



County of El Dorado

OFFICE OF AUDITOR-CONTROLLER

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JOE HARN, CPA
Auditor-Controller

BOB TOSCANO
Assistant Auditor-Controller

July 21, 2017

Board of Supervisors
County of El Dorado
330 Fair Lane
Placerville, California 95667

**RE: Authorize Auditor-Controller to Execute Contracts with Firms for Proposed
Community Facility District Formation and Financing**

Ladies and Gentlemen:

Recommendation:

The Auditor-Controller and Chief Administrative Officer recommend that the Board of Supervisors authorize (1) the Auditor-Controller to negotiate and execute all necessary contracts related to the proposed community facilities district formation and financing requested by Lennar Winncrest, LLC (the "Developer") for certain subdivisions herein called "Bass Lake Hills area" after each agreement has been approved by County Counsel and Risk Management; specifically, Jones Hall (Bond and Disclosure Counsel), Stifel, Nicolaus & Company (Underwriter), Seevers Jordan Ziegenmeyer (Appraiser), and NBS Government Finance Group (NBS/GFG) (Special Tax Consultant); and other consultants, as needed. (2) Authorize the Auditor-Controller to execute the Deposit and Reimbursement Agreement between El Dorado County and the Developer upon final approval by County Counsel and Risk Management; and (3) authorize the Auditor-Controller to work with the Assessment & Community Facilities District Screening Committee members and contracted consultants to consider the Developer's request to begin the proceedings of forming and financing a new Mello Roos District.

Reason for Recommendation:

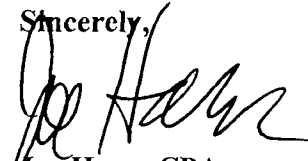
The Developer has requested that the County consider the formation of Bass Lake Hills Community Facilities District (CFD), and possible issuance of Mello Roos Bonds. In accordance with the Development Agreement between the County and the Developer that was approved in 1996, the County is required to assist the Developer in obtaining community facilities district or assessment district financing for infrastructure needed for the Bass Lake Hills area.

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Fiscal Impact:

This item will have no impact on the County General Fund. The contracts with underwriter and bond counsel will be contingent fee agreements. There will be no cost to the County unless the bonds are refunded, in which case the costs will be paid out of the proceeds from the bond sale. The cost of the pricing consultant and special tax consultant will be advanced by the Developer who would then be reimbursed with proceeds from the bond sale.

Sincerely,



Joe Harn, CPA
Auditor-Controller

cc: Don Ashton, CAO
C.L Raffety, Treasurer-Tax Collector