

FUNDAMENTALS OF LAND-SECURED FINANCING

Friday, April 25, 2014

California Department of Transportation District 11 Training Center
Old Town San Diego
San Diego, California

AGENDA

8:00 AM Registration/Distribution of Seminar Materials/Breakfast

8:30 AM Seminar Welcome and Opening Remarks

Mark Campbell, 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 and 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 community facilities district special taxes, special district 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:

Maria Kachadoorian, Finance Director/Treasurer, City of Chula Vista

Tim Seufert, Managing Director, NBS

Robert Whalen, Partner, Stradling Yocca Carlson and Rauth

Assessment District Financing Team:

Dennis A. Anderson, Director, Financial Engineering Practice, Harris & Associates

David Bilby, Senior Debt Analyst, City of Temecula

Jim Fabian, Principal, Fieldman, Rolapp & Associates, Inc.