

City of Cathedral City



Unfunded CIP Projects & Funding Options Presented by

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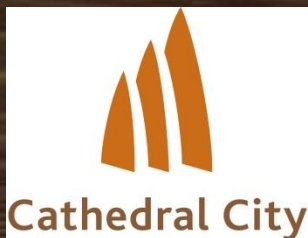
Unfunded Capital Improvement Projects

- Replacement/Relocation Fire Station 411	\$ 5.0 million
- Festival Park Phase I	\$ 3.5 million
- Festival Park Phase II	\$ 2.5 million
- Dog Park	\$ 500,000
- Pickleball Courts	\$ 2.0 million
- North City Park 15 parcels- Landau	\$ 5.0 million
- 7.5 acres adjacent to wash in Dream Homes	\$ 7.8 million
- Replacement Storage Yard- Works Building	\$ 750,000
- 26 acres passive park	\$ 3.0 million
- Street Improvements for Major Arterials <small>(Date Palm, Dinah Shore, Landau & Varner)</small>	\$30.0 million
- Street Improvements for misc. residential streets	<u>\$25.0 million</u>
TOTAL	\$85.1 million



Funding Option Assessment District Formation

Formation, findings of
special benefit, imposition of
assessments, financing options



Assessment District Formation

An assessment district is “an area determined by an agency to contain all parcels which will receive a special benefit from a proposed public improvement or property-related service.” CA Const. Art. 13D Sec. 2.

- The City is an “agency” for purposes of the assessment district law.

Assessment District can impose “Assessments” on real property

“Assessment” means any levy or charge upon real property by an agency for a special benefit conferred upon the real property.

- ▣ “Special benefit” means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute ‘special benefit.’”

Majority Protest/Legal Challenge

- **City Adopts a Resolution of Intention to form a City wide Assessment District**
- **Mail Ballots are distributed to the community**
- **Ballots are tabulated at the conclusion of the public hearing.**
- **Ballots are weighted according to the proportional financial obligation of the affected property.**
- **Agency cannot impose an assessment if there is a majority protest.**
- **In any legal action contesting the validity of any assessment, the burden would be on the Assessment District to demonstrate that the property in question received a special benefit and not a general benefit.**

Financing Options & Next Step

- Authorization to engage an Assessment Engineer to complete an Engineers' report to determine the EDU (Equivalent Dwelling Unit) value of the special benefit to the appropriate parcels.
- Pay as-you-go or revenue bonds
- Taxable or tax-exempt bonds
- Public or private placement of bonds
- Lease Financing availability for Public Facility
- General Obligation Bond

