

Bond Election Advisory Task Force



December 16, 2024



CAPITAL DELIVERY SERVICES

“Effectively and Efficiently Deliver Quality Projects with the Concept of Speed”

AGENDA

Law Department

- Discussion on Roberts Rules, Quorum, and Voting

Financial Services Department

- Past Bond Development Process
- 2018 Bond Election History & Working Groups
- Bond Impact Analysis

Capital Delivery Services

- 2026 Proposed Bond Development Process and Schedule



Roberts Rules, Quorum, and Voting



The Resolution establishing the Bond Election Advisory Task Force provides that the members of the task force shall abide by the following:

- Section 2-1-24 of City Code “Conflict of Interest and Recusal”
- Section 2-1-21(C) of City Code “Eligibility Requirements and Removal.”
- Texas Open Meetings Act [TOMA]

The resolution does not make the task force subject to any other provisions of Chapter 2-1

TOMA requires quorum – a majority of the members, in this case 12 members present
TOMA does not define voting requirements to pass an item, which are typically set by the body

Capital Delivery Services Public Improvement Bond Program



Bond Election Advisory Task Force Overview

December 16, 2024

Kimberly Olivares,
Deputy CFO, Financial Services Dept.



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Past Bond Development Process



	2006 Bond Election Advisory Committee	2012 Bond Election Advisory Task Force	2018 Bond Election Advisory Task Force
Scope/Propositions	Transportation	Transportation	Affordable Housing
	Drainage and Open Space	Open Space and Watershed Protection	Libraries, Museums, and Cultural Arts Facilities
	Parks	Parks and Recreation	Parks and Recreation
	Community and Cultural Facilities	Public Safety	Flood Mitigation, Open Space and Water Quality Protection
	Affordable Housing	Health and Human Services	Health and Human Services
	Central Library	Library, Museums and Cultural Facilities	Public Safety
	Public Safety	Housing (not approved by voters)	Transportation
Amount	\$567.4 M	\$306.6 M (excluding housing)	\$925 M
# of Committees	6	4	5
Task Force Members	21	15	13

2018 Bond Election History



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2018 Bond Propositions	Proposition Amount	Funded Programs & Projects w/Amounts	Corresponding Working Group(s)
Affordable Housing	\$250,000,000	Land acquisition (\$100M); Rental housing development assistance (\$94M); A&D homeownership program (\$28M); Home repair program (\$28M)	Affordable Housing
Library, Museum, and Cultural Arts Facilities	\$128,000,000	Faulk Library renovation (\$14.5M); ESB-MACC (\$27M); Mexic-Arte Museum (\$15M); Carver (\$7.5M); AARC (\$7M); Dougherty Arts Center replacement (\$25M); Creative spaces (\$12M); Library Renovations (\$20M)	Reinvestments in Facilities & Assets
Parks and Recreation	\$149,000,000	Parkland acquisition (\$45M); Aquatics (\$40M); Parkland improvements (\$25M); Building renovations (\$21.5M); Infrastructure (\$17.5M)	Parkland & Open Space Reinvestments in Facilities & Assets
Flood Mitigation, Open Space and Water Quality	\$184,000,000	Drainage projects (\$112M); Water quality protection lands acquisition (\$72M)	Stormwater Parkland & Open Space
Health & Human Services	\$16,000,000	Dove Springs Neighborhood Services Center (\$16M)	Reinvestments in Facilities & Assets
Public Safety Facilities	\$38,000,000	EMS renovations (\$25M); Fire station renovations (\$13M)	Reinvestments in Facilities & Assets
Mobility	\$160,000,000	Street reconstruction (\$66.5M); Bridges and structures (\$50M); Sidewalk rehabilitation (\$20M); Vision Zero (\$15M); Signals & Technology (\$4.5M); Urban trails (\$3M); NPP (\$1M)	Transportation Infrastructure

Recommended Working Groups for 2026 Bond



Recommended Working Group	Example Programs
Affordable Housing	Affordable Housing Programs; Homeless Shelters and Resource Centers
Parkland & Open Space	Aquatics; Athletics; Parkland Improvements; Infrastructure; Playscapes Land Acquisition Programs (e.g., Parkland; Water Quality Protection Lands; Balcones Canyonland Preserve)
Investments in Facilities & Assets	New Facilities or Building Renovations & Additions; Partnership Opportunities
Stormwater	Drainage and Water Quality Improvements; Partnership Opportunities; Community Resilience Programs
Transportation Infrastructure	Street Reconstruction & Rehabilitation; Bridges and Structures; Corridor Improvements; Substandard Streets; Sidewalks; Vision Zero; Safe Routes to School; Bikeways; Signals & Technology; Urban trails; Neighborhood Partnering Program; Transit Enhancements

Note: Staff recommends first identifying working groups. The City’s Bond Counsel will address proposition language.

Bond Impact Analysis



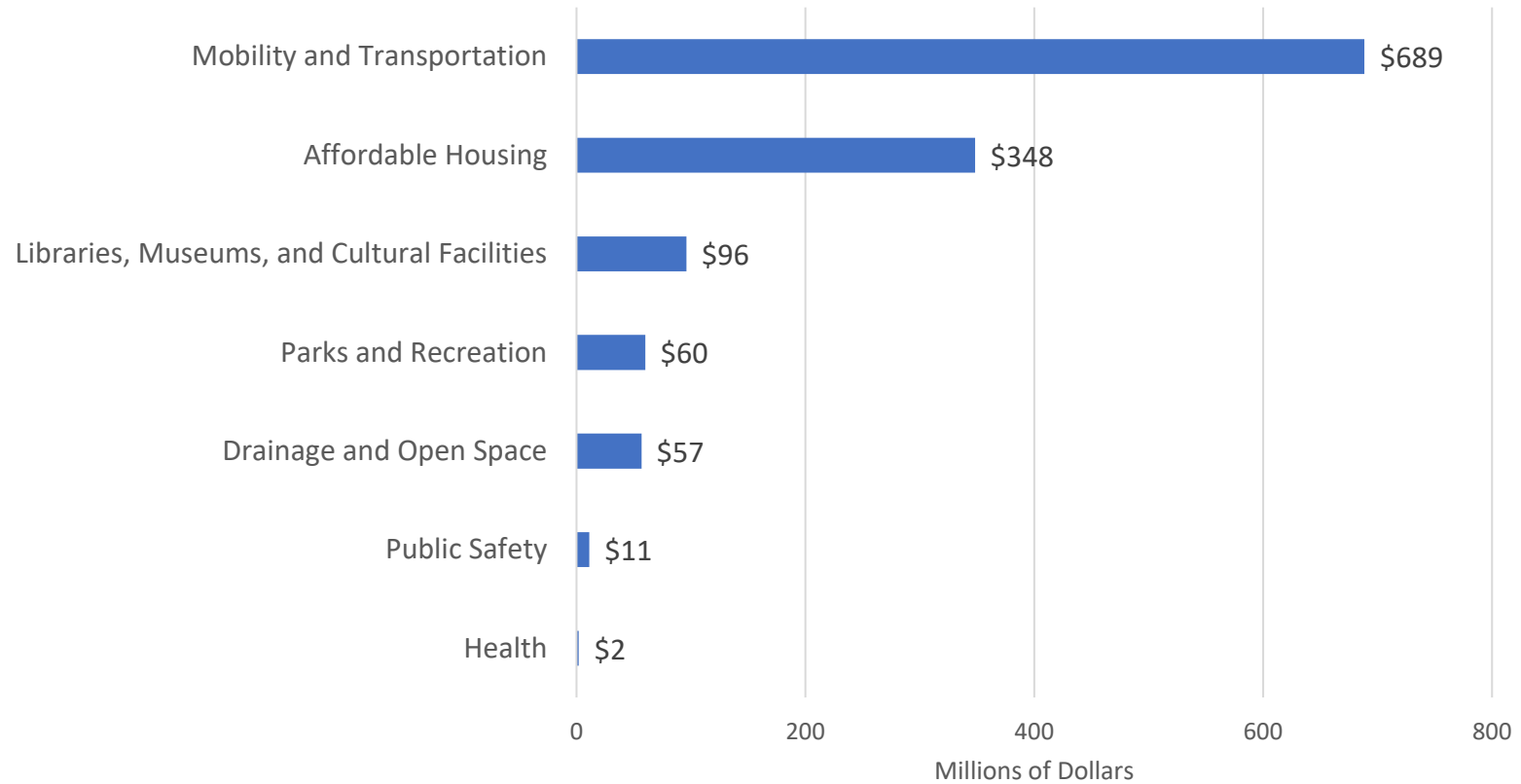
- Cap & Stitch funding analysis
- Financial metric impact
 - GO Debt per Capita
 - Debt and Liability Costs to Government Revenue
 - Net Pension Liabilities per Capita
- Taxpayer Impact
 - Current debt service tax bill is \$396.29/year for typical taxpayer
 - Current typical taxpayer/homeowner assessed value is approximately \$412,000
 - Estimated impact to debt service tax bill for remaining authorized but unissued debt to support prior bond programs is \$225.31/year
- Bond Program Impact Estimates
 - Each \$100M of bonds is estimated to increase the debt service tax bill by \$13.78/year

Millions	Tax Bill Impact
\$100	\$13.78
\$200	\$27.57
\$300	\$41.36
\$400	\$55.14
\$500	\$68.93
\$600	\$82.71
\$700	\$96.50
\$800	\$110.28
\$900	\$124.07
\$1,000	\$137.86

Existing Bond Programs – Current Status



Unspent PIB Authority as of October 1, 2024



Alternative Funding for Programs



- Capital Rehabilitation Fund financial policy
- Grant Programs
- Historic Preservation Fund (for eligible facilities)
- Fees associated with development
 - Street Impact Fee
 - Sidewalk Fee-in-Lieu
 - Parkland Dedication Fees (New limitations began in 2024)
 - Regional Stormwater Management Program
- Non-voter approved debt (Significant State scrutiny)



Capital Delivery Services Public Improvement Bond Program

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Eric Bailey, P.E., PMP
Deputy Director, Capital Delivery Services



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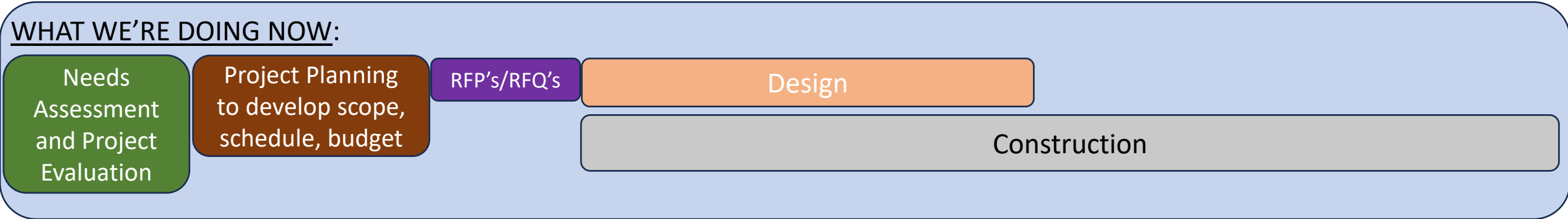
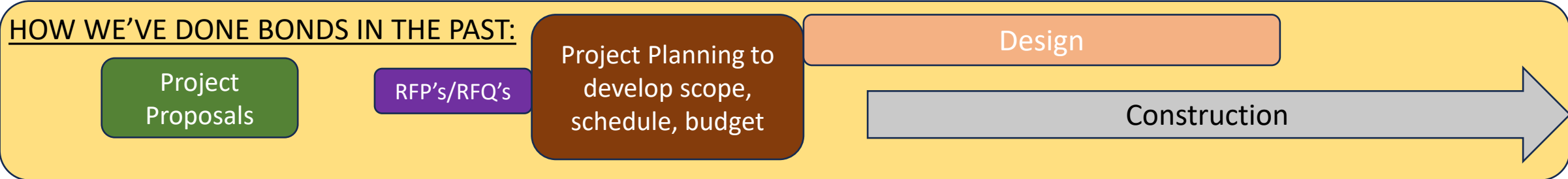
Improved Bond Delivery Process for 2026



Council calls for Bond Election (Aug)

Bond Election (Nov)

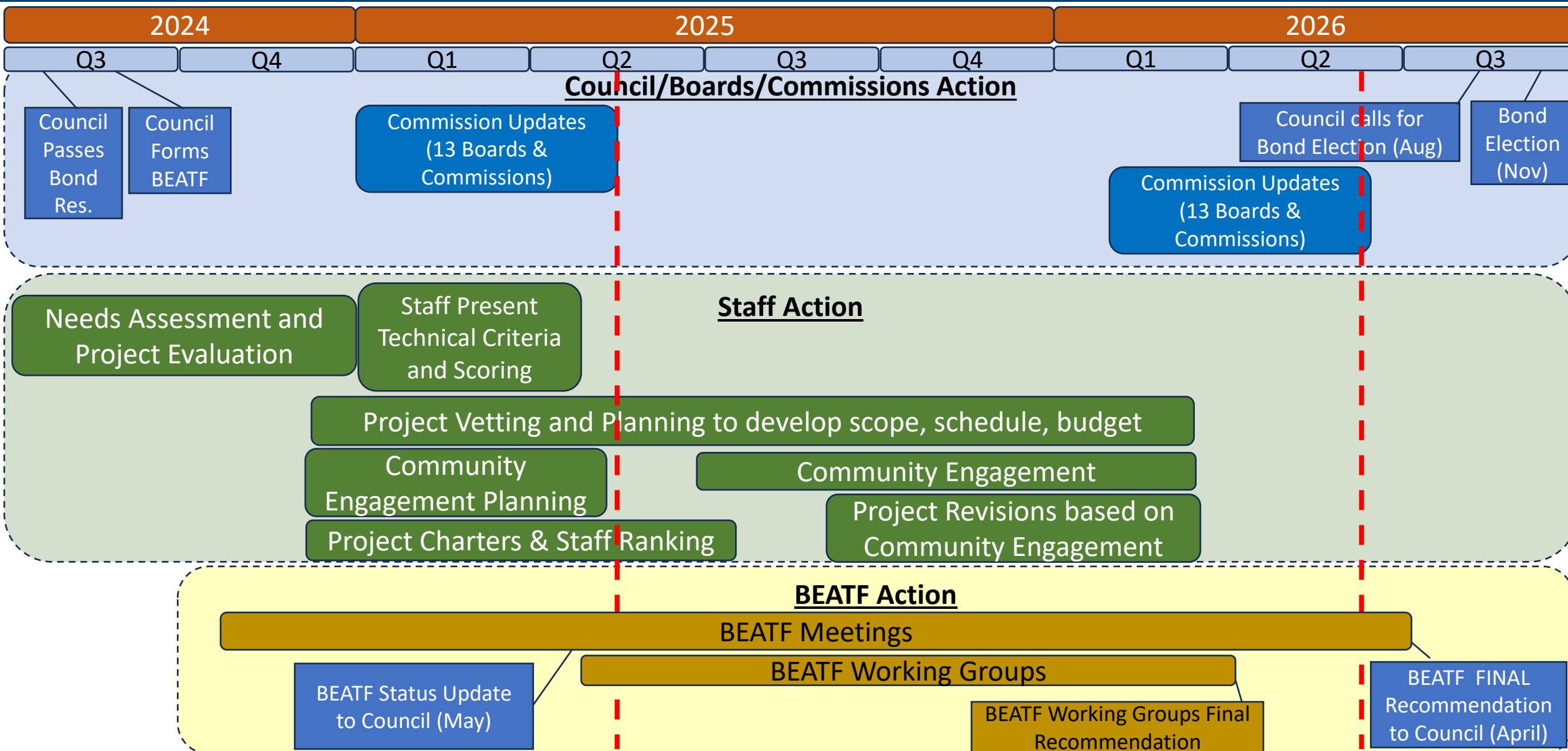
BEATF Meetings, Council, and Public Engagement



Steps to a Successful Bond Program



CAPITAL DELIVERY SERVICES



QUESTIONS + ANSWERS



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