

# Malibu Civic Center Stakeholders Meeting



**October 25, 2012**

# Malibu Civic Center Stakeholders Meeting



## Agenda

1. RWQCB
2. Wastewater Facility Design
3. Formation of the Community Facilities District (CFD)
4. Next Steps
5. Questions and Answers

# Malibu Civic Center Stakeholders Meeting



## 1. RWQCB

### ❖ MOU Submittals

- June 28, 2012 – Submitted Conceptual Groundwater Injection Plan.
  - RWQCB circulated Plan for public comments.
  - No official comments from Board.
- September 28, 2012 – Submitted Quarterly Progress Report.
- City is current with all submittals to Board regarding MOU.
- All MOU submittals to Board are posted on the City's website.

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## 2. Wastewater Facilities Design

- ❖ Design consultant has been placed on hold until the CFD is formed and bonds are sold.

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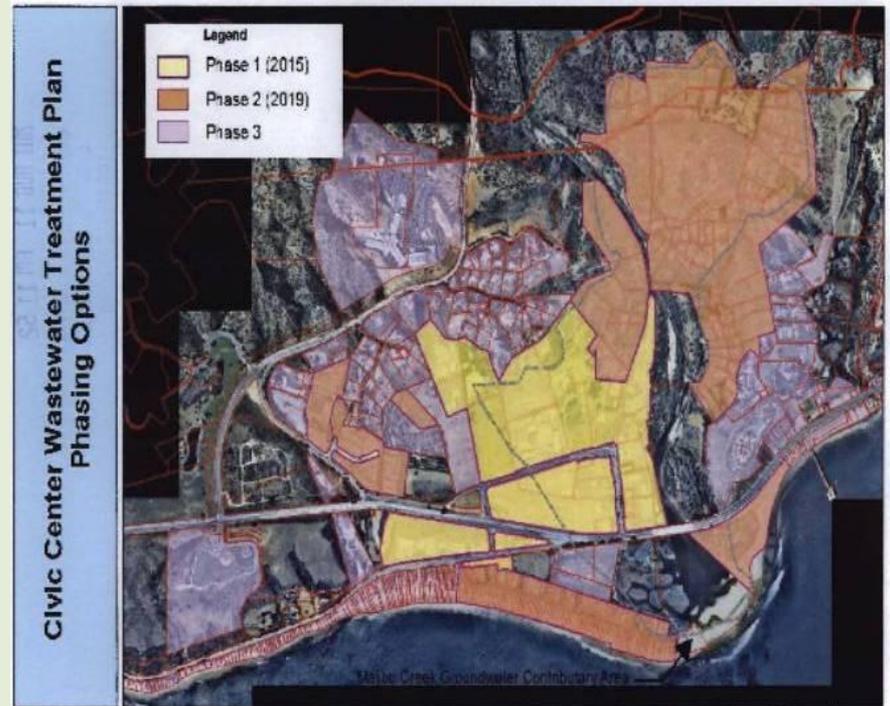


3. Formation of Community Facilities District (CFD)
  - ❖ June 25, 2012 – Council adopted Resolution No. 12-29 & 12-30 indicating City’s intent to establish a CFD.
  - ❖ August 13, 2012 – A Public Meeting was held to initiate establishment of the CFD, the levy of the special tax, and the necessity to issue bonds.

# RWQCB & SWRCB MOU

## Phase One (Yellow Area)

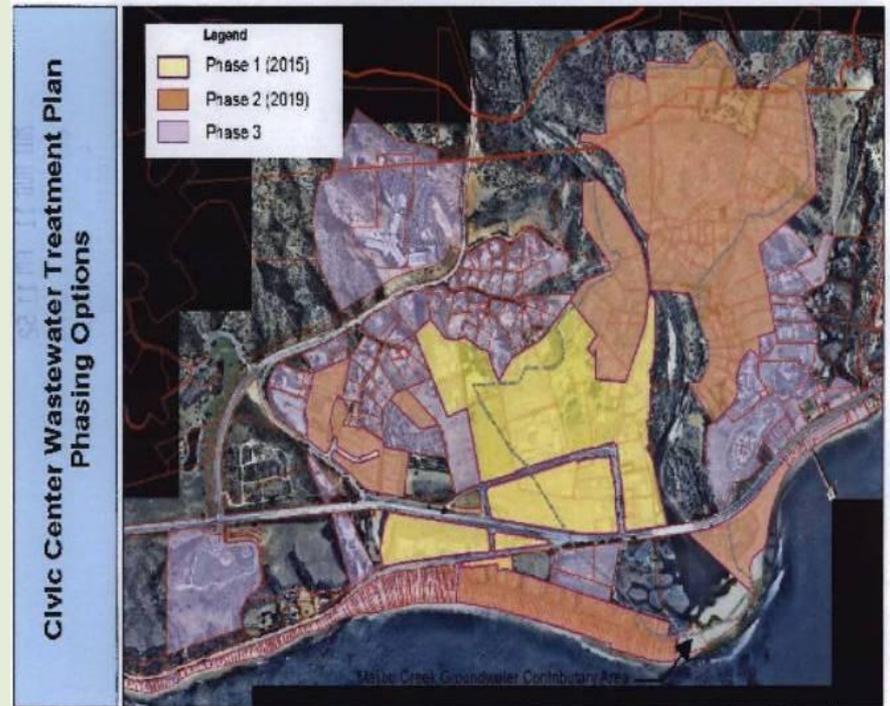
MOU requires that all commercial properties in the Civic Center Prohibition Area be connected to a centralized wastewater treatment facility by November 2015.



# RWQCB & SWRCB MOU

## Phase Two (Orange Area)

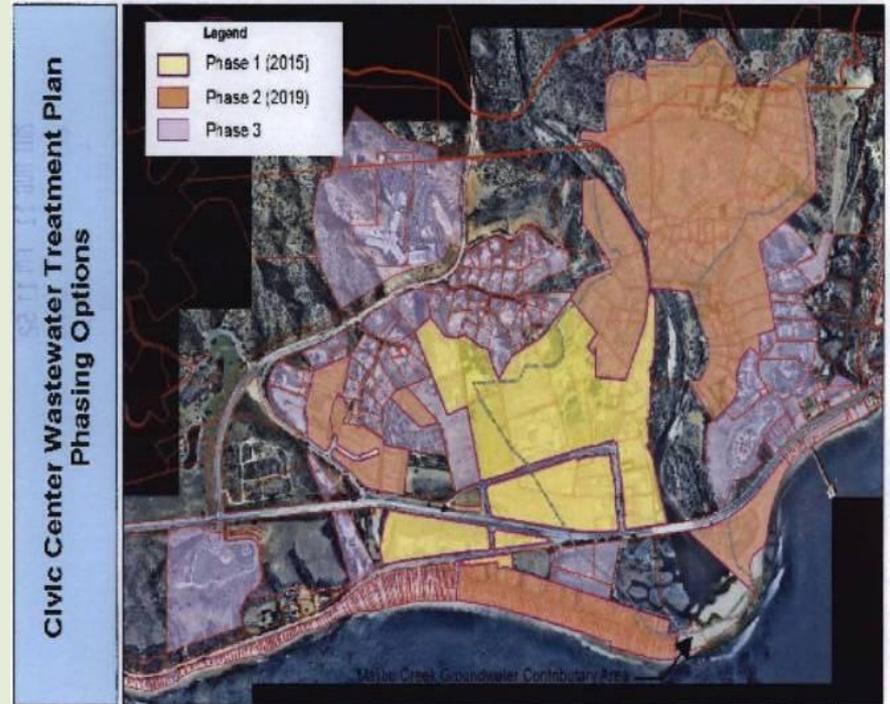
MOU requires that all properties in the orange shaded area be connected to a centralized wastewater treatment facility by November 2019.



# RWQCB & SWRCB MOU

## Phase Three (Purple Area)

MOU requires that upon completion of Phase One, Phase Two and based upon the results of a water quality sampling program, Phase Three may be required to be completed by November 2025



# CFD Boundary Map



SHEET 2 OF 2

**AMENDED BOUNDARIES OF  
CITY OF MALIBU  
COMMUNITY FACILITIES DISTRICT NO. 2012-1  
(CIVIC CENTER WASTEWATER TREATMENT PLANT DESIGN PHASE ONE)  
COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA**

This map amends and supersedes the proposed boundary map for City of Malibu Community Facilities District No. 2012-1 (Civic center Wastewater Treatment Plant Design Phase One), County of Los Angeles, State of California, prior recorded at Book 1 of Maps of Assessment and Community Facilities Districts at Page 85, as Document No. 20120960931, on June 28, 2012 in the office of the County Recorder for the County of Los Angeles, State of California.

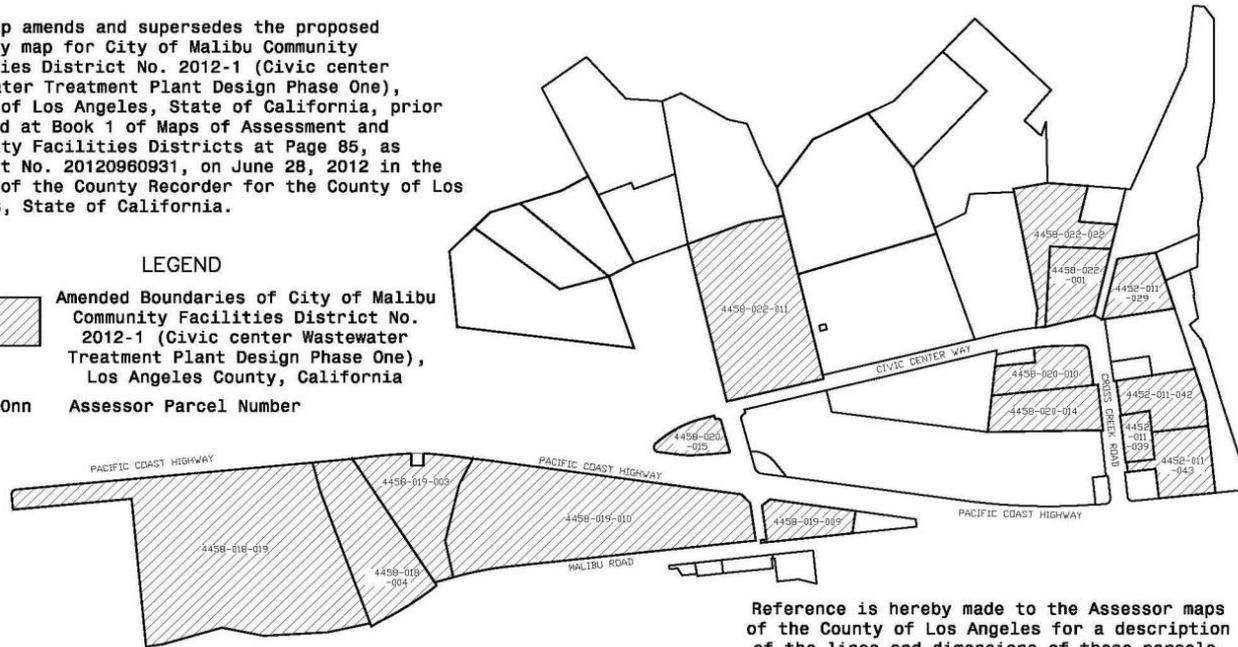
**LEGEND**



Amended Boundaries of City of Malibu Community Facilities District No. 2012-1 (Civic center Wastewater Treatment Plant Design Phase One), Los Angeles County, California

445n-0nn-0nn

Assessor Parcel Number

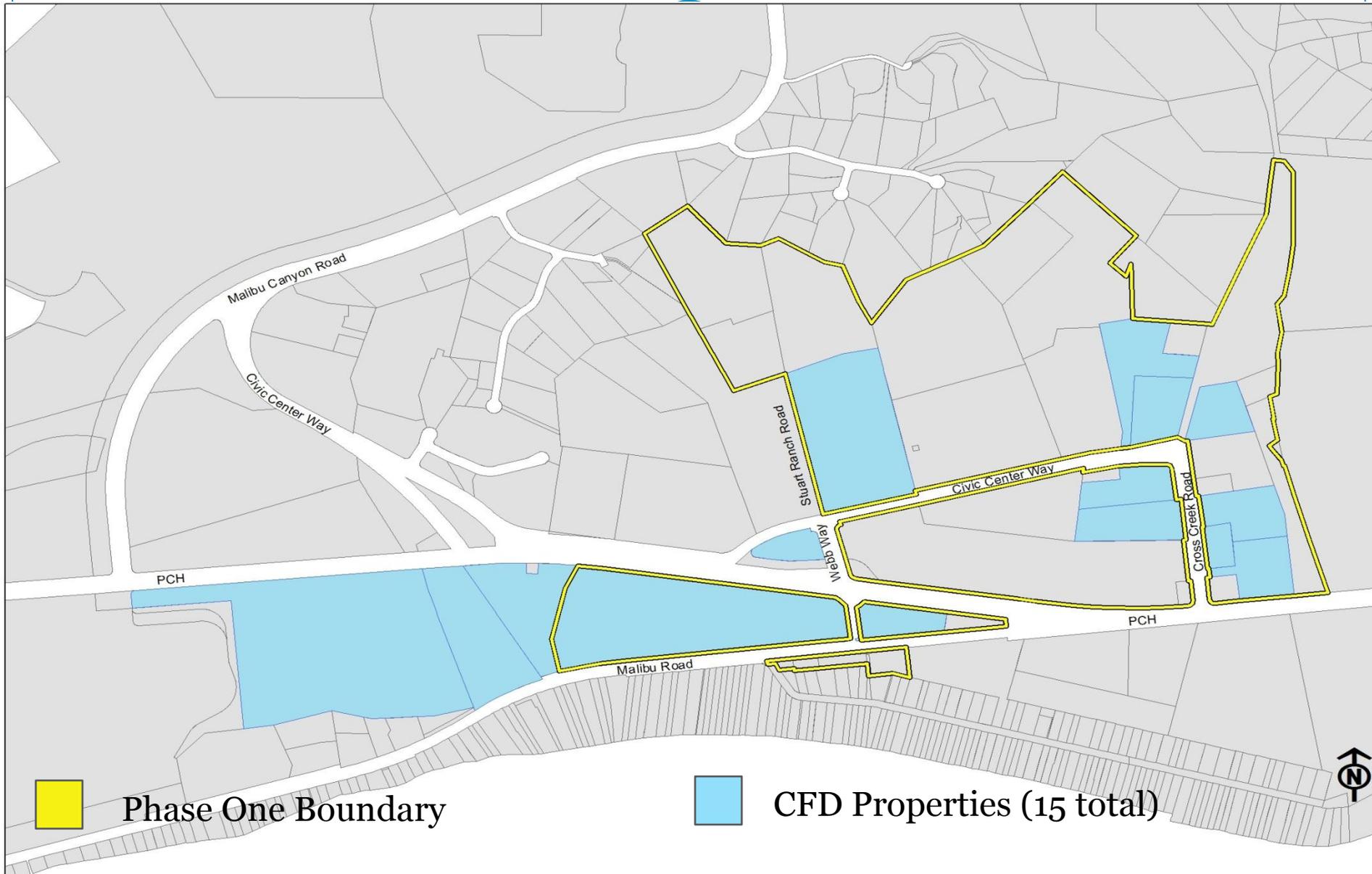


Reference is hereby made to the Assessor maps of the County of Los Angeles for a description of the lines and dimensions of these parcels.

The CFD creates a special tax for 15 properties located within the Prohibition Area.

No other properties in Phase One, Phase Two or Phase Three will be affected by the CFD.

# CFD Boundary Map & Phase One Boundary



# Wastewater Treatment Plant Design Costs



**\$6,500,000: Total anticipated design costs**

(includes amount spent to date by the City)

- Includes final design, the EIR, construction documents and permits to commence construction
- MOU Phase One design will be complete and the majority of design for future phases will be complete

Summary of City's financial commitment

\$2,545,256 spent to date

# Proposed Community Facilities District (CFD)

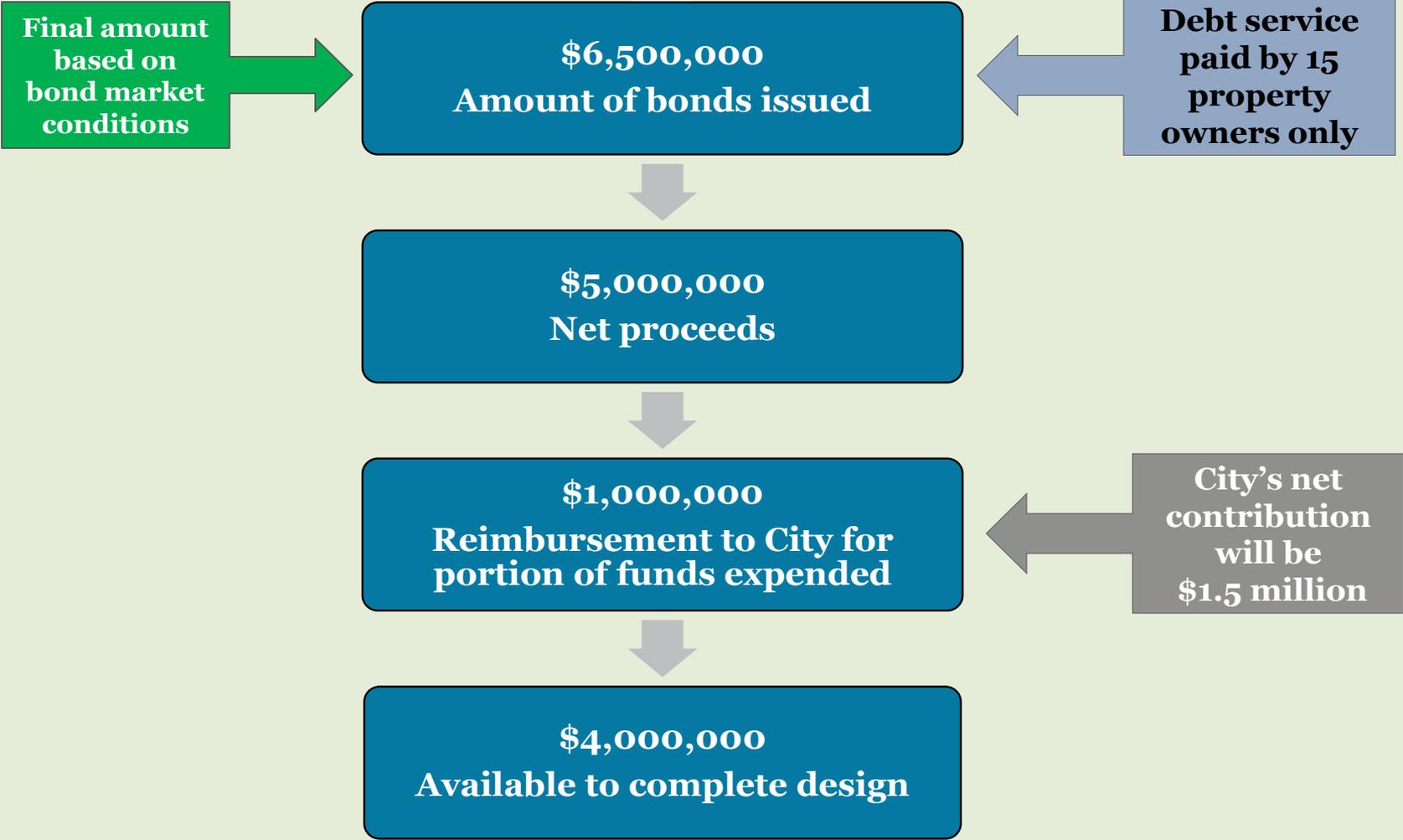


**A two-thirds by acreage majority vote must be obtained in order to levy a special tax or to issue bonds for the CFD.**

The vote is a landowner vote with each landowner having 1 vote for each acre of land (or portion thereof).

**Total Acreage: 76.9584 acres**  
**Total Parcels: 15 parcels**

# CFD Estimated Funding



# Special Tax Rates



Commercial Properties: \$12,495.74 an acre  
Residential Properties: \$ 2,499.15 an acre

These are the maximum rates that will support up to \$6,500,000 in bonds (\$5,000,000 net proceeds).

Actual Special Tax Rates cannot exceed the **maximum** rates listed above per acre.

# CFD Bond Financing Structure



CFD Bonds can be issued with 2-3 years of capitalized interest or through the issuance of capital appreciation notes.  
**Either scenario provides that property owners will not have a payment due for at least 2-3 years.**

The City anticipates establishing a Benefit Assessment District upon completion of the design of the project.  
**The CFD Bonds can be refunded with proceeds from the Benefit Assessment District.**

If the Benefit Assessment District does not get formed, the property owners of the 15 parcels will be responsible for the payments associated with the CFD bond issuance.

# CFD Process & Timeline



**June 25, 2012:** Council adopted Resolutions No. 12-29 & 12-30 indicating the City's **intent** to establish the CFD.

**August 13, 2012:** Public Hearing is held to initiate establishment of the CFD, the levy of the special tax and the necessity to issue bonds.

**November 20, 2012:** Election is held on the issuance of the bonds and the levy of the special tax.

**November 26, 2012:** Council certifies election.

**December 10, 2012:** Council enacts ordinance levying the special tax.

**January 14, 2013:** Council adopts resolution approving issuance of bonds.

**January - February 2013:** Bonds are sold and CFD is funded.

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## 4. Next Steps

- ❖ **December 31, 2012:** Quarterly Report to RWQCB
- ❖ **February 2013:** Consultant is directed to begin EIR and complete design work.
- ❖ **February 2013:** Work with RWQCB to establish adjustments to MOU time frames.

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## 5. Questions and Answers