

## Ashley Wayman

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**From:** James F. Gilley <jfgilley@uscallc.com>  
**Sent:** Monday, March 15, 2021 2:42 PM  
**To:** Amber Lewis  
**Cc:** Ashley Wayman; Abel Campos; 'Kyle Jr, Jerry'  
**Subject:** RE: Request for past reports and presentations  
**Attachments:** Presentation to Rollingwood City Council Budget Workshop - CIP Roads & Drainage (9-13-17).pdf; Email re S&P rating 9-25-2017.pdf; Email re S&P rating 12-6-2017.pdf; Email re Tax Notes 2020 4-23-2020.pdf; Email re Tax Rate Anly 2-13-2020.pdf; Presentation - Rollingwood Tax Rate Analysis 2021 GO Bond \$30 Million (8-7-20).pdf; Presentation - Rollingwood Tax Rate Analysis Borrowing Capacity 2% 4% & 6% I&S Increases (10-21-20).pdf; Presentation - Rollingwood Tax Rate Analysis CIP Revised Scenarios I - IX draft 6 (12-30-20).pdf; Presentation - Rollingwood Tax Rate Analysis CIP Scenarios I - IX draft 5 (11-30-20).pdf; Presentation - Rollingwood Tax Rate Analysis GO Bond Issuance \$10 & \$15 Million (2-13-20).pdf; Presentation - Tax Notes for Drainage Project (4-11-16).pdf; Presentation - Tax Notes Series 2020 tax rate only draft 2 (4-23-20).pdf; Presentation - Tax Notes Series 2020 tax rate only draft 3 (5-1-20).pdf; Presentation Tax Rate Analysis Tax Notes (6-14-17).pdf; TWDB Presentation - Summary of Selected Programs (3-15-21).pdf

Amber,

Sorry for the large number of attachments, but I believe this is a good sampling of some of the presentations we've provided to the City over the past few years. Included are various tax rate analyses on tax notes and GO bonds, and a few emails explaining the individual analyses sent. I've also included a presentation on some of the Texas Water Development Board's low interest rate programs. I believe we discussed this before, but the TWDB offers loans at subsidized interest rates (grants as well) for water, wastewater, and drainage projects for issuers across Texas. While the rates are attractive, there is a great deal of competition for the funds and the process can be time consuming with fundings taking 9 to 12 months and longer sometimes. For this reason we often encourage our clients to consider taking advantage of all options available, including the public market and sources like the TWDB, and weigh the benefit of interest rates against the urgency of the financing.

Regarding the TIF/TIRZ question, I believe we had discussions back in 2018 but I've included Jerry Kyle on this email so that he might weigh in. If I recall Jerry provided a summary of TIRZ strategies and financings but I can't seem to locate that document. Hopefully he may be able to retrieve it for Council's review. Additionally I'm not sure if we've had in depth discussions about economic development corporations, but I'd certainly be happy to provide any information I can. Unfortunately I am not familiar with the reference to 'donations' and 'right of way donations' as indicated in the agenda language you provided below.

I hope this is helpful but please let me know if you have any questions at all.

Thank you,

James Gilley, Jr.  
U.S. Capital Advisors LLC  
Direct 512.813.1110  
Cell 713.516.8804

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**From:** Amber Lewis <[alewis@rollingwoodtx.gov](mailto:alewis@rollingwoodtx.gov)>  
**Sent:** Friday, March 12, 2021 1:12 PM  
**To:** James F. Gilley <[jfgilley@uscallc.com](mailto:jfgilley@uscallc.com)>  
**Cc:** Ashley Wayman <[awayman@rollingwoodtx.gov](mailto:awayman@rollingwoodtx.gov)>; Abel Campos <[acampos@rollingwoodtx.gov](mailto:acampos@rollingwoodtx.gov)>  
**Subject:** RE: Request for past reports and presentations

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Yes, it will. Thank you!

Many thanks,

Amber



**Amber A. Lewis**  
City Administrator  
City of Rollingwood  
Office: 512-327-1838  
Cell: 512-647-0637  
[www.rollingwoodtx.gov](http://www.rollingwoodtx.gov)

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**From:** James F. Gilley <[jfgilley@uscallc.com](mailto:jfgilley@uscallc.com)>  
**Sent:** Friday, March 12, 2021 11:03 AM  
**To:** Amber Lewis <[alewis@rollingwoodtx.gov](mailto:alewis@rollingwoodtx.gov)>  
**Cc:** Ashley Wayman <[awayman@rollingwoodtx.gov](mailto:awayman@rollingwoodtx.gov)>; Abel Campos <[acampos@rollingwoodtx.gov](mailto:acampos@rollingwoodtx.gov)>  
**Subject:** Re: Request for past reports and presentations

Amber, I'm heading to a funeral service in Houston today. Would it be alright if I got these to you Monday?

On Mar 11, 2021, at 5:10 PM, James F. Gilley <[jfgilley@uscallc.com](mailto:jfgilley@uscallc.com)> wrote:

Hi Amber, I'd be happy to send these reports over. Let me look through the old files and see what I can come up with.

Thank you,

James Gilley, Jr.  
U.S. Capital Advisors LLC  
Direct 512.813.1110  
Cell 713.516.8804

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**From:** Amber Lewis <[alewis@rollingwoodtx.gov](mailto:alewis@rollingwoodtx.gov)>  
**Sent:** Thursday, March 11, 2021 4:16 PM  
**To:** James F. Gilley <[jfgilley@uscallc.com](mailto:jfgilley@uscallc.com)>  
**Cc:** Ashley Wayman <[awayman@rollingwoodtx.gov](mailto:awayman@rollingwoodtx.gov)>; Abel Campos <[acampos@rollingwoodtx.gov](mailto:acampos@rollingwoodtx.gov)>  
**Subject:** Request for past reports and presentations

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Hi James,

This is an item that is going to be on the council agenda. I know that you have given so very many reports of this nature to the Council and RCDC previously. Do you mind looking through all of your past reports that are responsive to these reports so that I can provide them with this information in anticipation of their request? Anything that you haven't prepared a report for or think that it's in the city's wheelhouse, just indicate as such and we'll work on that.

Thank you!

Discussion and possible action to direct City Administrator to create a report to identify funding strategies for future projects including but not limited to: Tax notes; Bonds; Low interest rate loan programs; TIF/TIRZ; Economic development corporation; Donation programs; right of way donations and to bring back to Council for future discussion and consideration.

Many thanks,

Amber

<image001.png> **Amber A. Lewis**  
City Administrator  
City of Rollingwood  
Office: 512-327-1838  
Cell: 512-647-0637  
[www.rollingwoodtx.gov](http://www.rollingwoodtx.gov)

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