

Eastmark Community Facilities District No. 1

Board Report

Date: May 31, 2018
To: Eastmark Community Facilities District No. 1 Board of Directors
Through: Michael Kennington, Treasurer
Candace Cannistraro, Budget Director
From: Ryan Wimmer, Deputy Budget Director
Subject: FY 2018-19 Eastmark Community Facilities District No. 1 Budget

Purpose

This action tentatively approves the FY 2018-19 proposed budget for the Eastmark Community Facilities District No. 1 (City of Mesa, Arizona) (the "District") and calls a public hearing on the budget for June 28, 2018. These actions are the first steps in the approval process for the District's FY 2018-19 budget. Arizona law ([ARS 48-716](#) and [ARS 48-723](#)) requires that, on or before July 15 of each year, community facilities districts approve a proposed budget and call a public hearing on the budget for the upcoming fiscal year.

Background

On April 2, 2012, the Mesa City Council formed the District. The District issues general obligation bonds in order to finance the cost of eligible public infrastructure (streets, water lines, wastewater lines, parks, etc.) within the geographical boundaries of the District. The principal of and interest on these general obligation bonds is paid for with revenue generated by the levy of an annual ad valorem property tax on taxable property in the District

The District also issues special assessment bonds secured by special assessments on residential lots within certain designated Special Assessment Districts ("SADs" and each a "SAD"). SADs 1 through 8 have been formed and special assessment bonds have been issued to finance local infrastructure within each SAD. SAD 9 was formed in March 2018 and the issuance of SAD 9 special assessment bonds is anticipated in June 2018. Initial steps for the formation of SAD 10 have commenced, and special assessment bond issuances for SADs 10, 11, and 12 are included in the FY 2018-19 proposed District budget.

Discussion

The FY 2018-19 District budget includes spending for three purposes: (1) operations, (2) capital, and (3) debt service.

(1) Operations

a. Expenditures

The District pays for accounting, budget, clerk, engineering, legal, and treasurer services provided from City staff time. In addition, the District pays for publishing costs, audit work, outside legal counsel, and software license costs incurred by the District.

b. Funding Sources

Upon initial formation of the District, property owners approved a \$0.30 per \$100 of assessed valuation ad valorem property tax to fund the operating and maintenance costs of the District (the "O&M tax") per Arizona law ([ARS 48-723](#)). Operating and maintenance costs not funded by the O&M tax are reimbursed by the District's master developer, Brookfield Residential ("Brookfield") per an agreement among the City, the District, and Brookfield.

(2) Capital

a. Expenditures

The District uses bond proceeds to reimburse Brookfield for the cost of eligible public infrastructure. The FY 2018-19 District budget includes an estimated general obligation bond issuance of \$9.1 million. Final (August) FY 2018-19 property values will be used in considering the issuance of 2018 general obligation bonds. Proceeds from the 2018 general obligation bonds would reimburse Brookfield for portions of The Great Park, Signal Butte Road, Ray Road, and East Point Twenty-Two Boulevard or other eligible public infrastructure. Whether or not to issue general obligation bonds is at the District Board's discretion.

The District may also issue special assessment bonds for SADs 10, 11, and 12 in FY 2018-19. These SAD special assessment bond issuances would reimburse Brookfield for street improvements. Formation of SADs 10 through 12 and issuance of the related special assessment bonds is at the discretion of the District Board.

Each bond sale includes costs of issuance such as legal counsel, financial advice, and other transaction costs that are paid from bond proceeds.

b. Funding Sources

Proceeds from general obligation bonds and special assessment bonds are the source of District payments made to Brookfield. The FY 2018-19

District budget includes a contingency for budget capacity to provide flexibility in how the general obligation bonds are structured and in case final property values are higher than anticipated.

(3) Debt Service

a. Expenditures

The FY 2018-19 District budget includes debt service (principal and interest) for the District bonds that have already been issued, as well as for bond issuances that are being considered for FY 2018-19.

b. Funding Sources

There are two funding sources for District bond debt service, depending on the type of bond:

(1) the District's general obligation bonds are secured by the levy of a secondary ad valorem property tax on taxable property in the District, and the planned secondary tax rate for FY 2018-19 debt service on such general obligation bonds is \$3.85 per \$100 of assessed valuation of taxable property, and

(2) the District's special assessment bonds are secured by special assessments on residential lots within a designated SAD in an assessment amount not greater than \$10,000 per residential lot. The amount of the special assessment that may be levied on a residential lot is limited by the value of the property in each SAD; assessments from the first eight (nine is pending) SADs have ranged from \$2,000 to \$3,500. Payment of the special assessments by the property owner can be made in annual installments over the life of the SAD bonds, which is typically 24 years. Owners may prepay the special assessments at any time.

The FY 2018-19 budget also includes the expenditure of \$823,168 of secondary property tax revenues collected in prior fiscal years to pay for general obligation debt service.

Property Tax

The valuation of real property in the District is determined annually by either Maricopa County or the State of Arizona. Property is assigned a full cash value ("FCV") and a limited property value ("LPV"). The annual increase in LPV is restricted to 5%; FCV does not have an annual increase restriction. A property's LPV cannot exceed its FCV. The District's property tax levy is a secondary property tax, which is levied against the net assessed LPV of a property.

Due to a voter-approved change in property tax methodology, in FY 2015-16 the District increased the targeted property tax rate from \$3.00 to \$3.85 per \$100 of net assessed valuation for the debt service portion of the property tax rate to offset the

change in property valuation and to generate the same levy. The same combined tax rate of \$4.15 (\$3.85 for debt service and \$0.30 for operations) is targeted in FY 2018-19.

Table 1. Eastmark CFD No. 1 - FY 2018-19 Property Tax Rate and Levy

Purpose	Tax Rate (per \$100 of NAV)	Tax Levy
Operations	\$0.30	\$ 155,981
Debt Service	\$3.85	\$2,001,750
Total	\$4.15	\$2,157,730

Impact to Property Owners

The owner of the average (mean) value residential property in the District would pay \$897 of District property taxes in FY 2018-19, in addition to \$220 of City property taxes.

Additional Information

The property tax levy amount is included in the FY 2018-19 District budget to create budget capacity, but does not obligate the Board to any specific course of action with regards to the property tax rate and levy.

Budget Adoption - Next Steps

On June 28, 2018, the Board is scheduled to (1) hold a public hearing on the District budget, (2) approve the final District budget, and (3) approve the levy of the property tax on taxable property in the District, which would complete the FY 2018-19 District budget process.

Alternatives

The Board may also choose to postpone tentative approval of the proposed District budget until as late as July 15, 2018 to make any desired adjustments.