

# Hunter Ranch Amendments

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# Background

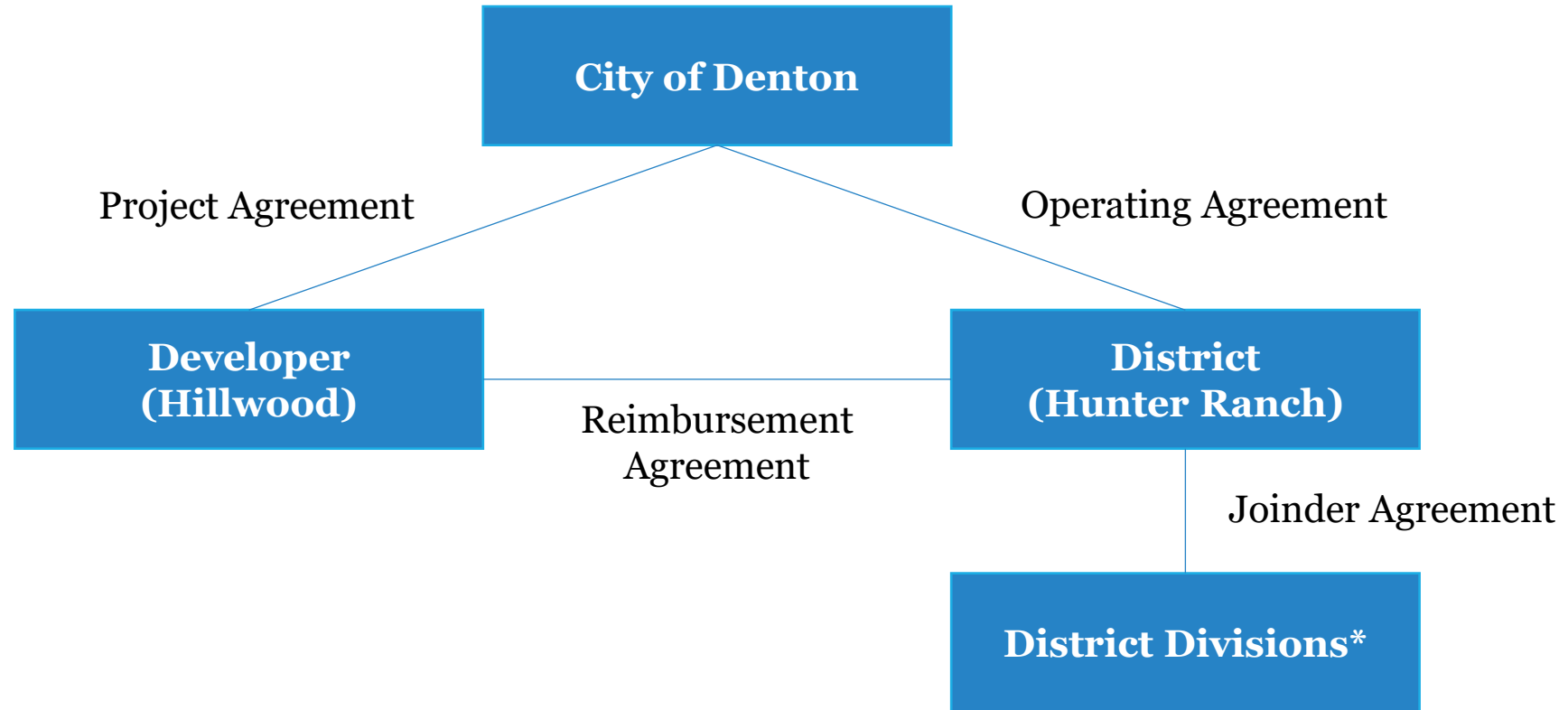
## Hunter Ranch

- Approximately 3,167.7-acre master planned community (MPC)
  - 6,500 single family units
  - 3,250 multifamily units
  - 365+ commercial acres

## Municipal Management District (MMD) – Hunter Ranch Ranch

- Resolution of support – February 12, 2019
- State approved legislation – June 14, 2019
- City Council resolution & approval – April 7, 2020

# Parties & Agreements



\*Both Hunter & Cole Ranch may divide into 4 districts for a total of 8 districts

# City Facilities, Land, and Contributions

## Funding Contributions – ~~\$7.185 million~~ \$8.685 million

- Emergency Services - \$5 million
- Water Treatment Plant Design - \$250K
- Service Center Annex - \$262.5K
- Solid Waste Transfer Station - \$112.5K
- Water Booster Pump Station - \$37.5K
- WW Lift Station - \$22.5K
- Affordable Housing - ~~\$1.5 million~~ \$3 million

## Other

- Timing commitment for construction start (Phase 1/Roark Branch)

## Land Conveyance – 80 acres

- Fire Station - 3 acres
- DME Substation – 10 acres
- City Parks – 62 acres
- Additional ROW for WW Project

## ESA and Upland Preservation

- Combined Preservation – ~~120 acres~~ 141 acres, 65%
- Pilot Knob conservation easement – Completed

## Gas Wells

- Plug & abandon 2 gas well pad sites

# Project Agreement

**Establishes the rights and obligations of both parties for financing, ownership, and maintenance of certain public improvements.**

- **Amendment**

- Affordable Housing contribution
  - Increase from \$1.5 million to \$3 million
- Upland habitat preservation
  - Increase from 120 acres to 141 acres (65%) out of a total 217 acres
- Plug and abandon two gas wells
  - No later than May 31, 2027

# Operating Agreement

## Construction & Financing of Improvement Projects

- **Current**
  - Developer reimbursement is limited to Improvement Projects defined in the Operating Agreement. Projects are regional in nature and exclude any non-regional qualified public infrastructure projects.
  - The district may subdivide into 4 districts. Each district is responsible for financing Improvement Projects.
- **Amendment**
  - Completion of defined Improvement Projects unlocks additional qualified public infrastructure projects for reimbursement, dollar-for-dollar “Supplemental Projects.” The Supplemental Projects list includes all District roadway infrastructure, all District storm water drainage and detention, and all District impact fees, or any project allowed by state law.
  - Creates a “Regional District” responsible for financing the regional Improvement Projects.

# Operating Agreement

- **Current**

- \$0.55 MMD Tax Rate
  - \$0.49 Benchmark Tax Rate cap (Estimated \$0.39 to debt service & \$0.10 to O&M)
  - \$0.06 Contract Tax towards City Offsite Improvement Projects
- Bond reimbursement cap set at \$350,000,000

- **Amendment**

- Increases the Tax Rate from \$0.55 to \$0.77, to allow bonding capacity for the Supplemental Projects and promote parity with adjacent competing districts.
- Eliminates bond reimbursement cap and allow the Benchmark Tax Rate to control the reimbursement cap
- Issue notice to proceed for construction of Phase 1 by end of 2024

# QUESTIONS?

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