



Special Tax Revenue Bonds - CFD 23 IA7 City Council Presentation of April 14, 2026



CFD 23 IA7: Special Tax Revenue Bonds



Council approved CFD 23 Improvement Area 7 (CFD 23 IA7) in December 2021.

CFD 23 IA7 provides for the construction and acquisition of certain public improvements including:

- Backbone infrastructure improvements – Transportation, water system, recycled water system, drainage system, wastewater system, and park, parkway and open space.
- Subdivision improvements - Underground utilities, subdivision roadways, street lighting, soundwalls, and landscaping.

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Proposing to issue Series 2026 Special Tax Revenue Bonds in an amount not to exceed \$12,000,000.

Proceeds will be used to finance the acquisition and construction of certain public facilities, fund a debt service reserve account, and pay certain costs of issuance.

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The total aggregate and appraised value of the property within CFD 23 IA7 is \$145,129,791.

In compliance with the City's Policies:

- The value-to-lien ratio is 10.4:1.
- The projected tax burden is approximately 1.69% for developed residential property.

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By taking these actions you are:

Approving the form of various required documents – Indenture, Continuing Disclosure Certificate, Preliminary Official Statement, Local Obligation Purchase Contract, Bond Purchase Agreement, and Trust Agreement.

Authorizing the officers of the City and the Folsom Ranch Financing Authority to execute any and all documents and take appropriate actions to prepare to issue such bonds.

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Recommend Approval of:

1. City Council Resolution No. 11590
2. Folsom Ranch Financing Authority Resolution No. 015–Folsom Ranch FA