

DTA DAVID TAUSSIG & ASSOCIATES

Public Finance and Urban Economics

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STATEMENT OF QUALIFICATIONS – DAVID TAUSSIG & ASSOCIATES, INC.

DTA is a public finance and urban economics consulting firm that specializes in the preparation of financing plans and the implementation of public finance mechanisms used to fund the construction of public capital facilities and the provision of public services. Our corporate office is located in Newport Beach, California, with branch offices in Riverside and San Francisco, California, as well as in Dallas, Texas.

DTA's consulting services include:

- Special Tax and Assessment Engineering
- Public Infrastructure and Public Services Financing Strategies
- Public Private Partnerships
- Fiscal and Economic Impact Analyses
- Proposition 218 and AB 1600 Compliance Studies
- Redevelopment Finance
- Economic Development and Revitalization Studies

Since its establishment in 1985, DTA has focused its work on the financing of public infrastructure and services, and has completed consulting assignments in this area for more than 2,500 clients in California, Arizona, Hawaii, Illinois, New Mexico, Nevada, Texas and Washington. During this period, the firm has been involved in the formation of almost 2,000 public finance districts, with total bond authorizations exceeding \$50 billion. Our financing programs have utilized a variety of public financing mechanisms such as Community Facilities Districts, Assessment Districts, Tax Allocation Bonds, Certificates of Participation, Sewer and Water Revenue Bonds, Marks-Roos Bond Pools, Landscaping and Lighting Districts and various types of fee programs. **DTA's level of experience with CFD/AD formations is unequalled, as our firm is the State of California's leading special tax consultant/assessment engineer, having prepared special tax/assessment formulas on behalf of public agencies for the establishment of over 1,000 CFDs/ADs.** We are also a State leader in CFD/AD administration, as we are currently servicing approximately 300 CFDs/ADs. In addition, DTA has considerable experience establishing a variety of types of financing districts and property owner associations for the purpose of funding public service shortfalls created by new development.

1. SPECIAL DISTRICT EXPERIENCE

DTA's special district experience takes many forms, including the following:

- **Broad-based Experience:** DTA has considerable experience with virtually every CFD/AD scenario imaginable. Our firm has participated in districts with single and multiple property owners; improvement areas and zones; single and

multiple series of bonds; escrowed bonds; fixed and variable rate and capital appreciation bonds, and residential and non-residential land uses. DTA has developed apportionment methodologies for the financing of master plan capital improvements, local subdivision improvements, public services, and even the undergrounding of existing overhead utilities. We have established districts with as few as 100 dwelling units and as many as 20,000 dwelling units. Our staff have participated in numerous refundings and restructurings as well. This experience gives us the ability to analyze a municipality's needs and match those needs with the financing mechanism that will maximize the capacity of a financing program, while minimizing burdens on homebuyers and other property owners. Furthermore, the variety of financing structures for which we have provided these services have given us a perspective and level of skill that is unmatched. DTA's financial consulting services and work products reflect the scrutiny and refinement that can only come through such extensive experience. This experience can be crucial in identifying and resolving issues and helping a city or county to avoid the pitfalls that we have seen cause problems for other municipalities;

- **Legal Knowledge:** Our senior professional staff is not only intimately familiar with the Municipal Improvement Act of 1913, Improvement Bond Act of 1915, Landscaping and Lighting Act of 1972, Benefit Assessment Act of 1982, Mello-Roos Community Facilities Act of 1982, and Proposition 218, but also has extensive real world experience with each of their applications. This means that our advice and consulting services are not merely a restatement of industry practices, but are grounded in a true understanding of specific statutes;
- **Innovation:** Having been involved with Mello-Roos consulting services since the financing program's infancy, DTA has pioneered many of the industry's techniques and standards. In fact, many of our competitors simply copy our work product rather than develop their own. Today, DTA continues to seek innovative solutions and refine our work product to better serve and protect our clients;
- **Adaptability:** Each member of DTA's professional staff has considerable experience in computer-based financial analysis and modeling. This experience gives DTA the ability to adapt and create new models to meet any of a municipality's changing needs; and
- **High-Level Support:** DTA's clients receive high levels of personal attention from senior staff, with the Managing Director or a Vice President always available to meet with public agency staff and other groups. As a result of the loyalty of DTA's senior staff, many of whom have worked with us for ten years or more, DTA is able to offer a level of management expertise that is unequalled throughout the field of special tax consulting.

2. **ADMINISTRATION EXPERIENCE**

In addition to being the State's leading special tax consultant/assessment engineer for

the formation of CFDs/ADs, DTA has also been a State leader in the enrollment and collection of special taxes/assessments for almost twenty-five years. Therefore, unlike many consulting firms, we bring a depth of experience that is only achieved by providing consulting services related to both the formation and administration of special districts. Furthermore, DTA's ability to retain the vast majority of its senior employees enables our firm to provide management expertise that is without peer in the special tax consulting field. The fact that DTA, unlike other firms, encourages its employees to work on both the formation and the administration of CFDs and ADs, has provided our staff with a more comprehensive understanding of the details involved in implementing a successful CFD/AD.

DTA is currently administering approximately 300 CFDs and ADs annually. Our staff is extremely knowledgeable with respect to the relevant State statutes governing the enrollment of special taxes and assessments and has helped establish the industry's practices through our participation in various trade groups, such as CASTOFF. We are also familiar with the County Auditor-Controller, Assessor, Treasurer-Tax Collector, and Recorder practices, which is critical for the successful administration of these special districts. DTA fully utilizes all internet resources, and our staff regularly accesses Assessor and title company files as necessary to establish overlapping debt information and perform other due diligence functions related to CFD/AD formation and annual administration.

3. SMARTMUNI™

DTA's latest innovation is SmartMuni, a sophisticated and powerful web cloud-based software platform for annual special district administration. SmartMuni has been developed over a period of years by DTA staff, and reflects our 25 years of special district administration experience. Major features of SmartMuni are summarized below:

- **Flexibility:** SmartMuni is capable of accommodating virtually any assessment methodology. The flexible interface allows end users to define each component of an assessment methodology, including land use, assessment class, annual escalation, etc.
- **Audit Trail:** SmartMuni builds audit trails during the completion of tasks, allowing end users to review their work and tract parcel additions, deletions and edits.
- **Efficiency:** SmartMuni automates numerous district administrative tasks such as parcel changes, assessment calculation and delinquency monitoring, which minimizes district administration costs as well as errors.
- **District History:** SmartMuni maintains history at both the parcel and district level to support prior year inquiries and/or audits.
- **Reporting:** End users can easily create custom reports using SmartMuni's flexible reporting interface.

- **Client Accessibility:** Since SmartMuni is a web-based platform, DTA's special district clients will be able to access their district information via internet, without the need to install additional software.

4. **PROGRAM MANAGEMENT / CONSTRUCTION MANAGEMENT EXPERIENCE**

DTA's extensive background in the financing of infrastructure and public facilities uniquely positions our firm to assist clients in the implementation and construction of such facilities. Once the financial mechanisms are in place, DTA's engineering staff provides various skills and services related to Program Management and Construction Management that ensure a smooth transition from the design and finance stage to actual construction. DTA's services include: critical path scheduling, cash flow reporting, value engineering, status reporting, funding assistance, bid solicitation and analysis, contract administration, contract change management, claim resolution, constructability review, utility coordination, schedule analysis, and project coordination.

5. **REFERENCES**

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