

**AGENDA REQUEST
DEVELOPMENT AUTHORITY OF PEARLAND
PEARLAND, TEXAS**

AGENDA OF: 11/13/2017	ITEM NO.: Resolution RDAP 2017-07
DATE SUBMITTED: 10/31/2017	REPRESENTING: City of Pearland
PREPARED BY: Rick Overgaard	PRESENTOR: Cynthia Pearson
SUBJECT: Resolution RDAP 2017-07 - Authorizing a Developer Reimbursement to Shadow Creek Ranch Development Company LTD to Reimburse for TIRZ Infrastructure Improvements in the amount of \$8,118,000.	
EXHIBITS: Resolution RDAP-2017-07 Schedule of Letter of Financing Agreements	
EXPENDITURE REQUIRED: Est. \$8,118,000 PROJECT: N/A	

EXECUTIVE SUMMARY

In 2004, by Resolution 2004-107, the City authorized the creation of the Development Authority of Pearland to aid, assist and act on behalf of the City with respect to, and to providing financing for the TIRZ #2, better known as Shadow Creek Ranch, plan of finance. Pursuant to the Tri-Party Agreement between the TIRZ, the City, and the Development Authority, each year in August, all TIRZ revenues after operating expenditures are transferred to the Development Authority for the financing of infrastructure reimbursements.

Financing for the reimbursement of the construction and installation of public infrastructure, pursuant to the plan of finance, is accomplished in two ways; either by the sale of bonds supported by the incremental property value or by the use of cash.

To-date, there is approximately \$208.3 million of audited and actual improvements approved for reimbursement by the TIRZ board, of which \$23.0 million has yet to be reimbursed, excluding accrued interest. On October 30, 2017, the Board approved a cash reimbursement to the developer in the amount of \$5,985,000; plus \$1,938,413 received from TEA, for a total reimbursement of \$7,923,413.

Today, the Board will be asked to consider a Series 2017 bond sale, yielding an estimated amount of \$8,118,000 available for developer reimbursement based on indicative market pricing around October 13, 2017. The actual reimbursement amount will be based on the final results of the bond sale on Monday, November 13, 2017. Payment will be made to the developer upon closing of the Series 2017 bonds, anticipated on December 12, 2017.

RECOMMENDED ACTION

Consideration and approval of a Resolution of the Development Authority of Pearland, Texas authorizing a developer reimbursement to Shadow Creek Ranch Development Company LTD to reimburse for TIRZ infrastructure improvements in the amount of \$8,118,000.

RESOLUTION NO. RDAP-2017-07

A RESOLUTION OF THE DEVELOPMENT AUTHORITY OF PEARLAND (DAP), TEXAS AUTHORIZING A DEVELOPER REIMBURSEMENT TO SHADOW CREEK RANCH DEVELOPMENT COMPANY LTD TO REIMBURSE FOR TIRZ INFRASTRUCTURE IMPROVEMENTS IN THE AMOUNT OF \$8,118,000.

BE IT RESOLVED BY DAP BOARD OF DIRECTORS:

Section 1. That the Board of Directors hereby authorizes a reimbursement in the amount of \$8,118,500 to Shadow Creek Ranch Development Company LTD for TIRZ infrastructure improvements upon receipt of bond proceeds.

PASSED, APPROVED, AND ADOPTED this _____ day of _____
A.D 2017.

Development Authority of Pearland
Chairman

ATTEST:

Development Authority of Pearland
Secretary

TABLE F
Letter Finance Agreements Approved for Reimbursement

Letter Finance Agreement (LFA)	LFA Date	LFA Amount (1)	Reimbursements Through 2016 (2)
Creation Costs	6/19/2000	\$ 900,000	\$ 1,235,408
LFA 99-11-001 (Entry)	11/8/1999	919,150 *	1,220,281
LFA 00-01-001 (V1P1A)	2/21/2000	6,524,629	5,243,529
LFA 00-10-002 (V1P1B)	10/9/2000	10,318,290	10,593,290
LFA 01-04-001 (V1P1B)	8/23/2001	1,967,061	805,884
LFA 03-10-004 (Kingsley Drive, Phase 3)	10/7/2003	3,529,173	2,791,877
LFA 04-07-006 (Traffic Signal Shadow Creek PKWY/Kingsley)	7/13/2004	287,788	293,578
LFA 04-07-007 (Parks and Trails Grading and Infrastructure)	7/13/2004	1,007,256	877,201
LFA 03-10-001 (Remaining Village 2, Phase 2 Improvements)	10/7/2003	7,554,654	8,493,040
LFA 04-07-002 (Fire/Police Station Land Cost)	7/13/2004	408,668	555,954
LFA 02-08-001 (Village 1 and Village 2 Phase 2 Improvements)	8/6/2002	4,727,516	6,029,532
LFA 01-11-002 (Additional Village 1 and Village 2 Improvements)	11/12/2001	24,509,430	33,055,576
LFA 03-10-002 (Village 3, Phase 1 and 2 Improvements)	10/7/2003	7,809,950	11,734,369
LFA 06-03-001 (Elementary School #2 Site)	3/27/2006	1,687,801	1,886,601
LFA 06-08-002 (Library Site)	8/28/2006	481,569	557,100
LFA 04-07-003 (Regional Nature Park)	7/13/2004	760,988	1,168,312
LFA 03-10-005 (Kingsley Drive Phase 4 Improvements)	10/07/03	4,486,342	6,811,005
LFA 03-10-006 (Village 5 Improvements)	10/07/03	7,055,177	11,274,134
LFA 04-07-005 (Village 4, Phase 1 and Refelction Bay North Improvements)	04/07/05	3,354,452	5,223,786
LFA 03-10-003 (Village 3, Phase 3 Improvements)	10/07/03	7,711,582	12,811,167
LFA 04-07-004 (Village 3, Phase 4 Improvements)	07/13/04	8,204,999	13,624,832
LFA 06-01-003 (Remaining Village 4 Improvements)	01/30/06	7,120,532	-
LFA 06-08-001 (Additional Sidewalks)	08/28/06	2,356,305	-
LFA 06-01-001 (Kingsley Drive North)	01/31/06	6,417,644	10,329,448
LFA 06-01-002 (Additional Village 4 Improvements)	01/31/06	9,392,437	14,607,061
LFA 06-08-003 (S.H. 228 Frontage Road)	08/31/06	1,276,667	-
LFA 06-10-001 (Road Infrastructure, Pipeline Relocation and Site Drainage; Part of 2nd Plan Amendment)	10/23/06	9,949,618	-
LFA 07-03-002 (Shadow Creek Ranch Town Center Improvements; Part of 2nd Plan Amendment)	03/12/07	1,851,598	-
LFA 07-03-001 (Village 7, Phase 1 Broadway Improvements)	3/12/2007	1,271,499	-
LFA 08-05-001 (Broadway to FM 521)	5/5/2008	9,482,989	-
LFA 08-05-002 (Broadway Landscape - Northside)	5/5/2008	1,158,218 *	-
LFA 08-01-001 (Broadway Improvements) City of Pearland	1/15/2008	8,449,086	-
LFA 10-06-001 (Discovery Bay Extension to SH288)	6/7/2010	912,908	-
LFA 10-06-002 (SCH-4 Site)	6/7/2010	2,530,620	-
LFA 10-06-003 (SCH-5 Site)	6/7/2010	4,935,370	-
LFA 13-06-001 (SCH-3 Site)	6/24/2013	2,382,379	-
LFA 12-06-001 (Village 7, Phase 1)	6/11/2012	10,571,086	-
		\$ 184,265,431	\$ 161,222,965

(1) LFA amounts have been adjusted for inflation per the Project and Financing Plan and related budget.

(2) Amounts reimbursed include actual interest per the Developer Reimbursement Agreement.

* Actual costs exceeded the amount of the LFA. Per the governing agreements, reimbursement is limited to the amount of the LFA