



Estrella Mountain Ranch General Obligation Bond Issuance

Public Hearing for the Feasibility Report

CFD Meeting

April 27, 2026



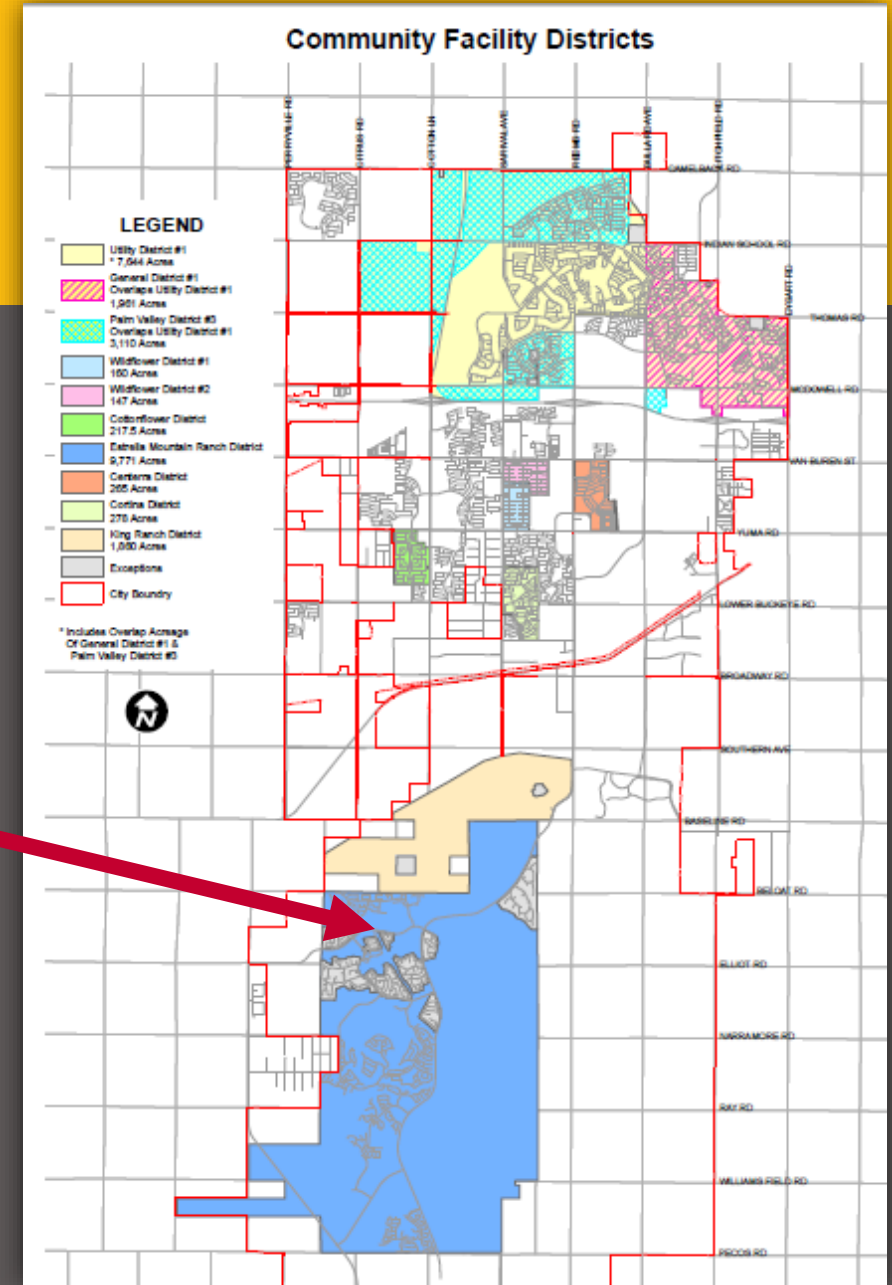
Community Facilities District

- Constructs or acquires infrastructure
- Issues bonds to pay for infrastructure
- Levies a property tax to pay for bonds

Community Facilities District

Estrella Mountain Ranch CFD

- Formed in 1999
- City's largest CFD (9,771 acres)
- Issued debt in 2001, 2005, 2007, and 2023
- Tax rate maximum of \$1.30



Feasibility Report

Project

- Estrella Pkwy & Hillside Dr. South Traffic Signal
- \$1,305,192
- Completed December 2024



Feasibility Report

Project

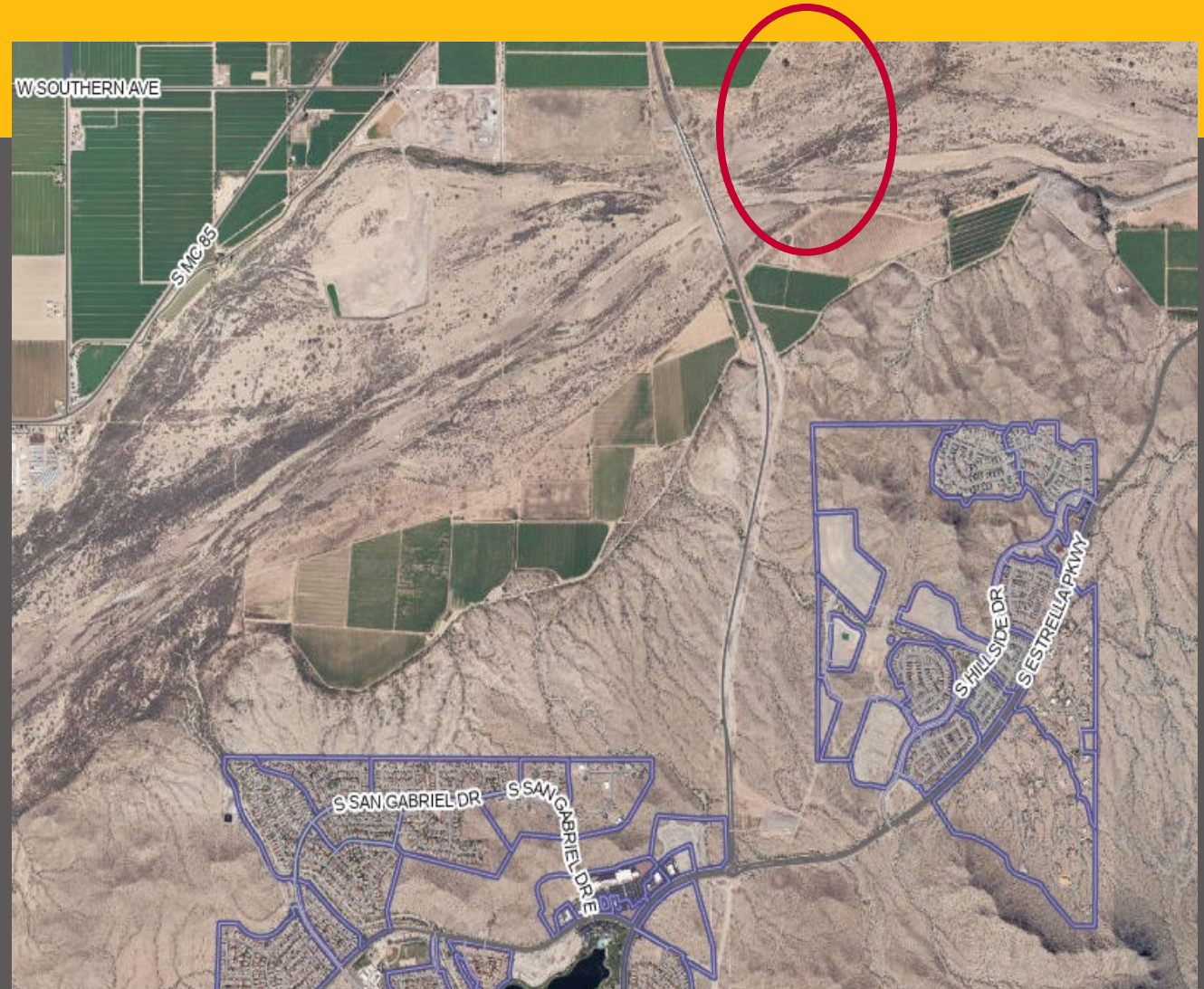
- Estrella Pkwy & Hillside Dr. North Traffic Signal
- \$885,234
- Completed January 2024



Feasibility Report

Project

- Cotton Lane Bridge
- \$2,763,706
 - \$5,236,294 paid by prior bonds
 - \$8,000,000 total infrastructure cost
- Completed July 2008





General Obligation Bond Issuance

Financing Plan

Source of Funds	Amount
Bond Proceeds	\$ 4,995,000
Majority Landowner Contribution	185,799
Total	\$ 5,180,799

Uses of Funds	Amount
Project Acquisition	\$ 4,954,132
Bond Issuance Premium	39,698
Cost of Issuance and Underwriting	186,969
Total	\$ 5,180,799



Next Steps After Public Hearing

- Action on feasibility report
- Action on authorizing bonds



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