

CALIFORNIA DEBT AND INVESTMENT ADVISORY COMMISSION

**FUNDAMENTALS OF
LAND-SECURED FINANCING**

April 23, 2010
Hilton Ontario Airport Hotel
Ontario, California

AGENDA

- 8:00 AM** **Registration/Distribution of Seminar Materials/Breakfast**
- 8:30 AM** **Seminar Welcome and Opening Remarks**
*John Decker, Executive Director,
California Debt and Investment Advisory Commission*
- 8:45 AM** **Basic Structure of Assessment and Community Facilities Districts**
This session provides background information on requirements, eligibility, exactions, benefit findings and “reasonableness” determinations of assessment district versus community facilities district financings.
- 9:45 AM** **Pre-Formation Considerations**
This session reviews issuer considerations when choosing between special tax or assessment district financing for infrastructure. Speakers also discuss public works contracting versus project acquisition, assembling a resource team, and establishing a liaison with other local agencies and developers.
- 10:45 AM** **Break**
- 11:00 AM** **District Formation Process**
This session compares the steps involved in forming assessment and community facilities districts, including elections and balloting, levying assessments or special taxes, and financial reporting.
- NOON** **Luncheon**
- 1:00 PM** **Project Implementation**
This session reviews steps involved in implementing a project financed with community facilities district or assessment district bonds. Speakers cover considerations such as property acquisition, environmental clearances, and for developer deals, the topic of prevailing wages and the need for a written agreement between the local agency and the developer.
- 1:45 PM** **Bond Issuance**
This session reviews the mechanics of bond issuance. The speakers discuss the financing team, the structure of the financing, and the bond sale process, including whether the bonds should be sold through a negotiated or competitive process.

2:45 PM **Break**

3:00 PM **Administration of Liens and Bonds**

This session discusses local agency responsibilities for the ongoing administration of special taxes, assessments, and the bonds secured by both, as well as effective programs and strategies for managing delinquencies, including the expansion of collection efforts to respond to spiking delinquency rates where they occur.

4:00 PM **Closing Remarks**

Speakers:

Mello-Roos Financing Team:

Lawrence G. Rolapp, Principal, Fieldman, Rolapp & Associates

Susan Goodwin, Managing Principal, Goodwin Consulting Group

Jeff Rigney, Director, Special Districts Department, County of San Bernardino

Assessment District Financing Team:

Sam Sperry, Of Counsel, Meyers, Nave, Riback, Silver and Wilson

Joan Cox, Vice President and Manager of Financial Engineering, Harris and Associates

Emil A. Marzullo, Executive Director, Economic Development Agency, City of San Bernardino