



# Community Facilities District 16-I (Millenia) Improvement Area 2 Bonds



**City Council**

**March 16, 2021**



Millenia (Eastern Urban Center)



## Improvement Area 2 (Zones A and B)

# CFD NO. 16-1 (MILLENNIA) IMPROVEMENT AREA NOS. 1 AND 2

- CFD formed in 2016 with 2 Improvement Areas
  - Improvement Area No. 1 Issued Special Tax Bonds in 2018
  - Improvement Area No. 2 was Amended in 2020
  - Improvement Area No. 2 has Reached Development Stage When Special Tax Bonds can be Issued and Meet City Guidelines

# CURRENT RESIDENTIAL DEVELOPMENT IN ZONE A

	<b>Units</b>	<b>Permits Issued</b>	<b>Sold as of March 1</b>	<b>In Escrow</b>	<b>Price</b>
Pinnacle*	126	108	36	44	\$467,900 to \$626,900
Lennar - Vibe	92	92	24	29	\$483,900 to \$547,000
Lennar – Cleo	117	117	11	37	\$364,900 to \$558,000
	<b>335</b>	<b>317</b>	<b>71</b>	<b>110</b>	

\*JV between SLF (master developer) and Meridian

# LOT 19 – ZONE B

- Millenia “Business District”
  - Lot 1
    - Located in Improvement Area No. 1; 11 Acres Owned by SLF
  - Lot 19
    - Located in Improvement Area No. 2; 8 Acres Owned by SLF
- Business District is Entitled for
  - Commercial Development With Minimum 800,000 Square Feet
  - 225 Residential Units
- SLF (master developer) has not Developed Final Plan for Lot 19

## IMPROVEMENT AREA NO. 2 SPECIAL TAX BONDS

- Bonded Indebtedness Approved at CFD Formation up to \$21,000,000
- Special Taxes on currently support \$11.3 million in Special Tax Bonds Debt Service
- No Additional Bonds Permitted

# VALUE –TO-LIEN RATIO

<u>Owner</u>	<u>Appraised Value as of November 15, 2020</u>
SLF (Lot 19)	\$ 3,635,000
Lennar – Vibe	13,600,000
Lennar – Cleo	9,835,000
Pinnacle	11,170,000
Individual Homeowners	<u>20,754,108</u>
Total	\$58,994,108
Par Amount of Bonds	\$11,255,000
Value-to-Lien Ratio	5.24:1



## SPECIAL TAX RATES

- $< 1,450$  Sq. Ft. = \$1,502
- $> 1,450$  Sq. Ft. = \$1,798
- Total combined tax rates = 1.85% - 1.96%

# INFRASTRUCTURE

- Backbone Infrastructure Substantially Complete
- SLF has Commenced Construction of Metro Park and Millenia Park
- Approximately \$10.5 Million in Special Tax Bond Proceeds Available to Reimburse SLF for Infrastructure Costs Upon Submission of Required Documentation

## BONDS – USE OF PROCEEDS

Infrastructure	\$	10,562,000
Reserve Fund		858,000
Capitalized Interest		169,000
Financing Costs		422,000
Original Issue Premium		<u>(756,000)</u>
Bonds to be Issued	\$	11,255,000

# DOCUMENT APPROVALS

- Indenture
- Preliminary Official Statement
- Bond Purchase Agreement
- Continuing Disclosure Agreement
- Deposit Agreement with SLF

## DEPOSIT AGREEMENT WITH SLF

- Due to Timing of Parcel Segregation by County, SLF is Depositing Approximately \$1 million to Fund Potential Delay in Special Tax Levies
- SLF Deposit is Released When Special Taxes Can be Levied on the Tax Roll, or
- If Deposit is Spent, SLF to be Reimbursed When Special Taxes are Actually Collected
- Deposit Will be Funded Prior to Distribution of Preliminary Official Statement

# BOND SALE SCHEDULE

- Market to Investors Next Week
- Price Bonds March 25<sup>th</sup>
- Closing April 15<sup>th</sup>