

RESOLUTION NO. 2024-54
PRONGHORN RANCH COMMUNITY FACILITIES DISTRICT

A RESOLUTION OF THE DISTRICT BOARD OF THE PRONGHORN RANCH COMMUNITY FACILITIES DISTRICT, A COMMUNITY FACILITIES DISTRICT OF ARIZONA, APPROVING A FINAL BUDGET FOR FISCAL YEAR 2024-2025 PURSUANT TO ARS §48-716; ORDERING THAT AN AD VALOREM TAX BE FIXED, LEVIED AND ASSESSED ON THE ASSESSED VALUE OF ALL THE REAL AND PERSONAL PROPERTY WITHIN THE BOUNDARIES OF THE DISTRICT IN AMOUNTS SPECIFIED IN THE FILED STATEMENTS AND ESTIMATES; PROVIDING FOR CERTIFIED COPIES OF THIS RESOLUTION AND ORDER TO BE DELIVERED TO THE YAVAPAI COUNTY BOARD OF SUPERVISORS AND THE ARIZONA DEPARTMENT OF REVENUE; PROVIDING THAT IF ANY PROVISION IN THIS RESOLUTION IS HELD INVALID BY A COURT OF COMPETENT JURISDICTION, THE REMAINING PROVISIONS SHALL NOT BE AFFECTED, BUT SHALL CONTINUE IN FULL FORCE AND EFFECT; AND PROVIDING THAT THIS RESOLUTION SHALL BE EFFECTIVE AFTER ITS PASSAGE AND APPROVAL ACCORDING TO LAW.

WHEREAS, on January 24, 2002, the Common Council of the Town of Prescott Valley (“Town”) adopted Resolution No. 1067 creating within Sections 23 and 26, R1W, T15N, G&SRB&M of the Town, the Pronghorn Ranch Community Facilities District (“PRCFD”), a community facilities district in accordance with ARS §48-701 et seq. (see Exhibit “A” attached hereto and expressly made a part hereof); and

WHEREAS, PRCFD is a special purpose district for purposes of Article IX, Section 19, Constitution of Arizona, a tax-levying public improvement district for the purposes of Article XIII, Section 7, Constitution of Arizona, and a municipal corporation for all purposes of Title 35, Chapter 3, Articles 3, 3.1., 3.2, 4 and 5, Arizona Revised Statutes, as amended, and [except as otherwise provided in §48-708(B), as amended] is considered to be a municipal corporation and political subdivision of the State of Arizona, separate and apart from the Town; and

WHEREAS, a primary purpose for creating PRCFD was to finance construction and maintenance of certain public improvements needed for the Pronghorn Ranch development through assessment of ad valorem taxes on all real and personal property within the development; and

WHEREAS, in accordance with ARS §§48-719 and 48-723, a special election was held on February 26, 2002 wherein the qualified electors of PRCFD voted to issue general obligation bonds in the maximum amount of \$7,000,000 to cover costs of constructing required public improvements, and to levy and collect an annual ad valorem tax at a rate not to exceed thirty cents (30¢) per one hundred dollars (\$100) of assessed valuation for PRCFD operation and maintenance expenses; and

WHEREAS, by Resolution No. 3 (dated February 28, 2002) the PRCFD Board authorized the sale of up to \$3,500,000 aggregate principal amount of general obligation bonds, Series 2002 (“2002 Bonds”) to fund initial public improvements for the development; and

WHEREAS, by Resolution No. 11 (dated August 4, 2004) the PRCFD Board authorized the sale of up to \$4,000,000 aggregate principal amount of general obligation bonds, Series 2004 ("2004 Bonds") to fund additional public improvements for the development; and

WHEREAS, PRCFD also entered into agreements with Brown Family Communities, an Arizona limited partnership ("Brown Family"), Western Communities Corporation, an Arizona corporation ("Western Communities"), Antelope Village, L.L.C., an Arizona limited liability company ("Owner"), and Prescott Valley VII, L.L.C., an Arizona limited liability company ("PV VII") with respect to the 2002 and 2004 Bonds, whereby Brown Family, Western Communities, Owner, and PV VII (as developers of the development) would make (a) annual payments to PRCFD in order to maintain the tax rate at no more than three dollars (\$3) per \$100 of secondary assessed valuation for debt service, given the tax base of PRCFD in each tax year, (b) deposit ten percent (10%) of the bond principal to supplement tax revenues if amounts available under the annual payments were insufficient, and (c) pay up to \$16,200 annually in the event an additional ad valorem tax of 30¢ per \$100 to pay costs to operate and maintain the public improvements was insufficient (until July 1, 2017 or July 1 after the 1,000th building permit was issued, whichever is earlier); and

WHEREAS, based on these agreements, the PRCFD Board issued \$3,000,000 in 2002 Bonds on April 1, 2002, and \$4,000,000 in 2004 Bonds on September 1, 2004; and

WHEREAS, after initial success with the development, Brown Family/Western Communities had economic difficulties as a consequence of the worldwide economic downturn. Although Brown Family/Western Communities did not file bankruptcy, its mortgage holder (AMTRUST bank) foreclosed on the development and became the property owner of a significant portion thereof. Afterward, it sold parts of what it owned to other developers; and

WHEREAS, because annual payments under the above-mentioned agreements were not made after the foreclosure, a shortfall in moneys available to make bond payments occurred for the July 15, 2009 payment. This resulted in an unscheduled draw of \$93,558.91 against the deposit and issuance of a Material Event Notice on February 11, 2010. Sufficient taxes were subsequently collected to make the January 15, 2010 payment, but an unscheduled draw of \$46,211.81 was necessary to make the July 15, 2010 payment. This resulted in a second Material Event Notice being issued on July 15, 2010. Sufficient taxes were collected to make the January 15, 2011 payment, but an unscheduled draw of \$117,302.08 was necessary to make the July 15, 2011 payment. Therefore, a third Material Event Notice was issued on July 15, 2011. In response, the PRCFD Board increased the tax rate to approximately three dollars and ninety cents (\$3.90) per \$100 secondary assessed valuation as part of the Fiscal Year 2011-2012 budget (Resolution No. 25, June 22, 2011). Sufficient taxes were then collected to make the January 15, 2012 payment, but an unscheduled draw of \$192,459.06 was needed to make the July 15, 2012 payment (resulting again in a Material Event Notice). This led the PRCFD Board to increase the tax rate to approximately four dollars and eighty cents (\$4.80) as part of the Fiscal Year 2012-2013 budget (Resolution No. 27, July 12, 2012). Sufficient taxes were then collected to make the January 15, 2013 payment, but (despite the tax rate increase) the Treasurer estimated that either a Standby Contribution or a draw from the deposit of approximately \$125,000 would be needed to make the July 15, 2013 payment; and

WHEREAS, on January 24, 2013, the PRCFD Board considered and adopted Resolution No. 28 imposing a “Successor-in-Interest Standby Contribution Charge” (“Charge”). Unlike Quailwood Meadows and StoneRidge (which also have community facilities districts that have issued bonds for public improvements), Pronghorn Ranch does not have a single owner of undeveloped lots. And, at least one of the largest owners has not historically been a “developer”. Therefore, unlike solutions in Quailwood Meadows and StoneRidge which focused on assignments of development and bond documents to new developers, any solutions in Pronghorn Ranch needed to focus on pushing Standby Contributions down to the level of persons actually applying for individual building permits. Feedback from potential purchasers of the undeveloped Pronghorn Ranch lots indicated this might be the best way to avoid closing off purchase of lots and building of new housing units. Therefore, Resolution No. 28 required Brown Family, Western Communities, Antelope Village, and/or PV VII (or their successors-in-interest) who own currently-platted (or subsequently-platted) lots for which no application had yet been made for a building permit to pay an amount established each year during the budget process by (a) determining total amounts drawn from the deposit as of May 1, (b) adding total amounts of unpaid O&M Contributions as of May 1, (c) subtracting total payments of the new Charge received as of May 1, (d) subtracting any Standby Contributions actually received, (e) subtracting any O&M Contributions actually received, and (f) dividing by 266 (regardless of the number of undeveloped, platted lots actually remaining at any given time). In Fiscal Year 2012-2013 this was \$1,872.67 per application. Revenues from the Charge would be deposited in the Bond Tax Account on a quarterly basis to reduce the amount (1) the bond Trustee could request as a Standby Contribution from Brown Family, Western Communities, Antelope Village, PV VII, or any of their respective successors-in-interest, (2) of any draw the Trustee might apply to the remainder of the deposit, and/or (3) of ad valorem taxes required to be levied by the PRCFD Board on real and personal property within Pronghorn Ranch. Application of the Charge would continue until all bonds had been paid in full; and

WHEREAS, with the Charge in place (and with the stabilizing of secondary assessed values of real property in Pronghorn Ranch due to economic recovery), the PRCFD Board was able to leave the tax rate at approximately \$4.80 per \$100 as part of its Fiscal Year 2013-2014 budget process when it adopted Resolution No. 30 on July 11, 2013. Although the bond Trustee found it necessary to make an unscheduled draw of \$57,276 from the deposit on July 15, 2013 (leaving a balance of \$193,194.37) to make the debt service payment, that amount was reduced by \$24,344.71 in collected Charges; and

WHEREAS, similar to the StoneRidge and Quailwood Meadows CFDs, on August 8, 2013 the PRCFD Board adopted Resolution No. 32 approving the sale of \$6,150,000 in 2013 Refunding Bonds which used the remainder of the deposit, but were issued at the reduced interest rate of approximately four and two-tenths percent (4.2%); and

WHEREAS, in the process the PRCFD Board had adopted Resolution No. 31 on July 25, 2013 ensuring that the Charge would remain in place despite the passing of the original bond documents as a result of the refinancing; and

WHEREAS, on July 10, 2014, the PRCFD Board voted to adopt the final budget for Fiscal Year 2014-2015 by Resolution No. 34 which included an ad valorem tax rate of four dollars (\$4.00) per \$100 secondary assessed valuation. This was based on \$76,781 in Charges having been collected in Fiscal Year 2014; and

WHEREAS, on July 9, 2015, the PRCFD Board voted to adopt the final budget for Fiscal Year 2015-2016 by Resolution No. 36 which included an ad valorem tax rate of three dollars and twelve cents (\$3.12) per \$100 secondary assessed valuation. This was based on \$97,382.48 in Charges having been collected in FY 2015; and

WHEREAS, on December 18, 2015, the holder of the 2013 Refunding Bonds (CoBiz Bank, a Colorado corporation d/b/a Arizona Business Bank) provided notice that, pursuant to Section 4(b) of PRCFD Resolution No. 32 (dated August 8, 2013) and the provisions of the Bonds, it was transferring and assigning the entire outstanding balance of the Bonds to CoBiz Public Finance Inc., a Colorado corporation; and

WHEREAS, on July 14, 2016, the PRCFD Board voted to adopt the final budget for Fiscal Year 2016-2017 by Resolution No. 38, which included an ad valorem tax rate of two dollars and eighty-one cents (\$2.81) per \$100 secondary assessed valuation. This was based on \$84,270.15 in charges having been collected in Fiscal Year 2016; and

WHEREAS, on July 13, 2017, the PRCFD Board voted to adopt the final budget for Fiscal Year 2017-2018 by Resolution No. 40, which included an ad valorem tax rate of two dollars and eighty-one cents (\$2.81) per \$100 secondary assessed valuation. This was based on \$110,487.53 in charges having been collected in Fiscal Year 2017; and

WHEREAS, on July 14, 2018, the PRCFD Board voted to adopt the final budget for Fiscal Year 2018-2019 by Resolution No. 42, which included an ad valorem tax rate of two dollars and sixty-seven cents (\$2.67) per \$100 secondary assessed valuation. This was based on \$117,978.21 in charges having been collected in Fiscal Year 2018; and

WHEREAS, on June 27, 2019, the PRCFD Board voted to adopt the Final Budget for Fiscal Year 2019-2020 by Resolution No. 44 which included an ad valorem tax rate of two dollars and fifty cents (\$2.50) per \$100 secondary assessed valuation. This was based on \$116,105.54 in charges having been collected in Fiscal Year 2019; and

WHEREAS, on June 25, 2020, the PRCFD Board voted to adopt the Final Budget for Fiscal Year 2020-2021 by Resolution No. 46 which included an ad valorem tax rate of two dollars and forty-five cents (\$2.45) per \$100 secondary assessed valuation. This was based on \$123,596.22 in charges having been collected in Fiscal Year 2020; and

WHEREAS, on June 24, 2021, the PRCFD Board voted to adopt the Final Budget for Fiscal Year 2021-2022 by Resolution No. 48 which included an ad valorem tax rate of two dollars and twenty-seven cents (\$2.27) per \$100 secondary assessed valuation. This was based on \$161,049.62 in charges having been collected in Fiscal Year 2021; and

WHEREAS, on June 23, 2022, the PRCFD Board voted to adopt the Final Budget for Fiscal Year 2022-2023 by Resolution No. 2022-50 which included an ad valorem tax rate of two dollars and twelve cents (\$2.12) per \$100 secondary assessed valuation. This was based on \$102,996.85 in charges having been collected in Fiscal Year 2022; and

WHEREAS, on June 22, 2023, the PRCFD Board voted to adopt the Final Budget for Fiscal Year 2023-2024 by Resolution No. 2023-52 which included an ad valorem tax rate of one

dollar and ninety-nine cents (\$1.99) per \$100 secondary assessed valuation. This was based on \$46,816.75 in charges having been collected in Fiscal Year 2023; and

WHEREAS, by Resolution No. 2024-53 (dated May 23, 2024), the PRCFD Board (a) approved a tentative budget for Fiscal Year 2024-2025, (b) filed required statements and estimates of PRCFD's operation and maintenance expenses, and the amount of all other expenditures for public infrastructure and enhanced municipal services proposed to be paid from the tax levy and of the amount to be raised to pay PRCFD general obligation bonds, (c) set a date of June 27, 2024, for a public hearing on the tentative budget and, particularly, on the portions of the statements and estimates not relating to debt service on general obligation bonds, and (d) provided for notice of the filing and of the public hearing date; and

WHEREAS, at the conclusion of the public hearing, the PRCFD Board voted to adopt the final budget for Fiscal Year 2024-2025 by this Resolution No. 2024-54, and ordered the fixing, levying and assessment of the amounts to be raised by ad valorem taxes;

NOW, THEREFORE, BE IT RESOLVED BY THE DISTRICT BOARD OF THE PRONGHORN RANCH COMMUNITY FACILITIES DISTRICT, AS FOLLOWS:

1. That that certain proposed PRCFD budget prepared by the PRCFD Treasurer for Fiscal Year 2024-2025, attached hereto and expressly made a part hereof as Exhibit "B", is hereby finally adopted.

2. That it is hereby ORDERED that, in Fiscal Year 2024-2025, an ad valorem tax be fixed, levied and assessed on the assessed value of all the real and personal property within the boundaries of PRCFD in the amounts set forth in the statements and estimates attached hereto and expressly made a part hereof as Exhibit "C".

3. That certified copies of this Resolution and Order be delivered by U.S. Mail to the Yavapai County Board of Supervisors and to the Arizona Department of Revenue on or about July 15, 2024 (inasmuch as the tax levy must be filed by the Yavapai County Board of Supervisors on or before the third Monday in August).

4. That if any provision in this Resolution is held invalid by a Court of competent jurisdiction, the remaining provisions shall not be affected, but shall continue in full force and effect.

5. That this Resolution shall be effective after its passage and approval according to law.

RESOLVED by the District Board of the Pronghorn Ranch Community Facilities District this 27th day of June 2024.

Kell Palguta, Chairman, District Board
Pronghorn Ranch Community Facilities District

ATTEST:

Fatima Fernandez, District Clerk
Pronghorn Ranch Community Facilities District

APPROVED AS TO FORM:

Ivan Legler, District Counsel
Pronghorn Ranch Community Facilities District