

# UPDATE ON MUELLER FINANCING

RMMA PLAN IMPLEMENTATION  
ADVISORY COMMISSION



**Economic  
Development**  
CITY OF AUSTIN

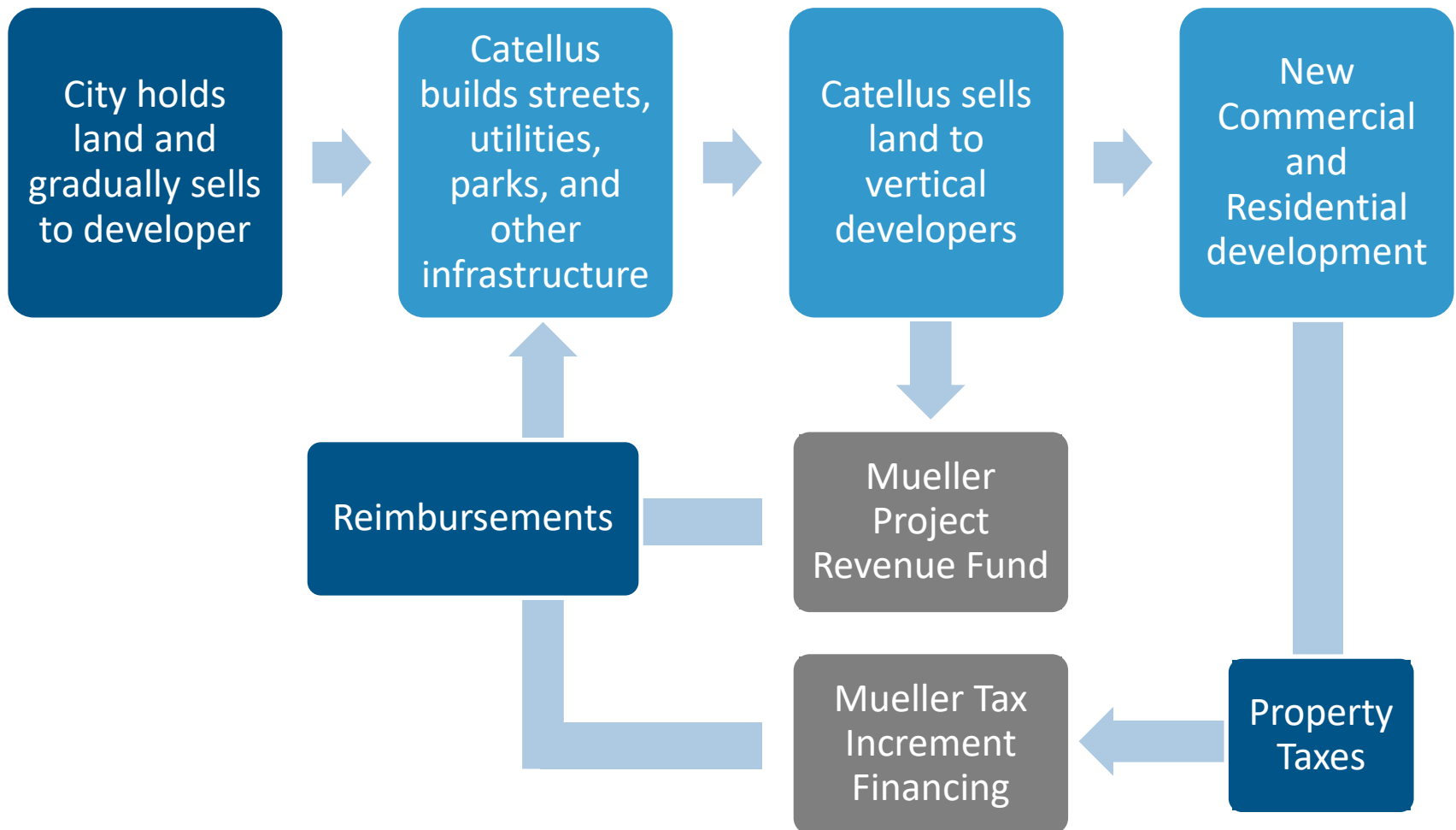
FEBRUARY 14, 2023

# Mueller Implementation Strategy

- Public-private partnership
- City holds the land; master developer takes down land gradually, then sells to third parties
- Master developer designs, builds and funds all infrastructure & parks
  - Reimbursed by land sale proceeds and public financing (sales and property tax)
- Developer retains responsibility for overall implementation of vision & goals, with City oversight



# Financing Model for Mueller





# Mueller Current Development

- Over 2.7 M square feet Commercial, Institutional & Civic development completed
  - with close to an additional 800,000 square feet under construction
- Over 4,400 Single and Multi-Family Units completed, delivering more than 25% affordable
  - with another 1,500 additional units in development



# Project Finance Plan Recap

- Approximately \$265 Million in project costs
  - \$185 million land sales
  - \$65 million in public financing
  - \$50 million in debt from the TIF
    - \$15 million in Sales Tax
    - \$15 million in other revenue
  - Reimbursed by land sale proceeds and public financing (sales and property tax)
- City's risk is minimized
  - Relies on project revenue to support project costs
  - Catellus provides interim funding for project costs

# Mueller TIF Recap

	Mueller (TIF #16)
Base Year	2004
TIF Duration	Through 2032
Base Assessed Value (AV)	\$0
Current AV (Tax Yr 2021)	\$1.8 billion
COA Capture %	100%
Other Entity Participation	n/a
Other Participation	Yes / Developer
Current Project Cost	\$330 million
Estimated Project Cost to be covered by TIF Debt	\$60 million
O&M to be covered by TIF	No

# Mueller Debt Summary

Year	Type	Amount
2007	Sales Tax	\$12.0 million
2009	TIF (Property Tax)	\$15.0 million
2012	TIF (Property Tax)	\$16.8 million
2014	TIF (Property Tax)	\$15.8 million
	<b>TOTAL</b>	<b>\$59.6 million</b>

- Current (2021) Annual Debt Service on this outstanding Debt is \$ 4.7 million
  - Current (2021) Annual TIF Revenue is \$9.5 million

## Credit Factors

- City property tax revenues continue to be strong
- Sales tax continuing to perform well

# QUESTIONS?



Sylnovia Holt Rabb,  
Director

Economic Development Department

# THANK YOU