



City of Phoenix

DATE: September 12, 2019

TO: Park Central Community Facilities District Board of Directors Members

FROM: Denise M. Olson, Chief Financial Officer
District Treasurer, Park Central Community Facilities District

SUBJECT: SEPTEMBER 18, 2019, MEETING OF THE PARK CENTRAL COMMUNITY
FACILITIES DISTRICT BOARD OF DIRECTORS

BACKGROUND

At the August 28, 2019 meeting of the Board of Directors (the "District Board") of the Park Central Community Facilities District, the District Board passed Resolution No. PC-05, which approved the proposed budget for fiscal year 2019-20 (the "District Budget") and a proposed five-year financial plan for the District (the "Five-Year Forecast") and called for a public hearing on the proposed budget and forecast to be held on September 18, 2019. A notice of the public hearing has been published in the Arizona Business Gazette and otherwise given as required by the Arizona Revised Statutes. It is now necessary for the District Board to conduct a public hearing on the proposed budget and forecast and to adopt the final District Budget and Five-Year Forecast.

AGENDA FOR THE SEPTEMBER 18, 2019 MEETING

The next meeting of the District Board is scheduled for Wednesday, September 18, 2019, at 2:30 p.m. immediately preceding the Formal City Council meeting. At this meeting, a public hearing will be held and the District Board will be asked to consider for adoption Resolution No. PC-06. This resolution will adopt the final District Budget for the fiscal year 2019-20 and the final Five-Year Forecast. Attached as Exhibit "A" to Resolution No. PC-06 is the Formal Notice of the hearing on the proposed budget and forecast; attached as Exhibit "B" is the final District Budget for fiscal year 2019-20; and attached as Exhibit "C") is the final Five-year Forecast. Enclosed are the following materials relating to the next District Board meeting:

1. Meeting notice and agenda
2. Program Script for Public Meeting
3. Minutes from the September 18, 2019 meeting
4. Proposed Resolution No. PC-06

CONCLUSION/ACTION REQUIRED

District Board approval of Resolution No. PC-06 is requested.

Copies of this report and enclosures to:

Ed Zuercher, City Manager
Milton Dohoney, Jr., Assistant City Manager
Deanna Jonovich, Assistant City Manager
Toni Maccarone, Special Assistant to the City Manager
Cris Meyer, City Attorney
Denise Archibald, City Clerk
Christine Mackay, Community and Economic Development Director
Thomas Stack, Asst City Attorney IV
Penny Parrella, Exec Assistant to City Council
Lisa Fernandez, Chief of Staff
Kathleen Gitkin, Deputy Finance Director-City Treasurer
Adam Miller, Planning and Development Team Leader
Jeff Stapleton, Economic Development Program Manager
Tim Pickrell, Squire Patton Boggs (US) LLP

NOTICE OF PUBLIC MEETING
PARK CENTRAL COMMUNITY FACILITIES DISTRICT
BOARD OF DIRECTORS

Pursuant to A.R.S. Section 38-431.02, notice is hereby given to the members of the PARK CENTRAL COMMUNITY FACILITIES DISTRICT BOARD OF DIRECTORS and to the general public, that the PARK CENTRAL COMMUNITY FACILITIES DISTRICT BOARD OF DIRECTORS will hold a meeting open to the public on Wednesday, September 18, 2019 at 2:30 p.m. located in the Council Chambers, 200 West Jefferson Street, Phoenix, Arizona.

The agenda for the meeting is as follows:

1.	Call to order.
2.	Roll call.
3.	Approval of the minutes of the Special Meeting of the Board of Directors held on August 28, 2019.
4.	Public hearing on the proposed District Budget for fiscal year 2019-20 and the proposed five-year financial plan for the District.
5.	Consideration and vote on adoption of Resolution PC-06 which adopts and approves the final District Budget for fiscal year 2019-20 and the final five-year financial plan for the District (Roll call vote).
6.	Adjournment.

For further information, please call Rita Murphy, Finance Department at 602-495-7116.

For reasonable accommodations, call Becky Kivioja at Voice/602-262-7166 or TTY/602-534-5500 as early as possible to coordinate needed arrangements.

September 12, 2019

PROGRAM SCRIPT FOR PUBLIC MEETING OF
PARK CENTRAL COMMUNITY FACILITIES DISTRICT
BOARD OF DIRECTORS

September 18, 2019

1. Call to Order

“This is the time for the fifth meeting of the Board of Directors of the Park Central Community Facilities District.”

2. Roll Call

“Will the Clerk please call the roll.”

3. Approval of Minutes of the August 28, 2019 District Board Meeting

“Is there a motion to approve the minutes of the District Board’s August 28, 2019 meeting?”

4. Public Hearing on the Proposed Budget for Fiscal Year 2019-20 and Proposed Five-Year Financial Plan

“Now is the time and place set for the public hearing on the District’s proposed budget for fiscal year 2019-20 and the proposed five-year financial plan for the District.”

“Is there anyone present who wishes to comment on the proposed budget or the proposed financial plan?”

[If no comments are received] -- The public hearing is now concluded.”

5. Consideration for Adoption of Resolution No. PC-06

“Is there a motion to adopt Resolution No. PC-06 approving the final District Budget for the fiscal year 2019-20 and the final five-year financial plan for the District?”

6. (Adjournment)

“This meeting is now adjourned.”

**City of Phoenix
Park Central Community Facilities District
Summary Minutes
Wednesday, August 28, 2019**

City Council Chambers
200 West Jefferson Street
Phoenix, Arizona

Board Members Present

Andrew Conlin - Telephonically
Sal DiCiccio
Carlos Garcia
Steve Gervais
Betty Guardado
Michael Nowakowski
Laura Pastor
Debra Stark
Thelda Williams
Vice Chair Jim Waring
Chairwoman Kate Gallego

Board Members Absent

Also Present

Board Clerk Denise Archibald

1. CALL TO ORDER AND ROLL CALL

The Board Members of the Park Central Community Facilities District convened on Wednesday, August 28, 2019 at 2:33 p.m. in the Council Chambers at 200 W. Jefferson St., Phoenix, AZ 85003.

2. FOR APPROVAL OR CORRECTION, THE MINUTES OF THE PARK CENTRAL COMMUNITY FACILITIES DISTRICT MEETING ON MAY 1, 2019

Note: Board Member Conlin was disconnected from the voting body due to technical difficulties.

MOTION was made by Board Member Gervais, **SECONDED** by Board Member Stark, that the minutes of the May 1, 2019, Park Central Communities Facilities District meeting be approved. The motion carried by the following vote:

Yes: 10 DiCiccio, Garcia, Gervais, Guardado,
Nowakowski, Pastor, Stark, Williams, Vice
Chairman Waring, and Chairwoman Gallego

No: 0
Absent: 1 Conlin

3. CONSIDERATION FOR ADOPTION OF RESOLUTION NO. PC-05

Note: Board Member Conlin was disconnected from the voting body due to technical difficulties.

MOTION was made by Board Member Gervais, **SECONDED** by Board Member Stark, that this item be adopted. The motion carried by the following vote:

Yes: 10 DiCiccio, Garcia, Gervais, Guardado,
Nowakowski, Pastor, Stark, Williams, Vice
Chairman Waring, and Chairwoman Gallego

No: 0

Absent: 1 Conlin

4. ADJOURNMENT

Chairwoman Gallego declared the meeting adjourned at 2:36 p.m.

CHAIRWOMAN

ATTEST:

BOARD CLERK

PARK CENTRAL COMMUNITY FACILITIES DISTRICT

RESOLUTION NO. PC-06

A RESOLUTION OF THE BOARD OF DIRECTORS OF PARK CENTRAL COMMUNITY FACILITIES DISTRICT ADOPTING THE DISTRICT BUDGET FOR FISCAL YEAR 2019-20 AND THE FIVE-YEAR FINANCIAL PLAN AS FINALLY APPROVED

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF PARK CENTRAL COMMUNITY FACILITIES DISTRICT as follows:

1. Findings.

a. Pursuant to Section 48-716, Arizona Revised Statutes, as amended, the District Treasurer of the Park Central Community Facilities District, (hereinafter referred to as the "District") has caused to be prepared for the Board of Directors of the District (hereinafter referred to as the "District Board") a proposed budget for the fiscal year 2019-20 (the "District Budget") and has caused the proposed District Budget to be submitted to the District Board for approval. Pursuant to Section 3.11(b) of the District Development, Financing Participation, Waiver and Intergovernmental Agreement executed in connection with the formation and activities of the District, the District Treasurer has also caused to be prepared for, and submitted to, the District Board a proposed five-year financial plan for the District (the "Five-Year Forecast").

b. On August 28, 2019 pursuant to Resolution No. PC-05 the District Board approved the proposed District Budget and the proposed Five-Year Forecast and authorized a public hearing on the proposed budget and forecast as required by law. A public hearing on the proposed budget and forecast was held on even date herewith after provision for publication and delivery of notice thereof as provided by law.

2. Ratification of Notice of Hearing on Budget.

a. Notice of the Public Hearing on the proposed District Budget and proposed Five-Year Forecast provided by the District Manager and attached hereto as Exhibit "A" is hereby ratified and approved in all respects.

3. Adoption of District Budget and Five-Year Forecast.

The District Budget is hereby finally approved and adopted in the form attached hereto as Exhibit "B." The Five-Year Forecast is hereby finally approved and adopted in the form attached as Exhibit "C."

4. Effective Date.

This resolution shall be effective immediately.

PASSED by the District Board of Park Central Community Facilities District this 18th day of September, 2019.

Chairperson, District Board of Directors, Park Central
Communities Facilities District

ATTEST:

District Clerk, Park Central
Community Facilities District

ATTACHMENTS:

Exhibit "A" –Form of Notice of Public Hearing on Budget
Exhibit "B" – Fiscal Year 2019-2020 Budget
Exhibit "C" – Five-Year Forecast

EXHIBIT A

**NOTICE OF PUBLIC HEARING REQUIRED BY A.R.S.
SECTION 48-716 ON THE DISTRICT BUDGET FOR
FISCAL YEAR 2019-20 AND THE FIVE-YEAR
FINANCIAL PLAN FOR PARK CENTRAL
COMMUNITY FACILITIES DISTRICT**

Notice is hereby given that a public hearing pursuant to Section 48-716, Arizona Revised Statutes, as amended, on the budget for fiscal year 2019-20 and the five-year financial plan for Park Central Community Facilities District, will be held by the District Board on September 18, 2019 at 2:30 p.m. (Phoenix, Arizona time), immediately preceding the regular meeting of the Phoenix City Council on the same date in the Council Chambers located at 200 West Jefferson Street, Phoenix, Arizona. Copies of the proposed budget and financial plan and further information relating hereto are available from the District Manager, c/o Chief Financial Officer, City of Phoenix, Arizona, 251 West Washington Street, 9th Floor, Phoenix, Arizona 85003, telephone number (602) 262-7166.

Dated this 29th day of August, 2019

EXHIBIT B

**PARK CENTRAL COMMUNITY FACILITIES DISTRICT
DISTRICT BUDGET – 2019-2020**

<u>Fiscal Year</u>	<u>2019-20</u>
<u>Revenues</u>	
Contractual Parking Revenues (Easements)	\$ -
Daily & Event Public Parking Revenues	-
Assessment Revenues	-
City Contribution Amounts	1,799,739
Capitalized Interest (1)	1,603,305
Interest Earnings on Trusteed Accounts (2)	<u>23,000</u>
Gross Revenues	3,426,044
<u>Expenses</u>	
Debt Service Payments (3)	1,603,305
Operation & Maintenance Expenses	-
District Expenses	105,767
Replacement Revenue Fund	<u>-</u>
Total Expenses	<u>1,709,072</u>
Net Revenue	<u>\$1,716,972</u>
Excess Funds Long-Term Reserve Fund Balance (4)	1,716,972
Replacement Reserve Fund Balance (5)	-
Debt Service Reserve Fund Balance (6)	2,251,593

Notes and Assumptions:

- (1) Capitalized Interest funded from bond proceeds and deposited at closing by the Trustee into the Interest Account of the Debt Service Expense Fund.
- (2) Reflects all interest earnings from the following trusteed funds and accounts: Interest and Principal Accounts of the Debt Service Expense Fund, District Expense Fund, Operations & Maintenance Expense Fund, Debt Service Reserve Fund and Excess Funds Long-Term Reserve Fund.
- (3) Bond interest capitalized through July 1, 2020.
- (4) Figures reflect drawdowns to cover annual net revenue short falls, if any.
- (5) Does not reflect potential capital expenditures or interest earnings.
- (6) Debt Service Reserve funded from bond proceeds, equal to maximum annual debt service.

EXHIBIT C

**PARK CENTRAL COMMUNITY FACILITIES DISTRICT
FIVE-YEAR FORECAST**

<u>Fiscal Year</u>	<u>2019-20</u>	<u>2020-21</u>	<u>2021-22</u>	<u>2022-23</u>	<u>2023-24</u>
<u>Revenues</u>					
Contractual Parking Revenues (Easements)	\$ -	\$ 741,000	\$ 741,000	\$ 741,000	\$ 741,000
Daily & Event Public Parking Revenues	-	543,000	549,000	554,000	560,000
Assessment Revenues	-	-	-	-	-
City Contribution Amounts	1,799,739	1,574,000	1,303,000	1,118,000	1,471,000
Capitalized Interest (1)	1,603,305	-	-	-	-
Interest Earnings on Trusteed Accounts (2)	<u>23,000</u>	<u>32,000</u>	<u>31,000</u>	<u>29,000</u>	<u>29,000</u>
Gross Revenues	3,426,044	2,890,000	2,624,000	2,442,000	2,801,000
<u>Expenses</u>					
Debt Service Payments (3)	1,603,305	2,251,000	2,252,000	2,251,000	2,249,000
Operation & Maintenance Expenses	-	436,000	443,000	450,000	456,000
District Expenses	105,767	83,000	84,000	85,000	86,000
Replacement Revenue Fund	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Expenses	<u>1,709,072</u>	<u>2,770,000</u>	<u>2,779,000</u>	<u>2,786,000</u>	<u>2,791,000</u>
Net Revenue	<u>\$1,716,972</u>	<u>\$ 120,000</u>	<u>\$(155,000)</u>	<u>\$(344,000)</u>	<u>\$ 10,000</u>
Excess Funds Long-Term Reserve Fund Balance (4)	1,716,972	1,836,972	1,681,972	1,337,972	1,347,972
Replacement Reserve Fund Balance (5)	-	-	-	-	-
Debt Service Reserve Fund Balance (6)	2,251,593	2,251,593	2,251,593	2,251,593	2,251,593

Notes and Assumptions:

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