

# Update on Districts



September 14, 2016





## Purpose

- Focus on major districts within the City's jurisdiction
- Review those major districts with any recent or upcoming significant transactions
  - Municipal Utility Districts (MUDs)
  - Public Improvement Districts (PIDs)
  - Water Control and Improvement Districts (WCIDs)
- Attempt to answer questions



## Existing District Status

- Cascade MUD (Retail W/WW)
  - Consent Agreement in August 2014
- Estancia PID (Retail W/WW)
  - Created in July 2013
- North Austin MUD (Wholesale W/WW)
  - Consent Agreement in May 1983
- Northtown MUD (Wholesale W/WW)
  - Consent Agreement in January 1986
- Southeast Travis County MUD (Retail W/WW)
  - Consent Agreement in April 2010



## Existing District Status (cont'd)

- Sunfield MUD (Retail W)
  - Consent Agreement in June 2006
- Travis County (Barton Creek) MUDs
  - Created in 1974
- Wells Branch MUD (Wholesale W/WW)
  - Consent Agreement in April 1981
- WCID #10 (Wholesale W)
  - Wholesale Agreement in 1957
- WCID #17 (Emer. W, Wholesale WW)
  - Wholesale Agreement in June 2002



## MUD vs. PID

### Recent movement from MUD creations to PID creations

#### MUD

vs.

#### PID

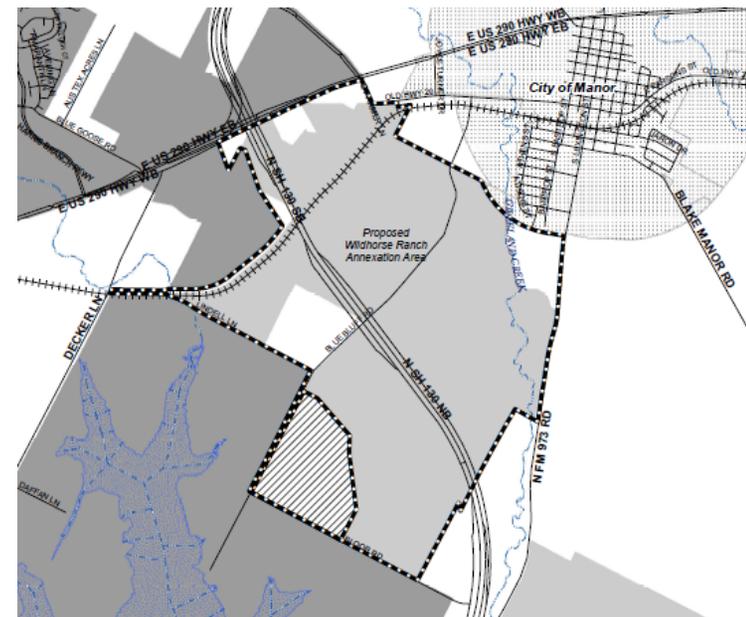
- Created by TCEQ or Legislature
- Political subdivision with independent board
- Collects ad valorem tax based upon value of property
- Must wait after development before bonds can be issued
- Secured by ad valorem taxes. TCEQ ensures AV sufficient to support bonds

- Created by City Council
- City Council adopts service plan; district is only geographical area
- Collects assessments based on financial benefit to property
- City can issue bonds prior to or as development occurs
- Secured by PID assessment revenues and land, not full faith and credit of the City.



## District Outlook

- **Whisper Valley and Indian Hills PIDs (Retail W/WW)**
  - Whisper Valley WWTP Lift Station under construction
  - 100,000 gpd WWTP in bid process
  - 250,000 gpd WWTP plans under review
- **Wild Horse Development**
  - 2,100+ acres of original development
    - Annexed by City in 2013





## District Outlook (Cont'd)

### Wild Horse PID

- 1<sup>st</sup> Travis County PID in a city's full-purpose jurisdiction
  - Only two other county PIDs in Texas
  - Tex. Loc. Gov't Code Ann. § 372.003(d)
- 1,600+ acres for PID
  - 2,100+ single-family
  - 2,200+ multi-family
  - 1,400,000+ sq. ft. commercial/office
- Bonds-\$65 Million
  - Parmer/Braker/Other Roads
  - Trails/Walkways/Recreation Amenities
  - Landscaping
  - Water and Wastewater Internal Infrastructure





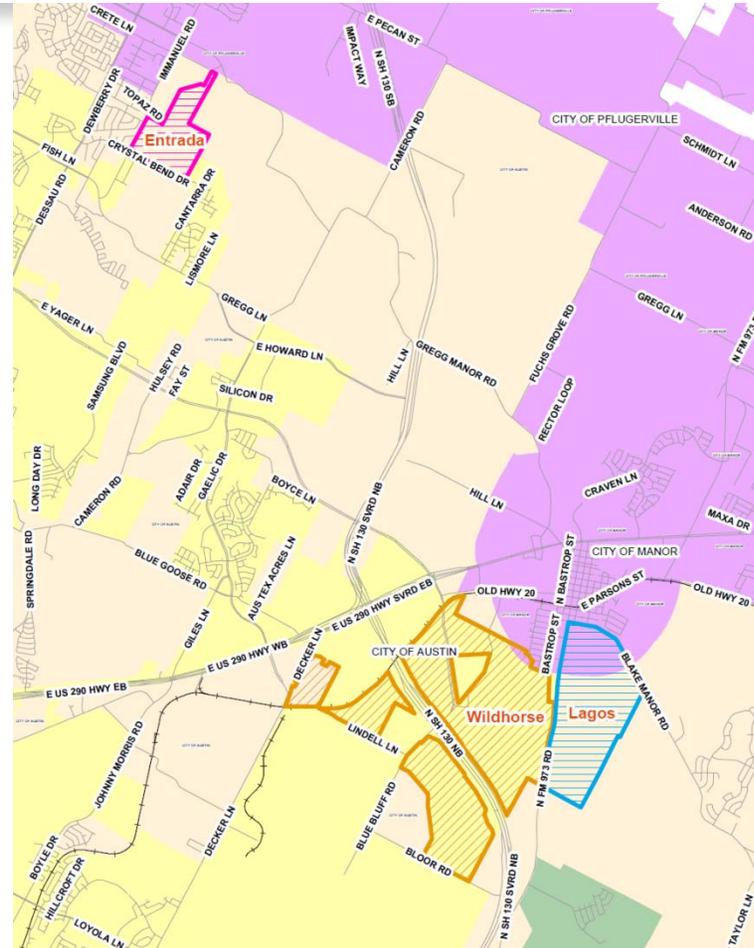
## District Outlook (Cont'd)

### Entrada Proposed PID

- Located Northeast Austin
  - -Immanuel Road and Crystal Bend Drive
- ~230 acres
- 821 Single-Family

### Lagos Proposed PID

- Located Northeast Austin
  - South of Manor
- ~500 acres
- 1,200 Single-Family
- 688 Multi-Family
- 360,000 sq. ft. office/retail/restaurant





## District Outlook (Cont'd)

- **Bella Fortuna Proposed PID**
  - Located Southeast Austin
    - Bradshaw Road near Onion Creek Subdivision
  - 450 Single-Family
  - Approved ~\$750,000 WW CRA for 1<sup>st</sup> option for wastewater service
  - Located in Creedmoor-Maha WSC Water CCN
- **Turner's Crossing Proposed PID**
  - Located Southeast Austin
    - Along FM 1327
  - 470 acres
  - 1,500 Single-Family
  - 660 Multi-Family
  - 8 acres of Office/Commercial





## Next Steps

- There are no applications for proposed MUD creations to date
- City Council will determine if there will be a moratorium on the creation of PIDs until a revised PID policy is created by City staff
- Travis County will continue its due diligence on the proposed PIDs

# Questions?

