

**Indian Hills Public Improvement District
Annual Service and Assessment Plan Update
For January 1, 2020 – December 31, 2020**

Introduction

A Public Improvement District (PID) is a defined geographical area established to provide specific types of improvements, services, or maintenance within the defined area that are financed by special assessments levied against property owners within the defined district. PIDs may be created pursuant to the laws of the State of Texas (Texas Local Government Code Chapter 372) by a city or county.

The Indian Hills PID is a mixed-use planned community of about 240 acres located west of SH 130 and south of US-290 East in east central Travis County. The PID is in the City's limited purpose jurisdiction. The planned development includes approximately 1,160 apartment units and approximately 2.8 million square feet of office, light industrial, and neighborhood retail uses. The extension of Decker Lake Road, the main thoroughfare, is scheduled to occur through the center portion of the Indian Hills PID.

On August 26, 2010, the Austin City Council approved Resolution 20100826-023 authorizing creation of the Indian Hills PID, which provided a financing mechanism for public infrastructure to support the planned community. On November 3, 2011, the Austin City Council approved an ordinance authorizing the issuance and sale of City of Austin, Texas Special Assessment Revenue Bonds, Senior Series 2011 (Indian Hills PID) in an amount not to exceed \$3,500,000 (actual principal amount of bonds sold totaled \$2,860,000) and City of Austin, Texas Special Assessment Revenue Bonds, Subordinate Series 2011 (Indian Hills PID) in an amount not to exceed \$3,000,000 (actual principal amount of bonds sold totaled \$2,332,349.75). The Senior Bonds have a 15-year term, while the Subordinate Bonds had a 5-year term, which expired in December 2016. Proceeds from the bonds funded construction, acquisition or purchase of certain public improvements, capitalized interest, bond reserve funds, and costs of bond issuance. Current outstanding bond balance is \$2,525,000.

While PID bonds are outstanding and payable, the PID's budget will be included in the City's Operating Budget and the Austin City Council will take certain annual actions regarding the PID including:

Austin City Council Action

- Approve a resolution adopting PID's annual service and assessment plan update including the apportionment of assessments among subdivided assessed parcels within the district.
- Approval of the budget for the PID as part of the adoption of the City's Operating Budget.

Factors Affecting Revenue

Revenue is generated through the apportionment, levying, and collection of special assessments to support the issuance of debt for the basic infrastructure such as water, wastewater, and roads.

At completion, the PID is expected to consist of approximately 1,160 apartment homes, 919,000 square feet of office, 1,732,000 square feet of light industrial, and 131,000 square feet of neighborhood retail, as well as entry monuments, associated rights-of-way, landscaping, and infrastructure necessary to provide roadways, drainage, and utilities to the PID. The estimated number of lots and the classification of each lot are based on the Zoning Ordinance. This area is currently under development. Currently, the original parcel has been divided into four separate parcels.

Exhibit A

Assessment Methodology (Page 16 of 2011 SAP)

Actual costs associated with the Senior Master PID Bonds shall be allocated to the assessed property by spreading the entire assessment across all assessed parcels within the PID based on each assessed parcel's ratio of the total assessable area within the PID. Upon subsequent divisions of any assessed parcel, the assessment applicable to such assessed parcel is then apportioned based on the ratio of the areas of the newly created assessed parcels.

Assessment Update

This document is an update to the Service and Assessment Plan (SAP) approved by Council on November 3, 2011 (Agenda Item # 011) (Exhibit B). This update reflects that the 2020 assessment (\$409,404) will be due on January 31, 2020. The assessment will be used to make senior bond principal and interest payments (\$380,113) and to fund annual administrative expenses (\$29,291). The subordinate master PID bonds have been paid in full and are no longer outstanding.

In 2018 the City signed an interlocal agreement with Travis County to bill and collect the PID Assessment on our behalf.

Exhibit A

**City of Austin
Indian Hills Public Improvement District
2020 Assessment Roll**

TCAD Property ID	Property Address	TCAD Assessable Acres	Parcel Share	Annual Installment Due 1/31/20	Assessments Not Yet Due
201733	N F M RD 973	134.32	57.69%	\$ 236,185.16	\$ 1,257,642.00
823422	N F M RD 973	90.75	38.97%	\$ 159,544.73	\$ 849,546.00
912292	QUINN LUKE TRL	4.97	2.13%	\$ 8,720.30	\$ 46,434.00
912293	QUINN LUKE TRL	2.83	1.21%	\$ 4,953.79	\$ 26,378.00
		232.87	100%	\$ 409,403.98	\$ 2,180,000.00

Sources:

Travis Central Appraisal District: TCAD Property ID, Property Address, and TCAD Assessable Acres were received on May 9, 2019.

2011 Service and Assessment Plan: 2020 Assessment and Remaining Assessments Not Yet Due.