



Lucero #2 Special Assessment District

**District Board Meeting
December 5, 2022**

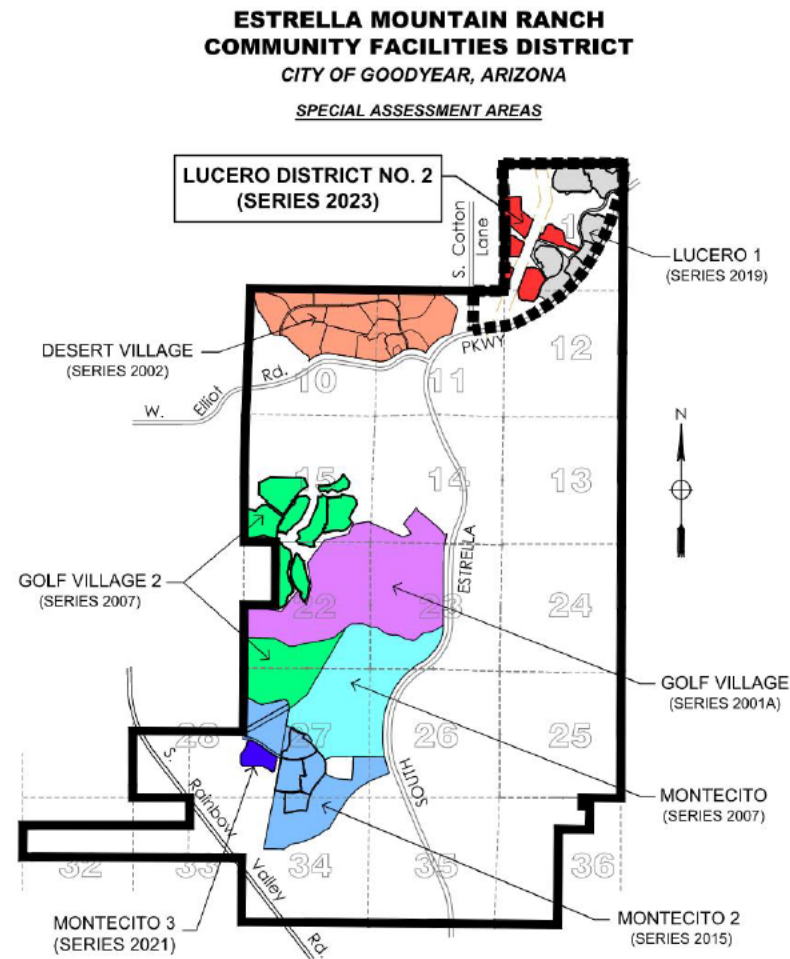
Special Assessment District

- Constructs or acquires infrastructure
- Issues bonds to pay for infrastructure
- Levies assessments to pay for bonds

Feasibility Report

Location

- Eighth district within Estrella Mountain Ranch
- Montecito #3 created in 2021
- Lucero #1 created in 2019



Feasibility Report

Location

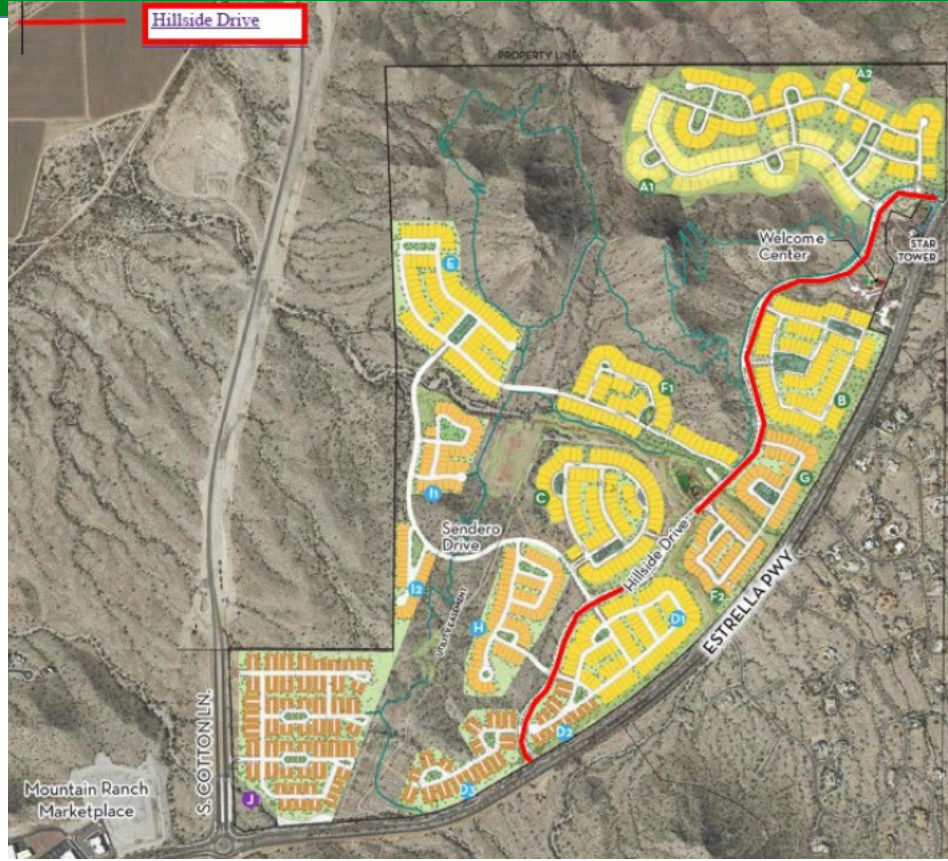
- 87 acres
- 278 single family lots



Feasibility Report

Project

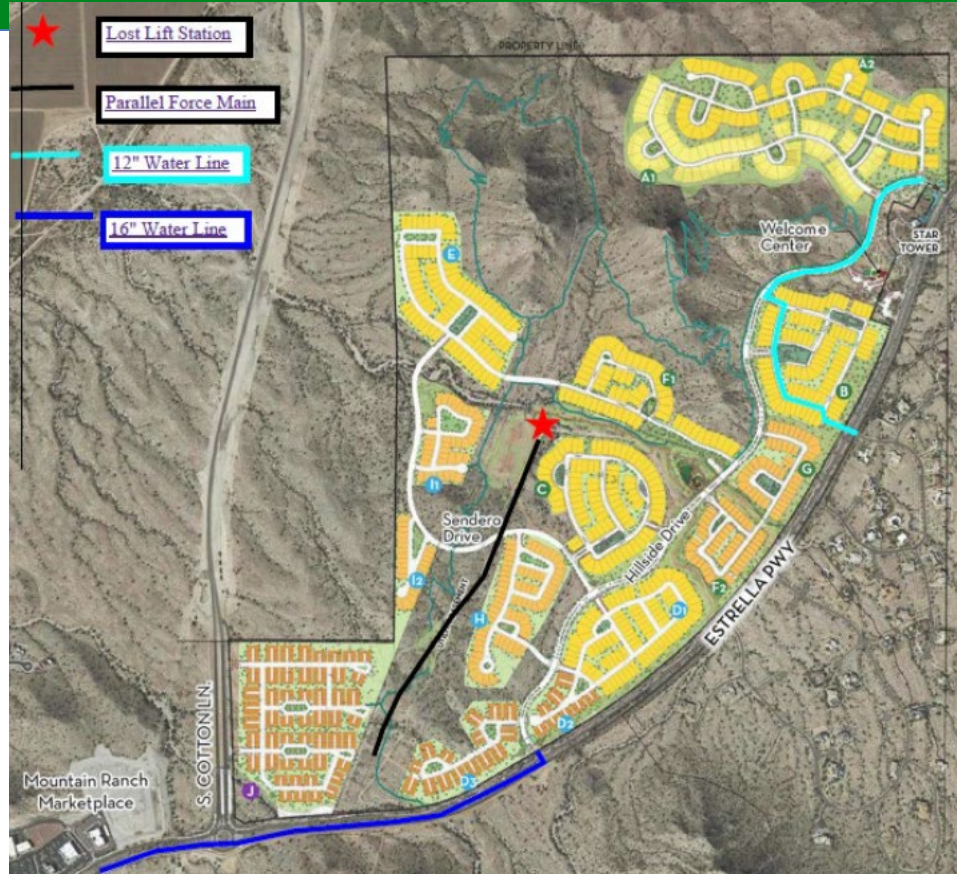
- Hillside Drive
- 7,550 total lineal feet constructed
- Completed June 2020



Feasibility Report

Project

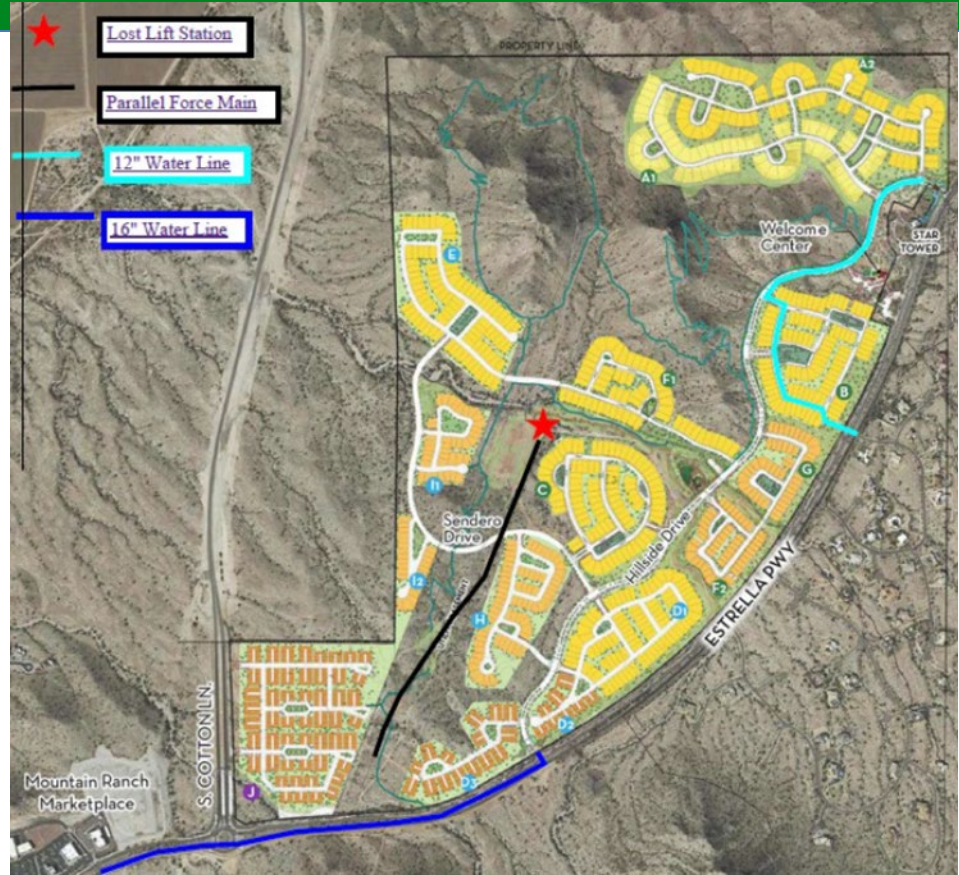
- Water Mains
- 16 inch – 3,900 lineal feet
- 12 inch – 130 lineal feet
- Completed December 2020



Feasibility Report

Project

- Lost Lift Station
- 3,250 lineal feet
- Parallel Force Main
- 4,300 lineal feet
- Completed May 2020



Zone 2 Water System - Improvements at City of Goodyear Site 13

The map shows the project area in yellow and green, with labels for 'SANDERS DRIVE', 'HILLCREST DRIVE', 'WELCOME CENTER', 'ESTRELLA PKWY', and 'COTTONWOOD'. A red circle and arrow point to the 'City of Goodyear Site 13'.

- Zone 2 Water System
- Completed October 2019

- Zone 2 Water System
- Completed October 2019

Feasibility Report

Financing Plan

Uses of Funds	Amount
Project Acquisition	\$ 4,053,050
Reserve and Interest	534,463
Cost of Issuance and Underwriting	236,507
Total	\$ 4,824,021

Feasibility Report

Financing Plan

Source of Funds	Amount
Bond Proceeds	\$ 4,429,000
Assessments Paid in Cash by Majority Landowner	19,000
Majority Landowner Contribution	376,021
Total	\$ 4,824,021

Feasibility Report

Financing Plan

Bond Proceeds = \$4,429,000

LUCERO ASSESSMENT DISTRICT NO. 2
ASSESSMENT PER PARCEL/LOT

ASSESSMENT NUMBER	PARCEL NUMBER	NUMBER OF ACRES	NUMBER OF LOTS	ASSESSMENT BY PARCEL	ASSESSMENT BY LOT
11.E	11.E	28.85	92	\$ 1,472,000	\$ 16,000
11.F.1	11.F1	17.51	58	\$ 928,000	\$ 16,000
11.H	11.H	25.11	67	\$ 1,072,000	\$ 16,000
11.I.1	11.I1	9.29	38	\$ 589,000	\$ 15,500
11.I.2	11.I2	6.37	23	\$ 368,000	\$ 16,000

District Formation

- Public hearing on feasibility report
- Action on feasibility report
- Action on ordering the work
- Action on levying the assessment

Conduct Public Hearing