



Update on Mueller Financing

RMMA Plan Implementation Advisory Commission

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November 13, 2018

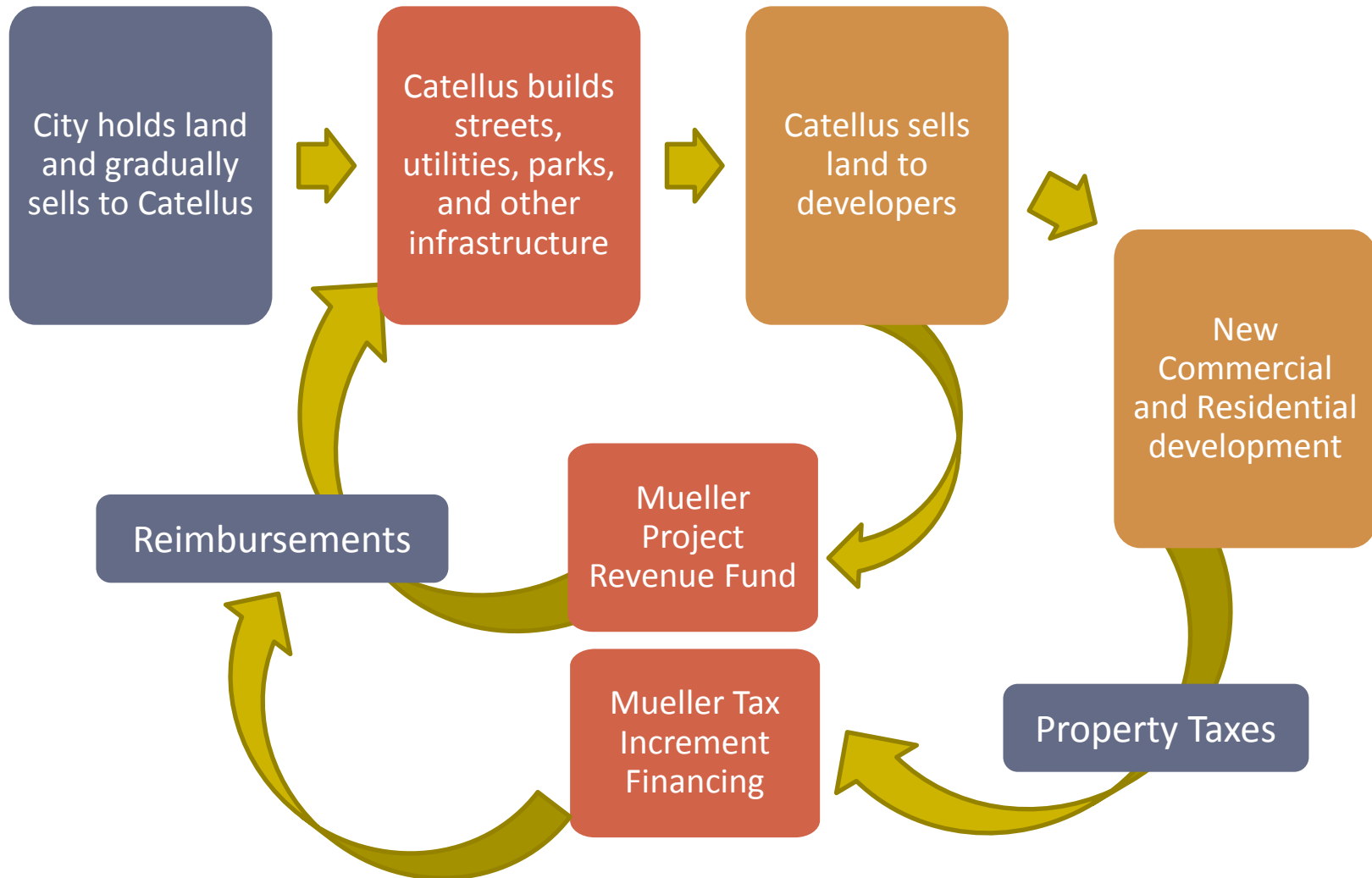
Mueller Implementation Strategy

- Public-private partnership
- City holds the land; master developer takes down land gradually, then sells to third parties
- Master developer designs, builds and funds all infrastructure & parks
 - Reimbursed by land sale proceeds and public financing (sales and property tax)
- Developer retains responsibility for overall implementation of vision & goals, with City oversight



Mueller was recipient of 2015 Council of Development Finance Agencies (CDFA) Financing Roundtable Excellence Award for a Project

Financing Model for Mueller



Current Mueller Development



RMMA PIAC 11/13/2018



Graphic by
McCann Adams Studio
(Aug 2018)

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Project Finance Plan Recap

- Approximately \$265 Million in project costs
 - \$185 million land sales
 - \$65 million in public financing
 - \$50 million in debt from the TIF
 - \$15 million in Sales Tax
 - \$15 million in other revenue
- City's risk is minimized
 - relies on project revenue to support project costs
 - Catellus provides interim funding for project costs

TIF Recap



	Mueller (TIF #16)
Base Year	2004
TIF Duration	Through 2032
Base Assessed Value (AV)	\$0
Current AV (Tax Yr 2017)	\$1.15 billion
COA Capture %	100%
Other Entity Participation	n/a
Other Participation	Yes / Developer
Current Project Cost	\$310 million
Estimated Project Cost to be covered by TIF Debt	\$62 million
O&M to be covered by TIF	No

Mueller Debt Summary

Year	Type	Amount
2007	Sales Tax	\$12.0 million
2009	TIF (Property Tax)	\$15.0 million
2012	TIF (Property Tax)	\$16.8 million
2014	TIF (Property Tax)	\$18.3 million
	TOTAL	\$62.1 million

- Current Annual Debt Service on this outstanding Debt is \$4.3 million
 - Current Annual TIF Revenue is \$5.5 million

Credit Factors

- Strong assessed valuation growth over last 5 years
- Sales tax performing well



Questions / Discussion