



City of Anaheim

DEPARTMENT OF PUBLIC WORKS

Gary E. Johnson, Director of Public Works and City Engineer

To City Manager/City Council

From *gjb* Gary E. Johnson, Director of Public Works and City Engineer

Date: July 11, 2006

RE: CITY COUNCIL WORKSHOP FOR THE PLATINUM TRIANGLE SPECIAL DISTRICTS FORMATION FOR PROPOSED COMMUNITY FACILITIES DISTRICT/ASSESSMENT DISTRICTS

BACKGROUND

In December 2005, a workshop presentation was held to discuss the required major public infrastructure improvements for The Platinum Triangle Area and to address their implementation and financing. The City's approach was to develop an Implementation Plan for Backbone Public Works Facilities and a Financing Program for the Public Infrastructure in The Platinum Triangle. These programs are similar to that developed for the Anaheim Resort and address the magnitude of the need, staging and phasing of construction options, costs and schedules to provide the infrastructure when needed.

Since that time, we have been refining the costs for both construction and maintenance of these improvements.

DISCUSSION

The Platinum Triangle Area has been divided into two areas. The "Core" includes all property within the Arena District, the Gateway District, the Gene Autry District, the Katella District and the Stadium District. The "Outer Ring" consists of all other properties within the Platinum Triangle Area. The estimated cost for the backbone infrastructure within the Core is \$176,000,000 and for the Outer Ring is \$26,000,000. The Core infrastructure is to be financed with bonds payable from a special tax levied within a community facilities district (CFD) covering the Core properties. The Outer Ring infrastructure is to be financed with bonds payable from assessments levied within an assessment district covering the Outer Ring Properties. Maintenance costs are to be financed with assessments levied within two separate maintenance assessment districts, one covering the Core properties and the other covering the Outer Ring properties. Additional police, fire and paramedic services within the Core are to be financed with a second special tax levied within the Core CFD.

The special tax rates for the Core CFD have been preliminary identified. For new development, the maximum special tax for facilities is estimated at \$800 to \$3600 per dwelling unit based on size of unit and is estimated at \$1.90 per square foot of non-residential building. The maximum tax for police, fire and paramedic services is estimated at \$350 per dwelling unit. Based on these special tax rates, the total effective tax rate for residential units is estimated at 1.66%.

The next step will be for Council to adopt two Resolutions for the Core CFD, the resolution of intention to form the Core CFD and the resolution deeming it necessary to incur bonded indebtedness for the Core CFD. Both Resolutions will be for Council consideration in

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Subject: City Council Workshop for The Platinum Triangle Implementation Plan for Public Works Backbone
Facilities Improvements and The Platinum Triangle Feasibility Study for Proposed Community Facilities
District/Assessment District

August 2006 and will set a date (in September) for a public hearing on the Core CFD and the incurrence of debt by the Core CFD.

At the close of the public hearings for the Core CFD, Council will adopt several Resolutions, the resolution of formation of the CFD, the resolution to incur bonded indebtedness and the resolution calling for a special election in December 2006. These Resolutions will be for Council consideration in September 2006.

At the election, the qualified electors will vote on the proposition to levy the Core CFD special taxes, to authorize the incurrence of debt by the Core CFD and to establish an appropriations limit for the Core CFD. If two-thirds or more of the qualified voters voting at the election vote in favor of the proposition, the proposition will pass and the Core CFD will be authorized to levy special taxes and issue bonds.

The resolutions of intention for the Outer Ring assessment district and for the two maintenance districts will be for Council consideration in October 2006. Protest hearings and balloting for the assessment districts will be held in December 2006.

Attachments

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c Tom Wood
Joel Fick
Natalie Meeks
Eric Wiebke
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