



Staff Report

TO: Mayor, and City Council Members
FROM: Jeff Mohlenkamp, Finance Director
DATE: May 19, 2020
SUBJECT: Approval of Acquisition Agreement in connection with Community Facilities District No. 93-1 (the "District") Improvement Area No. 8F

Background and Analysis:

The City formed the Community Facilities District No. 93-1 (District) on June 29, 1993. Subsequent to a noticed public hearing on May 19, 2015, the City Council adopted resolutions which established Improvement Area No. 8F, authorized the levy of a special tax within the improvement area, determined the necessity to incur bonded indebtedness, called an election on the proposition of incurring bonded indebtedness, levying a special tax and set an appropriations limit. A landowner election was then conducted to approve a rate and method of apportionment of special tax for Improvement Area No. 8F.

On February 7, 2017, the City, the District and Pardee Homes ("Pardee"), the developer of the land within Improvement Area No. 8F, entered into a settlement agreement, pursuant to which, among other things, the parties agreed that the facilities special tax levied and collected within Improvement Area No. 8F (the "Special Tax") will be used to finance certain capital improvements ("Capital Improvements") to benefit the District. In furtherance of sections 4 and 5 of the settlement agreement, the City, the District and Pardee now desire to enter into an acquisition agreement pursuant to which Pardee will design and construct the Capital Improvements and will be reimbursed for the costs relating thereto and for certain developer impact fees advanced to the City, from the special tax proceeds and bonds secured thereby.

The attached resolution authorizes the City's execution and delivery of the acquisition agreement.

Fiscal Impact:

No fiscal impact. The acquisition agreement merely sets forth the process by which Pardee will be reimbursed from Special Tax proceeds and bonds secured thereby.

Recommended Action:

Waive the full reading and adopt by title only, "A Resolution of the City Council of the City of Beaumont, Authorizing the Execution and Delivery of an Acquisition Agreement Relating to Improvement Area No. 8F of Community Facilities District No. 93-1 of the City of Beaumont and Approving Certain Documents and Taking Certain Other Actions in Connection Therewith."

Attachments:

- A. Acquisition Agreement
- B. Resolution Authorizing Execution and Delivery of Acquisition Agreement