

CITY OF BUCKEYE
Joint Meeting of the Community Facilities Districts
BOARD ACTION REPORT

MEETING DATE: 05/20/25	AGENDA ITEM: 3.A. Resolution No. 05-25 Festival Ranch CFD GO Bonds Series 2025 - Feasibility Report
DATE PREPARED: 05/20/25	DISTRICT NO.: Festival Ranch
STAFF LIAISON: Larry Price, Special Districts Manager, lprice@buckeyeaz.gov, (623) 349-6164	
DEPARTMENT: Financial Services	AGENDA ITEM TYPE: Public Hearing and Non Consent - New Business Items

ACTION/MOTION: (This language identifies the formal motion to be made by the Council) Board of Directors of Festival Ranch Community Facilities District to hold a public hearing and take action on Resolution No. 05-25 accepting and approving the Feasibility Report relating to the acquisition and financing of certain improvements benefiting the District; and declaring its preliminary intention to issue not to exceed \$6,000,000 General Obligation Bonds to finance the acquisition of certain improvements as described in the Feasibility Report relating to such improvements pursuant to the provisions of Title 48, Chapter 4, Article 6, Arizona Revised Statutes, and all amendments thereto.

RELEVANT GOALS:

GOAL 1: Fiscal Wellness and Financial Flexibility and Accountability

SUMMARY

PROJECT DESCRIPTION:

Festival Ranch Community Facilities District Board to approve the Feasibility Report in connection with the proposed issuance by the District of its General Obligation Bonds, Series 2025. Board of Directors of Festival Ranch Community Facilities District (City of Buckeye, Arizona) has caused the Feasibility Report to be prepared, which Feasibility Report is a study of the feasibility and benefits of the project relating to certain public infrastructure provided for in the General Plan of the District and to be financed with the proceeds of the sale of general obligation bonds of the District, and which Feasibility Report includes, among other things, a description of certain public infrastructure to be acquired and all other information useful to understand the project, an estimate of the cost to acquire, operate and maintain the project, an estimated schedule for completion of the project, a map or description of the area to be benefited by the project and a plan for financing the project.

The FY 25-26 Budget includes an issue of new General Obligations (GO) Bonds in an amount not to exceed \$6,000,000. The GO Bonds will be a 20 year maturity; the interest rate will be 5%; the proceeds will be for concrete and paving improvements in the District; the estimated annual debt service tax rate will be \$2.9970, an increase of \$0.1011 from FY 24-25 of \$2.8959; an increase of 3.5%. The total combined FY 25-26 tax rate is estimated to be \$3.2970; the FY 24-25 combined tax rate was \$3.1959. The combined FY 25-26 tax rate is an increase of 3.2% over the FY 24-25 combined tax rate.

BENEFITS:

The proceeds of the proposed general obligation bonds would be used to acquire the public infrastructure described in the feasibility report. This public infrastructure will encourage residential and commercial development which will, in turn, potentially increase the City's property tax base. There is no cost to the City. Should bonds be issued, they will be an obligation of the District and not of the City. The bond will be payable solely from ad valorem taxes levied against the taxable property of the District.

FUTURE ACTION:

The Board has declared its intent to proceed with the financing of the Project in substantially the manner presented in the report and, if such financing is consummated, to acquire the Project by issuing general obligation bonds.

FINANCIAL IMPACT STATEMENT:

The proceeds of the Bonds will be applied by the District to finance the acquisition of all or a portion of the public infrastructure listed in section two of the Feasibility Report.

BUDGETED:

Yes

FISCAL YEAR:

2025-2026

FUND/DEPARTMENT:

Festival Ranch CFD

Items related to a project or facility location must include an attached vicinity map for Council Review.

ATTACHMENTS:

[FEASIBILITY REPORT Festival Ranch CFD GO 2025 ek 5-5-25.pdf](#)

[RES 05-25 - Festival Ranch CFD GO Bonds Ser 2025 - Resolution of Intention \(005\)\(5.5.25\) \(6491886.5\).docx](#)

[CFD GO BOND Festival Presentation.pdf](#)

[NTC_-_Festival_Ranch_CFD_GO_2025_-](#)

[_Notice_of_Public_Hearing_re_Feasibility_Report__002__4.25.25__6491882.2_.pdf](#)