



**Board Administrative Committee
October 1, 2020**

SUBJECT:

Adopt a Proposed Resolution of the Board of Directors of Eastern Municipal Water District Approving a Joint Community Facilities Agreement as to Form for Hemet Unified School District Community Facilities District No. 2020-4

BACKGROUND:

Hemet Unified School District (HUSD) is forming Community Facilities District (CFD) No. 2020-4 pursuant to the provisions of the Mello-Roos Community Facilities Act of 1982. The Governing Board of HUSD approved the Resolution of Intention to form this CFD on September 1, 2020. The Public Hearing is scheduled for October 20, 2020. This project is planned for 92 single family homes within Tract No. 29128-8. The CFD is located in the City of Hemet, south of Esplanade Avenue, and east of Warren Road, as depicted on the attached Boundary Map (Exhibit C).

The landowner, Jeffrey MDM Partners VII, LLC, and HUSD have requested Eastern Municipal Water District (EMWD) enter into a Joint Community Facilities Agreement (JCFA) relating to HUSD CFD No. 2020-4. LandCap Investment Partners, LLC will be the developer on this project. This CFD will comply with EMWD's land secured guidelines as they relate to maintaining an overall effective tax rate that does not exceed two percent at the time of bond sale. The CFD will finance school fees, City of Hemet fees, EMWD facilities, and EMWD facility costs in lieu of fees. EMWD will own and operate the water and sewer improvements financed through this CFD. In addition, HUSD agrees that they will not place EMWD's name on the property tax roll for any property tax bills within HUSD CFD No. 2020-4.

The Resolution (Exhibit A) approving the Joint Community Facilities Agreement (Exhibit B), as to form, will authorize the President, or the General Manager, or Deputy General Manager, or the Chief Financial Officer of EMWD, and the Secretary of the Board of Directors of EMWD to execute and deliver the Joint Community Facilities Agreement.

FINANCIAL IMPACT:

None

STRATEGIC PLANNING GOAL/OBJECTIVE:

Financial Stability: Enhance and maintain EMWD's strong financial position and credit quality by identifying and implementing specific opportunities to improve underlying financial metrics.

ENVIRONMENTAL IMPACT:

None

RECOMMENDATION:

Adopt the proposed Resolution approving a Joint Community Facilities Agreement as to form between Hemet Unified School District, Eastern Municipal Water District, and Jeffrey MDM Partners VII, LLC, for Hemet Unified School District Community Facilities District No. 2020-4.

SUBMITTED BY:



Paul D. Jones II, P.E., General Manager

9/21/2020



Laura Nomura, Deputy General Manager

9/18/2020

Attachment(s):

Exhibit A - Resolution Approving JCFA

Exhibit B - Joint Community Facilities Agreement

Exhibit C - Boundary Map

10/21/20 Board Meeting

Staff Contact: Thomas Hays