



Recommendation for Action

File #: 23-2255, **Agenda Item #:** 21.

7/20/2023

Posting Language

Approve an ordinance approving the Estancia Hill Country Public Improvement District 2023 Annual Service Plan Update and declaring an emergency.

Lead Department

Financial Services Department

Fiscal Note

This item has no fiscal impact.

Prior Council Action:

July 28, 2022 - Council approved Ordinance No. 20220728-017 approving the Estancia Hill Country Public Improvement District 2022 Annual Service Plan Update and declaring an emergency.

November 18, 2021 - Council approved Ordinance No. 20211118-012 approving the 2021 Service Plan Update to reallocate Improvement Area #2 assessments and declaring an emergency.

December 13, 2018 - Council approved Ordinance No. 20181213-093 authorizing the issuance of \$4,265,000 in Revenue Bonds, Series 2018; approved Ordinance No. 20181213-094 authorizing the issuance of \$8,305,000 in Revenue Bonds, Series 2018; and approved Ordinance No. 20181213-095 adopting an Amended and Restated Service and Assessment Plan.

June 28, 2018 - Council approved Ordinance No. 20180628-026 adopting the First Amendment to Estancia Hill Country PID Financing Agreement.

June 20, 2013 - Council approved Ordinance No. 20130620-052 accepting and approving a Service and Assessment Plan and Assessment Roll; approved Ordinance No. 20130620-064 annexing the Estancia annexation area for the limited purposes of planning and zoning; approved Ordinance No. 20130620-065 approving the regulatory plan for the Estancia annexation area; and approved Ordinance No. 20130620-076 authorizing the issuance of City of Austin, Texas Special Assessment Revenue Bonds, Series 2013 in an amount not to exceed \$12,590,000.

June 6, 2013 - Council approved Resolution No. 20130606-054 authorizing creation of a PID for the Estancia Hill Country project and negotiation and execution of an agreement relating to financing certain improvements.

January 17, 2013 - Council approved the Estancia Hill Country Interim Annexation and Development agreement.

For More Information:

Marija Jukic, Controller, 512-974-2951; Kim Euresti, Deputy Controller, 512-974-2232

Additional Backup Information:

The Estancia Hill Country project is located in southern Travis County south of the IH 35 South and Onion Creek Parkway intersection. Located in the City's limited purpose jurisdiction this area is currently under development. The developer's plans for this site include a mixed-use project with residential and commercial land uses. The Estancia Hill Country Public Improvement District (PID) provides a financing mechanism through the apportionment, levying, and collection of PID assessments for the construction, ownership, and maintenance of certain improvements to support the planned community and for the issuance of bonds to finance certain improvements.

In June 2013, Special Assessment Revenue Bonds in the amount of \$12,590,000 were sold to finance these improvements. In December 2018, Special Assessment Revenue Bonds, Series 2018 IA#1, in the amount of \$4,265,000 and Special Assessment Revenue Bonds, Series 2018 IA#2, in the amount of \$8,305,000 were sold. Assessments will be used to make the debt service payments on these bonds fund required reserves and cover annual costs of administering the District.

Bonds:

| Original Issue Date | Series | Original Issue Amount | Amount Outstanding as of June 30, 2023 |
|---------------------|------------------|-----------------------|--|
| June 20, 2013 | Series 2013 | \$12,590,000 | \$6,455,000 |
| December 13, 2018 | IA#1 Series 2018 | 4,265,000 | 3,200,000 |
| December 13, 2018 | IA#2 Series 2018 | 8,305,000 | 5,005,000 |

Service and Assessment Plan

The Service and Assessment Plan covers a period of at least five years and must be updated annually for determining the annual budget for improvements and defining the annual assessment, as required by Chapter 372 of the Texas Local Government Code. The Service and Assessment Plan describes the property included in the PID, outlines financing requirements, defines the authorized improvements and associated costs, explains the assessment plan and assessment methodology, defines the terms of the assessments and allocation among land parcels, covers the payment and collection of assessments and explains the assessment roll process. The Estancia Hill Country Public Improvement District 2023 Annual Service Plan Update, dated July 20, 2023, is attached as Exhibit A to the proposed ordinance.