

2018 SUMMARY OF METROPOLITAN DISTRICTS

APRIL 7, 2020



METROPOLITAN DISTRICT

- Taxing entity separate from the Town
- Finances public improvements that benefit property owners in the district
- Debt is repaid primarily through property taxes

THERE ARE 41 METROPOLITAN DISTRICTS IN THE TOWN, FIVE ARE CURRENTLY INACTIVE.

STAFF COMPLETED THE REVIEW AND ANALYSIS OF THE 2018 METROPOLITAN DISTRICT SUBMISSIONS

HIGHLIGHTS INCLUDE:

Total metro district debt is \$765M, increase of \$31.9M over 2017

- No new debt issuances
- Accumulating interest and developer advances

Of the total outstanding debt

- \$352.8M, or 46 percent, represents outstanding principal
- \$412.2M, or 54 percent, represents accrued interest

DISTRICT SPECIFIC INFORMATION NOTED IN THE STAFF REPORT

STAFF RECOMMENDS

**FORMATION OF A STUDY GROUP TO DEVELOP AND PRESENT A
METROPOLITAN DISTRICT POLICY DRAFT FOR COUNCIL REVIEW AND APPROVAL**

Policy considerations could include, but are not limited to:

- Maximum term limits on debt, not to exceed the useful life of the asset it funded
- Cap on mill levy
- Restrictions on subordinate debt and/or developer advances
- Additional notification requirements to metropolitan district property owners

PROPOSED MOTION

“I move to direct staff to form a study group to develop and recommend metropolitan district policy considerations to Council.”



NOTE: The information presented in this report was generated from a review of the Metro District Annual Reports. Our review is based on the information presented in these documents, statements submitted by management, and a conservative projection of future market and revenue trends. We have not performed a full audit of the information. Accordingly, the statements and conclusions in this report represent the Town's analysis of the information provided and do not predict future performance of the Metro Districts.

QUESTIONS?
THANK YOU