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
1. **RWQCB**

   - **MOU Submittals**
       - RWQCB circulated Plan for public comments.
       - No official comments from Board.
     - City is current with all submittals to Board regarding MOU.
     - All MOU submittals to Board are posted on the City’s website.
2. **Wastewater Facilities Design**

- Design consultant has been placed on hold until the CFD is formed and bonds are sold.
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.
MOU requires that all commercial properties in the Civic Center Prohibition Area be connected to a centralized wastewater treatment facility by November 2015.
MOU requires that all properties in the orange shaded area be connected to a centralized wastewater treatment facility by November 2019.
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.
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.
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
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

- Final amount based on bond market conditions: $6,500,000
- Amount of bonds issued: $6,500,000
- Net proceeds: $5,000,000
- Reimbursement to City for portion of funds expended: $1,000,000
- Available to complete design: $4,000,000

Debt service paid by 15 property owners only

City’s net contribution will be $1.5 million
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.
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.
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