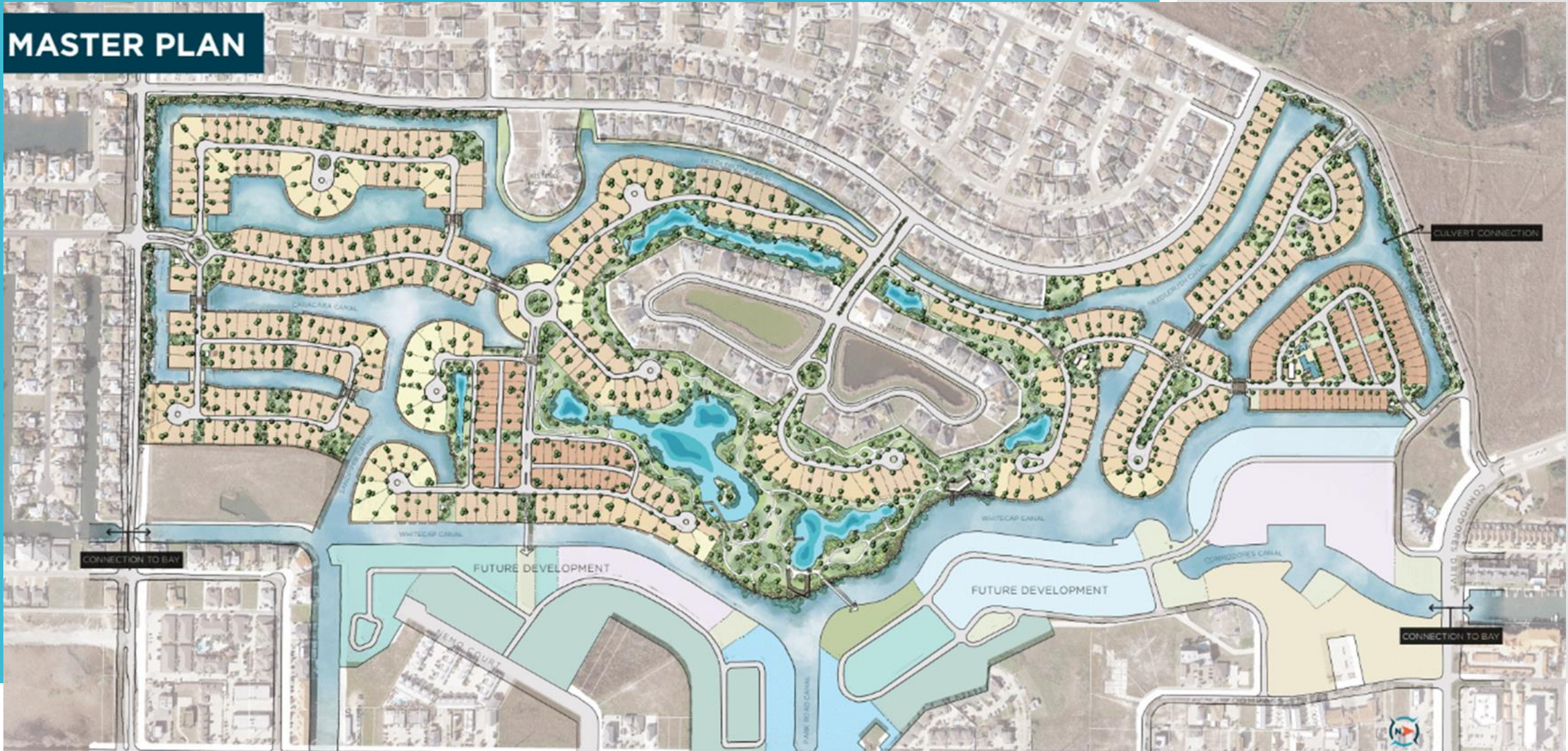




# Whitecap Public Improvement District #1

# Development Master Plan

## MASTER PLAN



# PID Overview

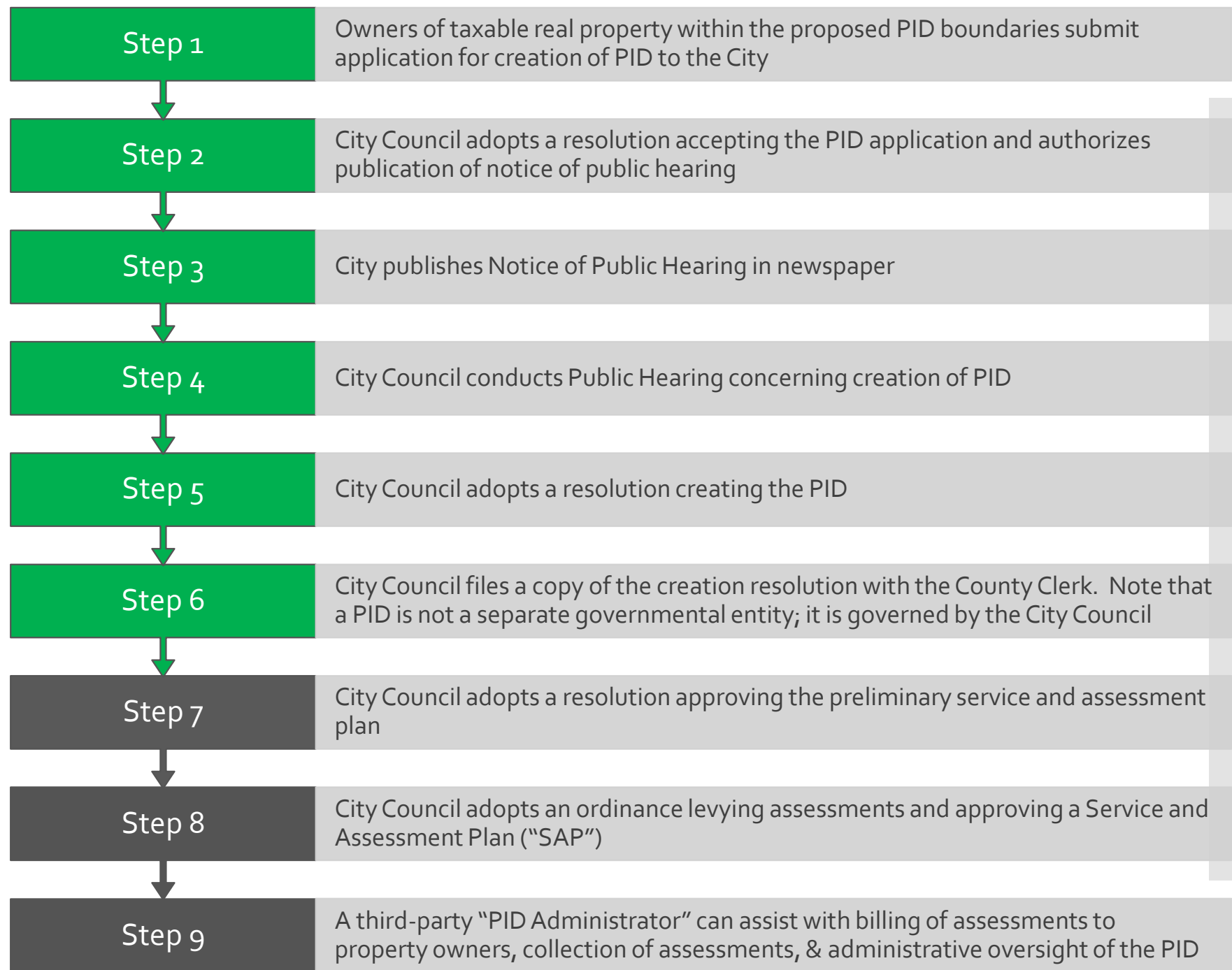
- **Authority:** Chapter 372 of the Texas Local Government Code
- **Purpose:** Improvements which benefit a defined area are paid with special assessments. New development pays for itself
- **Improvements:** Improvements are paid from assessment revenues. Costs can be shared with TIRZ
- **Financing Options:** “Pay-as-you-go” or bond financed. Under either financing option, funding comes exclusively from special assessments.. **Special Assessment Bonds are non-recourse and are neither secured by nor payable from the City’s general faith and credit**

# PID Authorized Improvements

Public Infrastructure and Improvements including:

- Pedestrian sidewalks, streets, any other roadways, or their rights-of-way
- Parks
- Water, Wastewater or Drainage Infrastructure
- Easements for publicly owned utilities
- Projects “similar” to this list
- Expenses Incurred in Establishing, Administrating, and Operating the PID

# PID Creation, Assessments, and Administration



# Next Steps



# Work Group

City Team	Developer's Team	Underwriter's Team
City Staff	Developer (Ashlar Development)	Underwriter (FMS Bonds, Inc)
Financial Advisor (Specialized Public Finance, Inc.)	Developer's Counsel (Shupe Ventura, PLLC)	Underwriter's Counsel
Bond Counsel (Norton Rose Fulbright US LLP)	Property Owner (Diamond Beach Holdings, LLC)	
PID Consultant and Administrator (P3 Works, LLC)		

*\*\* All costs, including professional services, are paid by the Developer or assessment revenues.*

# Background on Whitecap Public Improvement District

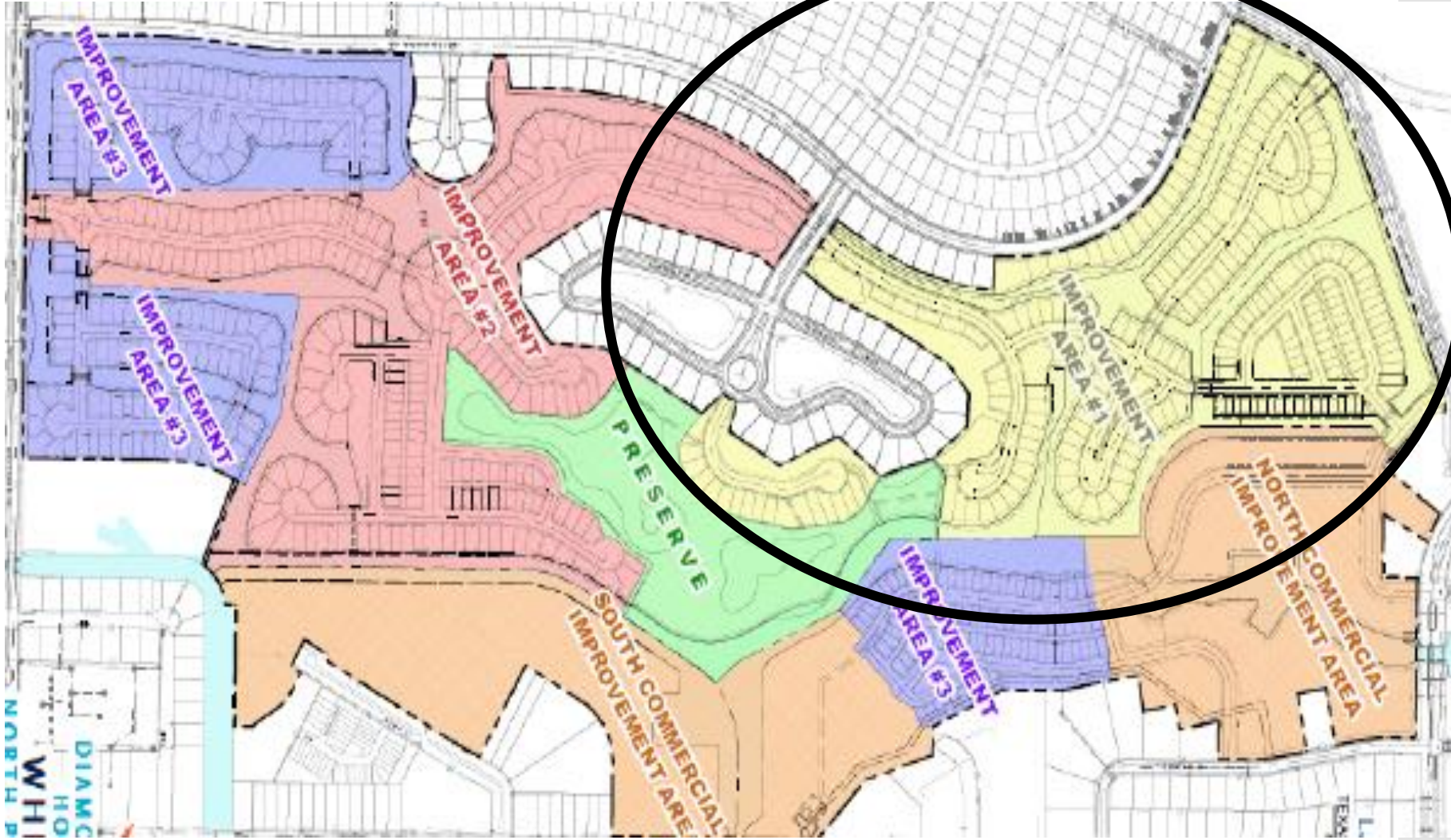
- **September 2021**-Whitecap PID application was submitted on with the petition submitted February 2022
- **March 2022**-City Council was briefed on the concepts of PIDs, Texas Local Government Code Chapter 372 and comparisons of economic development tools and the Whitecap Preserve Project was introduced
- **April 2022**
  - Ashlar Development introduced the Whitecap Public Improvement District #1
  - Public Hearing set to accept the Petition
- **May 2022**-Approved the creation of the Whitecap Public Improvement District #1
- Since May 2022 the City Team has worked with the Whitecap Team to produce improvement plans with a list of anticipated improvements, a master development agreement, reimbursement agreement, finance plan, assessment plans and rolls, and service and assessment plan



# Background on Whitecap Public Improvement District

- **October 2022**-TIRZ #2 approved funding for \$11.5 million in reimbursement for public infrastructure including:
  - Two public pedestrian mobility bridges
  - Commodores Drive mobility bridge
  - Preserve community walking trail
  - Aquarius Street box culvert water exchange and channel
  - Encantada Avenue mobility bridge
- **September 2023**-TIRZ #2 approved funding for an additional \$14.0 million in reimbursements for public infrastructure including:
  - Additional funding for Commodores Bridge
  - Aquarius Street water quality circulation aqueduct
  - Kayak launches at public parks
  - Aquarius Street canal walk
  - Public mobility bridge at Park Road 22
  - Effluent water line to ponds in the Preserve and pond interconnectivity

# Improvement Area #1



# Improvement Area #1 Authorized Improvements

## Common to All Improvements

- **Preserve**-signage, lighting, hardscape, screening walls, trails, sidewalks, pathways, playgrounds, furnishings, irrigation systems and soft costs

## Improvement Area #1 Improvements

- **Streets**-roadways, lighting, signage and soft costs
- **Drainage**-storm drainage improvements and soft costs
- **Water**-improvements to provide water service to all lots in improvement area #1 including soft costs
- **Wastewater**-improvements to provide wastewater service to all lots in improvement area #1 including soft costs
- **Bond Issuance Costs**-debt service fund, capitalized interest, underwriters discount, and costs of issuance
- **Other Costs**-deposit to the administrative fund amount necessary to fund the first year's annual collection costs

# Preliminary Assessment and Service Plan (PSAP)

PSAP contains a listing of all allowed improvements, costs of the improvements, and the maximum assessment for each lot type

Authorized Improvements	Cost
Preserve	\$3.2M
Streets	\$17.1
Drainage	\$1.6M
Water	\$1.7M
Wastewater	\$3.2M
Soft Costs	\$3.4M
Community Amenities, Parks, & Landscaping	\$10.7M
Debt Service Reserve	\$1.8M
Cost of Issuance, Underwriter's Discount, Admin Fund	\$2.4M
<b>Total</b>	<b>\$45.1M</b>
Funding	
PID Bonds-Improvement Area #1	\$23.9M
Future Improvement Area	\$2.4M
Developer Contribution	\$18.8M
<b>Total</b>	<b>\$45.1M</b>

# Next Steps

- February 13-Public Hearing and first reading of ordinance to approve the SAP, developer reimbursement agreement, and levy the assessment
- February 20-Second reading of the ordinance
- August 2024-Approve issuance of \$23.9M in PID bonds for Improvement Area #1