Property

10/13/2025

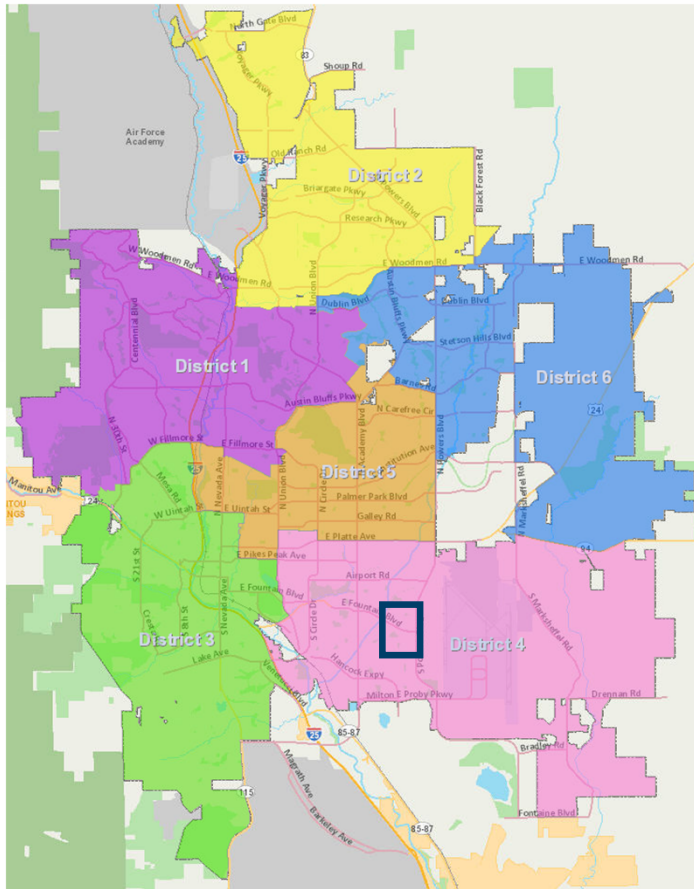
Allison Stocker – Planning Department

SUMMARY

- Minor changes to service plan language to align language with Statute in advance of anticipated bond issuances
- Inclusion of seven (7) acre property to the District



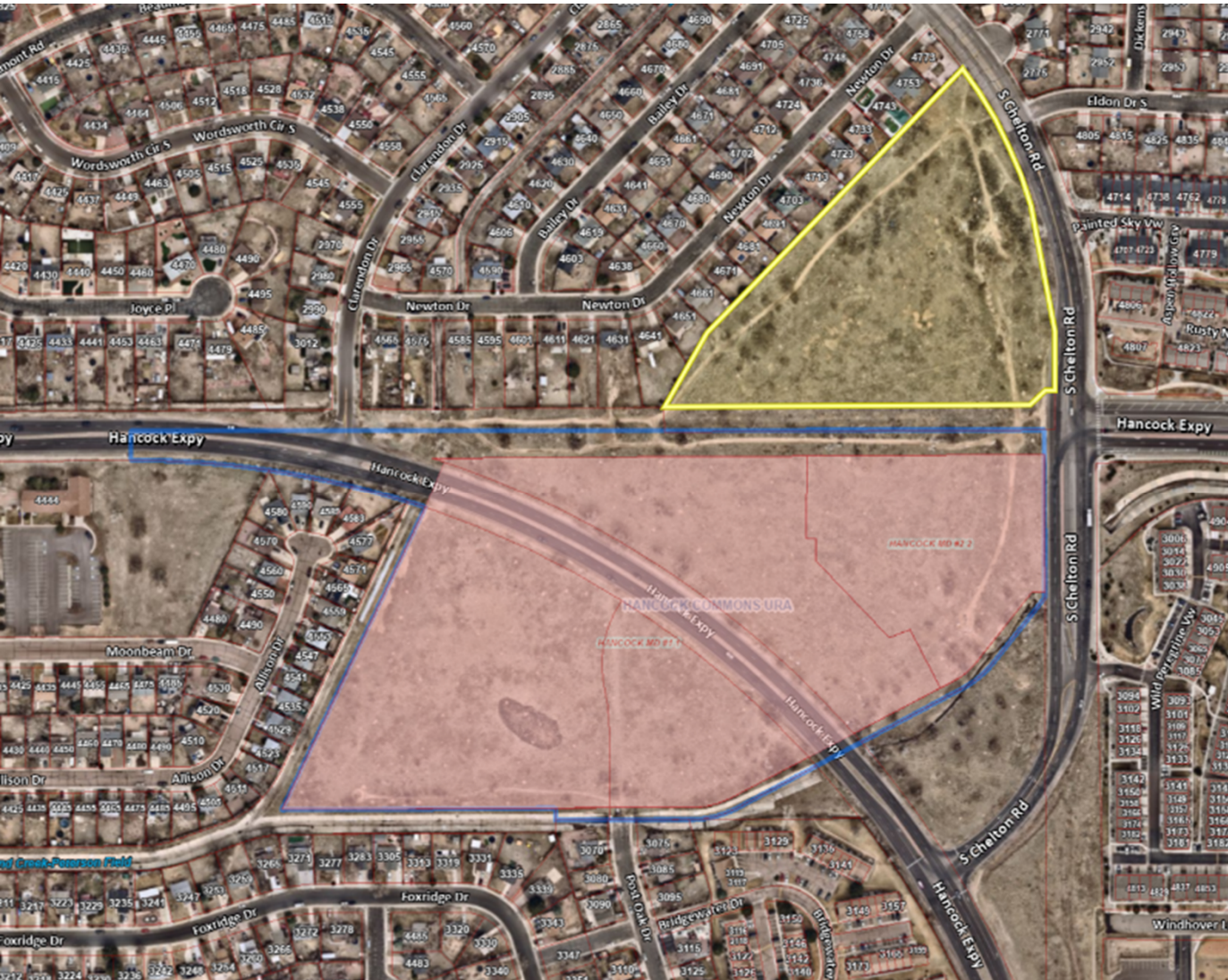
LOCATION



- Northwest of future Hancock Expressway realignment at Chelton Road
- City Council District No. 4

** General Location Only*





Yellow Line: Inclusion Parcel
Red Shaded: Existing Hancock MD
Blue Line: Hancock URA

Hancock Metropolitan District No. 1 & 2

DISTRICT POLICIES



Mill Levies

- 50 mills for debt service
- Operations and maintenance
 - 10 mills for Commercial properties
 - 20 mills for Residential properties
- 6 million in estimated improvements per current service plan
- The overlap with the Hancock Commons URA does not impact the Metro District requests

AMENDMENT DETAILS



V.A.12. : Council Debt Authorization Limitation

- Clarifies that City Council must be consulted on debt not previously authorized in V.A.12

V.F. : Eligible Bondholders

- Aligns “Eligible Bondholders” with Title 32 of State Statute by expanding the types of eligible bondholders

V.G.1: Maximum Debt Mill Levy

- Aligns the mill levy adjustment language to be consistent with Statute. Adjustments are no longer a constitutional amendment but instead changes these through a legislative process.

PROPOSED INCLUSION



- Proposed inclusion of a seven (7) acre property
 - The Districts are presently 20 acres total
- Since no Future Inclusion Area Map (C-2) was provided and the Inclusion Parcel was not contemplated for inclusion previously, the District must seek Council approval for the inclusion
- The Inclusion Property has recently received development plan approval to construct sixty-nine (69) single-family detached homes
- Scale of economies and consolidation of work on the Hancock Expressway realignment will help all parties (Cost-Recovery)
- No impact or need for action on the related URA

SUPPORTING MATERIALS

- Petitioner's / Developer's Cover Memos
- Vicinity Map
- Council Resolution
- Current Service Plan (Res. 97-23)
- Service plan - clean and redline
 - Anticipatory financing plan included
- Inclusion Specific
 - Petition for Inclusion
 - Inclusion Parcel Legal Description
 - Approved Development Plan
 - Impending Public Notice Affidavit



NEXT STEPS



- 10/28 Council Meeting

QUESTIONS?

