Homeless Assistance Facilities
Land Acquisition
and Interim Financing

Finance, Audit & Accountability
May 22, 2006
Purpose

• The purpose of this briefing is to provide information regarding the interim financing of the $2.4m land acquisition for the Homeless Assistance Facility

• Seek recommendation of the May 24, 2006 resolution authorizing the land acquisition
Background

• 2003 Bond Program included a $3m proposition for site acquisition, design and/or renovation of a Homeless Assistance Facility
  – Bonds were sold in November 2004
  – Funds awarded for land acquisition (1st parcel), design and construction management for a new facility

• A second proposition was approved by the Dallas voters in November 2005 to authorize the issuance of $23.8m in general obligation bonds for permanent public improvements for Homeless Assistance Facilities, including single room occupancy facilities
Land Acquisition

- Land is located near the intersection of St Louis St and Park Ave
- Land is owned by TXU Energy Delivery
- Land is available for purchase
- Land is $2.4m + closing costs
- Second parcel to be acquired for the facility (first parcel acquired 05-25-05)
- Bonds will be issued in October 2006
- Interim financing recommended so that the land may be purchased now
Interim Financing Transaction

- Borrow $2.4m from the General Capital Reserve (GCR) on an interim basis until bonds are sold
- Repay the $2.4m to the GCR with interest after bond proceeds are received in November 2006
- Proceeds from bond sale would be used to repay the acquisition costs
- Interest calculated for the loan period at the City’s pooled interest rate and repaid from General Fund in FY07
- Interim funding transaction authorized by resolution
- Full $23.8m in bonds for authorized proposition will be sold in October 2006 with bonds from the 1998 and 2003 Bond Programs (total bond sale $230.145m)
General Capital Reserve (GCR)

• GCR receives proceeds from sale of surplus City property and abandonments
• GCR funds are budgeted annually to be used for various general government uses such as Major Maintenance projects and General Fund revenue
### October 2006 Bond Sale

#### Schedule of Events

<table>
<thead>
<tr>
<th>Date</th>
<th>Event Description</th>
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<tbody>
<tr>
<td>August 29</td>
<td>Brief Finance, Audit &amp; Accountability</td>
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<tr>
<td>September 13</td>
<td>Council authorization to prepare for bond sale</td>
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<tr>
<td>October 4</td>
<td>Receive ratings</td>
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<tr>
<td>October 6</td>
<td>Distribute Preliminary Official Statement and Representation Letters to Council</td>
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<tr>
<td>October 11</td>
<td>Receive and accept bids for bond sale</td>
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<tr>
<td>November 9</td>
<td>Deliver bonds and receive proceeds</td>
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<tr>
<td>November 10</td>
<td>Repay loan from GCR</td>
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Recommendation

• Approval of the May 24 Council resolution authorizing the interim financing and the land acquisition