

# AGENDA STAFF REPORT

**DATE:** July 19, 2017

**TO:** Mayor and City Council

**APPROVED BY:** Armando G. Villa, City Manager

**PREPARED BY:** Eduardo Gutierrez, Acting Finance Director  
& Koppel and Gruber Public Finance

**SUBJECT:** The City Council of the City of Calexico Acting in its Capacity as the Legislative Body for the Calexico Community Facilities District No. 2013-1 (Gran Plaza) Adopt Resolution No. \_\_\_\_ Authorizing the Levy of Special Taxes within Improvement Area No. 1 of such District for Fiscal Year 2017-18

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**Recommendation:** That the City Council of the City of Calexico acting in its capacity as the legislative body for the City of Calexico Community Facilities District No. 2013-1 (Gran Plaza) Adopt Resolution No. \_\_\_\_ authorizing the levy of special taxes within Improvement Area No. 1 of such district for Fiscal Year 2017-18

**Background:** Community Facilities District (CFD No. 2013-1 Gran Plaza) was formed in 2013 as a legally constituted government entity established under the Mello-Roos Community Facilities Act of 1982. The Act provides an alternative method for the financing of certain public facilities and services. Specifically, this CFD is authorized to levy an annual special tax to pay, in whole or in part, the approved costs of the following:

- The administrative costs and other incidental expenses of the District.
- The interest scheduled for collection on the outstanding bonded indebtedness related to the District;
- The principal scheduled for collection on the outstanding term bonds related to the applicable Improvement Area;
- The sinking payments scheduled for collection on the outstanding term bonds relating to the applicable Improvement Area;
- Amounts, if any, needed to replenish the applicable Reserve Account of the Bond Fund to the level of the Reserve Requirement; and

**AGENDA  
ITEM**  
  
5

Adopt Resolution No. \_\_\_\_\_  
July 19, 2017

- Amounts, if any, required to bring the amount on deposit in the Rebate Fund to the required level.

A map of the CFD is attached. The authorized services are funded through the annual levy and collection of special taxes from all the property subject to the tax and located within the Improvement Area No. 1 of the district.

**Discussion & Analysis:** The special tax levy recommended in the report is the applied special tax rate under the current ordinance.

**Fiscal Impact:** The recommended levy for FY 2017-18 is \$17147.46 per acre.

\* \* \* \*

**Coordinated With:**  
Koppel & Grubber Public Finance.

**Attachments:** Resolution No. \_\_\_\_ authorizing levy of special taxes within CFD 2013-1

**RESOLUTION 2017-\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALEXICO,  
CALIFORNIA, DETERMINING AND LEVYING THE SPECIAL TAX  
IN COMMUNITY FACILITIES DISTRICT NO. 2013-1**

WHEREAS, The City Council (the "City Council") of the City of Calexico is the legislative body of Community Facilities District No. 2013-1 (Gran Plaza) (the "District"), which District was established pursuant to the provisions of the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Part 1, Division 2, Title 5 of the government code of the State of California (the "Act");

WHEREAS, this City Council, by Ordinance No. 1147 as authorized by Section 53340 of the Government Code of the State of California (the "Ordinance"), has authorized the levy of a special tax to pay for costs and expenses related to said District, and this City Council is desirous to establish the specific rate of the special tax for the District to be collected for the next fiscal year.

**NOW THEREFORE BE IT RESOLVED** by the City Council of the City of Calexico as follows:

Section 1: the preceding recitals are true and correct.

Section 2: that the City Council does, by the passage of this resolution authorize the levy of special taxes at the rates set forth in Exhibit "A" attached hereto, referenced and so incorporated.

Section 3: The rate determined and as set forth above does not exceed the amount as previously authorized by the Ordinance and is not in excess of that amount previously approved by the qualified electors of the applicable Improvement Area of the District, and is exempt from Proposition 218, Section XIID of the California State Constitution. After adoption of this Resolution, the City Manager or his/her designee, may make any necessary modification to these special taxes to correct errors, omissions or inconsistencies in the listing or categorization of parcels to be taxed or in the amount to be charged to any category of parcels; provided, however, that any such modification shall not result in an increase in the tax applicable to any category of parcels.

Section 4: The proceeds of the Special Tax shall be used to pay, in whole or in part, the approved costs of the following:

- A. The Administrative costs and other incidental expenses of the District.
- B. The interest scheduled for collection on the outstanding bonded indebtedness related to the District;
- C. The principal scheduled for collection on the outstanding term bonds related to the applicable Improvement Area;

- D. The sinking payments scheduled for collection on the outstanding term bonds relating to the applicable Improvement Area;
- E. Amounts, if any, needed to replenish the applicable Reserve Account of the Bond Fund to the level of the Reserve Requirement; and
- F. Amounts, if any, required to bring the amount on deposit in the Rebate Fund to the required level.

Section 5: The Auditor-Controller of the County of Imperial is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected, the installment of the special tax. Reference is made to attached Exhibit "A" for the maximum rates and applied rates of the Special Taxes.

Section 6: All applicable Special Taxes collected will be paid to the trustee for deposit in the applicable Special Tax Fund upon receipt by the City of Calexico from the Auditor-Controller pursuant to the terms of the Indenture of Trust.

Section 7: The Auditor-Controller shall, at the close of the tax collection period, promptly render to the City Manager or his/her designee a detailed report showing the amounts of the Special Tax installments, penalties, interest, and fees collected, and from which properties collected. Any expenses to be paid to the Auditor-Controller for carrying out the forgoing responsibilities shall be in accordance with a contract, if any, entered into between the district and the Auditor-Controller, pursuant to Section 29304 of the Government Code of the State of California or as otherwise provided by law.

Section 8: This resolution shall take effect immediately upon its passage and adoption.

**PASSED, APPROVED AND ADOPTED** this 19<sup>th</sup> day of July 2017, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

\_\_\_\_\_  
Maritza Hurtado, Mayor

ATTEST:

\_\_\_\_\_  
Erica Lacuesta, City Clerk

**EXHIBIT "A"**

**COMMUNITY FACILITIES DISTRICT NO. 2013-1  
(GRAN PLAZA)**

**IMPROVEMENT AREA NO. 1  
FISCAL YEAR 2017/2018  
SPECIAL TAX RATES**

| <b>Land Use Type</b> | <b>Maximum Special Tax Rate</b> | <b>Applied Special Tax Rate</b> |
|----------------------|---------------------------------|---------------------------------|
| Developed Property   | \$20,000.00 per acre            | \$17,147.46 per acre            |
| Undeveloped Property | \$20,000.00 per acre            | \$0.00 per acre                 |

**IMPROVEMENT AREA NO. 2  
FISCAL YEAR 2017/2018  
SPECIAL TAX RATES**

| <b>Land Use Type</b> | <b>Maximum Special Tax Rate</b> | <b>Applied Special Tax Rate</b> |
|----------------------|---------------------------------|---------------------------------|
| Developed Property   | \$20,000.00 per acre            | \$0.00 per acre                 |
| Undeveloped Property | \$20,000.00 per acre            | \$0.00 per acre                 |

**BOUNDARY MAP**  
**COMMUNITY FACILITIES DISTRICT NO. 2013-1 (GRAN PLAZA)**  
**IMPROVEMENT AREAS NO. 1 AND NO. 2**  
 CITY OF CALEXICO, COUNTY OF IMPERIAL, STATE OF CALIFORNIA

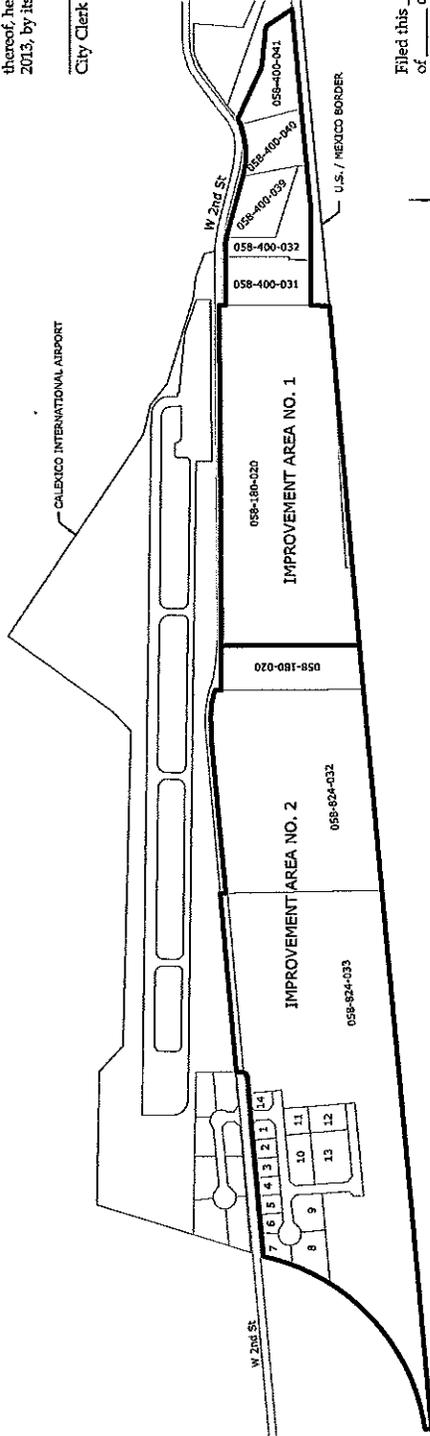
SHEET 1 OF 1

Filed in the Office of the City Clerk of the City of Calexico, this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

City Clerk

I hereby certify that the within map showing Boundaries of the City of Calexico Community Facilities District No. 2013-1 (Gran Plaza) County of Imperial, State of California, was approved by the City Council of the City of Calexico at a regularly scheduled meeting thereof, held on the \_\_\_\_\_ day of \_\_\_\_\_, 2013, by its Resolution No. \_\_\_\_\_

City Clerk



- 1: 058-824-001
- 2: 058-824-002
- 3: 058-824-003
- 4: 058-824-004
- 5: 058-824-005
- 6: 058-824-006
- 7: 058-824-007
- 8: 058-824-008
- 9: 058-824-009
- 10: 058-825-001
- 11: 058-825-002
- 12: 058-825-020
- 13: 058-825-021
- 14: 058-826-001

Filed this \_\_\_\_\_ day of \_\_\_\_\_, 2013, at the hour of \_\_\_\_\_ o'clock \_\_\_\_\_ pm., in Book \_\_\_\_\_ of Maps of Assessment and Community Facilities Districts, Page \_\_\_\_\_ and as Instrument No. \_\_\_\_\_ in the Office of the County Recorder, in the County of Imperial, State of California.

County Recorder, County of Imperial