

MEETING DATE: **01.23.12**

AGENDA ITEM: Approval of a Professional Services Agreement with NBS for Special Tax Consulting Services Related to the Development of a Community Facilities District for the Washington/National Transit Oriented District.

ATTACHMENTS

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1. Proposal from NBS	1-17
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Proposal to Perform

**Special Tax Consulting Services
Related to the Proposed Culver City Washington-National
Area Community Facilities District**

for the

City of Culver City

January 6, 2012

Main Office

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January 6, 2012

Ms. Elaine Gerety Warner
Senior Management Analyst
City of Culver City
9770 Culver Blvd, 3rd Floor
Culver City, CA 90232

Subject: Proposal for Special Tax Consulting Services related to the Proposed Washington-National Area Culver City Community Facilities District

Dear Ms. Gerety Warner:

Thank you for the opportunity to submit this proposal to the City of Culver City ("City") to assist with Special Tax Consulting Services related to the proposed Washington-National area Culver City Community Facilities District ("CFD"). We are confident the contents included herein demonstrate our ability to perform the tasks necessary to complete this project. Our objective is to provide coordinated, comprehensive, and cost effective services that will enhance the efforts of the City to serve its constituents in the area of the Washington-National Metro Rail station.

In addition to our current work with the City, our experience includes working with over 250 local governments, representing hundreds of districts, performing many types of Special Financing District Formation projects. NBS has the strongest team in the industry. To demonstrate this, please note our experience as it applies to this project and what differentiates us from our competition:

- NBS works with public agencies and stakeholder groups across California. NBS has been responsible for the formation, administration, and renewal of districts representing over one million parcels.
- NBS works extensively within Los Angeles County, including the Cities of Los Angeles, Long Beach, Palmdale, La Habra Heights, and Santa Clarita, and is very familiar with the County processes and data sources.
- NBS has extensive experience in both registered voter and land owner CFD elections.
- NBS claims the fastest full formation of a Property and Business Improvement District in California.
- NBS has been involved in some of California's most successful revitalization efforts including Downtown Long Beach and the Town of Mammoth Lakes.

The recommended next step to determine the possibility of establishing a CFD in the area of the Washington-National Metro Rail station is to establish policies and procedures related to CFDs, analyze the City's Charter to determine if a Municipal Ordinance should be established or state law should be used, prepare a financial modeling report with proposed methodologies and rates along with details outlining the CFD formation process and timeline. Once those pieces are in place, the CFD formation process can commence.



On behalf of the NBS team, we thank you again for the opportunity to submit this proposal. We look forward to assisting the City with consulting services as it relates to the establishment of a new CFD in Culver City. If you have any questions please do not hesitate to contact me via phone at (800) 676-7516 or e-mail at gdauidson@nbsgov.com.

Sincerely,



Greg Davidson

Director

NBS, 32605 Temecula Parkway, Ste. 100, Temecula, CA 92592

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NBS INTRODUCTION

NBS is an independent firm that assists local governmental agencies, including Cities, Counties, Special-purpose districts (including water, sewer) and School districts.

For nearly 15 years, NBS has assisted these agencies with specific public finance tasks and engineering projects related to the use of Special Financing Districts (“SFD’s”), which include special assessment and special tax districts. This is the primary focus at NBS, and we are committed to providing on-going administration, assessment engineering, financial consulting, special tax consulting and other related services. The firm was founded in 1996 by experienced finance and engineering professionals, and has worked with more than 250 public agencies to date.

Our staff is extremely experienced in formation services and in all manners of special assessment, tax, and fee districts; from PBIDs to CFDs, Landscape districts, 1915 Act assessments, and more. We have worked with every type of SFD in almost every County in the State.

Further, the staff at NBS is intimately involved with the latest practices and legal changes for SFDs. We not only participate in educational updates, but we provide in-depth training during our annual workshops. We are also commonly asked by various organizations to speak at annual conferences and seminars (such as the CDA, CMTA, CSDA, League of CA Cities, etc.). Our SFD primer, available for download from the NBS website (www.nbsgov.com), has been credited as the best publication on SFDs in a decade by prominent industry professionals. Lastly, NBS is active with legislation affecting the use of SFDs, with significant input on the Proposition 218 related recent bill SB 321, for example. We will continuously keep City staff up to date, via meetings, newsletters, training, etc.

INTRODUCTION TO PROJECT

The Los Angeles County Metropolitan Transportation Authority (“Metro”) is currently constructing the first phase of the Exposition Transit Corridor to Culver City which will connect downtown Los Angeles with the Westside and Culver City. The second phase of the project will continue rail service to Santa Monica.

The area surrounding the new station at Washington and National is currently designated as a Transit Oriented Development zone and a Community Benefit District area. The Community Benefit District designation provides incentives for certain public facilities to be provided as part of development. In this case, public parking, pocket parks, open space streetscape improvements and shuttle bus funding are the amenities expected from development.

The City is considering the formation of a CFD to fund the public facility capital improvements, the ongoing maintenance of the improvements or both. NBS offers our support and service to Culver City via this proposal. NBS is a firm that specializes in generating revenue for the public sector. Further, we have formed numerous CFDs to fund capital improvements and ongoing maintenance.

We have discussed an initial exploratory phase related to the potential CFD formation. NBS is prepared to evaluate and recommend policies and procedures for CFD formation, analyze the City’s Charter to determine if a Municipal Ordinance should be established or state law should be used and prepare a financial modeling report with proposed methodologies and rates along with details outlining the CFD formation

City of Los Angeles
MIRANDA PASTER
SPECIAL ASSESSMENTS
MANAGER

“I appreciate the time that you and Greg Davidson have given to the Wilmington Industrial proposed Business Improvement District project, as well as keeping the City Clerk’s Office apprised of your ongoing involvement with the proponent group.”

process and timeline. Once those pieces are in place, NBS is prepared to execute the CFD formation, including preparation of required mapping, rate and method of apportionment and other documents. To that end and for your reference, we offer a scope of service and fee proposal for Special Tax Consulting Services related to a Community Facilities District.

SCOPE OF SERVICES

NBS shall provide the following scope of services for the City.

PHASE I	
Activity	Deliverables
Task A. Initial meeting with Culver City Group All hands meeting – It is imperative that all of the stakeholders, staff, and NBS have an initial meeting to fully understand the parameters, possibilities, and any limitations for a successful effort. The timeline and issues thereof can be vetted in this initial meeting(s).	Timeline
Task B. Draft CFD Policies and Procedures Prepare draft CFD Policies and Procedures document which is consistent with the City's goals and CFD law.	CFD Policies and Procedures document
Task C. Analyze CFD law, determine if Municipal Ordinance is desired California's CFD law will be analyzed related to the project goals, any strengths or deficiencies noted and compared to potential Municipal Ordinance.	Analysis
Task D. Financial Modeling Based on the area designated as Transit Oriented Development District and Community Benefit District, NBS will analyze potential rates and methodologies based on property characteristics and tax base factors to fund capital improvements, ongoing maintenance or both. The final report will also include an outline of necessary steps to complete the formation of a CFD along with a proposed timeline	Report

PHASE II	
Activity	Deliverables
Task A. Community Outreach NBS will be available for one full day of meetings and information sessions with property owners, elected officials and other stakeholders. All printed or visual material is included.	Outreach Presentation Materials
Task B. Outreach Toolkit NBS will prepare additional printed and visual material for City staff to conduct additional outreach as necessary.	Outreach Presentation Materials

PHASE III	
Activity	Deliverables
Task A. Establish CFD Formation Team NBS will assist the City in contacting providers of the required professional services for a CFD formation.	Participant List
Task B. Formation Kickoff Meeting NBS will meet with City staff and other participants to establish lines of communication, clarify project goals and identify any special circumstances.	Timeline
Task C. District Boundaries and Mapping NBS will establish the boundary of the CFD, verify ownership based on the last equalized tax roll and prepare the Boundary Map in the format required.	Parcel Listing and Boundary Map
Task D. Rate and Method of Apportionment, Special Tax Modeling NBS will formulate and present the Rate and Method of Apportionment and pro forma to model the special tax based on various land uses, development and structure presented in the Rate and Method of Apportionment	Rate and Method of Apportionment and Special Tax Modeling Pro Forma
Task E. Special Tax Report Based on the results of reviews, discussions modifications and feedback, NBS will prepare a detailed written report which includes the project cost estimate, Rate and Method of Apportionment and Boundary Map.	Special Tax Report
Task F. Public Hearing NBS will present all necessary testimony and respond to public comments regarding the CFD formation proceedings.	Provide Testimony
Task G. Data for Bond Documents NBS will provide certain disclosure data for bond documents, including the Official Statement. Such data may include parcel data, assessed valuation, special tax classification, value to lien and other relevant data for proper disclosure to potential bond investors. NBS will also review bond documents prepared by legal counsel and other participants.	Disclosure Data
Task H. Filing CFD Documents NBS will record the Boundary Map and Notice of Special Tax Lien with the County Recorder's office in compliance with applicable law.	Recorded Boundary Map and Notice of Special Tax Lien

KEY PERSONNEL

Staff Qualifications and Experience

NBS is staffed with seasoned experts who are dedicated to providing our clients with the best possible results. While we will commit the individuals identified below for the duration of the City's project, please note that NBS has the infrastructure necessary to deliver the City required work products in any unforeseen conditions that require additional labor efforts. We also have an extensive group of individuals available for any quality assurance/quality control efforts beyond those anticipated.

The NBS staff is fully conversant with all changes to laws, codes, and regulations affecting local governments. Recognized as leaders in their field, they are often asked to teach continuing education courses, serve as expert witnesses, and participate in workouts for troubled agencies. In addition, NBS staff works with our clients as partners by developing an intimate knowledge of their needs and responding with strategic and timely solutions.

Project Team Structure

NBS certifies that the following individuals will perform the work for the City:

- **Pablo Perez, Client Services Director:** Mr. Perez will be responsible for obligating NBS to all commitments, schedule, and pricing for the project. Pablo will ensure that the City's fundamental objectives for the Special Tax Consulting Services are being met at all times.
- **Greg Davidson, Project Manager:** Mr. Davidson will work closely with the City's designated project manager to monitor the project schedule and delivery of work products to the City's satisfaction. He will serve as the primary contact for City staff and will provide senior-level technical analysis as warranted throughout the project.
- **Sara Mares, Senior Consultant:** Under the direction of the Project Manager, Ms. Mares will serve as the secondary point of contact for City staff. Sara will perform all day-to-day activities related to the Special Tax Consulting Services.
- **Tiffany Ellis, Financial Analyst:** Under the direction of the Project Manager, Ms. Ellis will serve as an additional secondary point of contact for City staff. Tiffany will support all day-to-day activities related to the Special Tax Consulting Services.

Organizational Chart

*Reporting structure
for the project team:*



Professional Biographies

Pablo Perez, Director

Project Role: Client Services Director

Pablo Perez is a Director with NBS where he and his staff form and administer various types of Special Financing Districts (SFD). He has over 20 years of experience, and is actively involved with district formations and bond issuance/refunding analysis as well as daily management of district administration operations. He also performs feasibility studies and related financial projects.

- **SFD projects:** Pablo has significant experience with many types of SFD's including:
 - 1972 Act Maintenance Districts
 - Standby and other Fees and Charges
 - 1915 and 1911 Act Assessment Districts
 - Community Facilities Districts (CFD's)
 - Business Improvement Districts (BID's)
 - Benefit Assessment Districts (BAD's)
 - Public Safety Districts including Fire Assessments and Taxes
 -

His involvement includes analysis of district finances as well as oversight of tasks such as audits of assessment liens, delinquency management activities, apportionment of liens, continuing disclosure, arbitrage rebate calculations, bond tenders, and district workouts.

- **Continuing Disclosure:** He has been responsible for the preparation and dissemination of disclosure reports for all types of municipal bonds for over a hundred public agencies.
- **Financial Projects:** Pablo has managed numerous projects relating to assessment and special tax districts, including apportionments of 1915 Act liens, tax roll billing services, continuing disclosure reports, arbitrage rebate calculations, human resources consulting, fund analysis and recommendations, bond tenders, conversion of bonds, delinquency management, and special project consulting.
- **Proposition 218:** Pablo provides Proposition 218 consulting services related to the establishment or increase of fees, charges and assessments. He is an acknowledged expert in Proposition 218 compliance programs which of particular significance was the City of La Habra Heights project. There were over 2,000 assessment ballots mailed, and the property owners voted to retain the annual assessment for street maintenance.
- **County Data Procurement:** Pablo is on a "first name basis" with many of the County assessor and auditors staff in the State.
- **Sample Clients:** Pablo has worked for many public agencies including:
 - City of Hesperia
 - City of Los Angeles
 - City of La Habra Heights
 - City of Long Beach
 - City of Oakland

Pablo has 22 years of experience in the private and public finance sectors, including 20 years specializing in the administration of special financing districts. Prior to working in public finance administration, he worked for a financial firm in New York.

Proposal for

Special Tax Consulting Services for the City of Culver City
Prepared by **NBS** – January 6, 2012

Highlights

20 years of experience

Special Financing District expert

Continuing disclosure expert

Experienced Special Tax Consultant

Presenter at educational seminars

Education

Bachelor of Arts, Liberal Studies, California Baptist University

Professional Affiliations

California Society of Municipal Finance Officers (CSMFO)

California Special Districts Association (CSDA)

California Municipal Treasurer's Association (CMTA)

Greg Davidson, Director
Project Role: Project Manager

Highlights

*Expert in District
Administration*

*Project Manager on numerous
projects with over eleven years of
experience with Special Financing
Districts*

*Experienced Special Tax
Consultant*

Over 12 years experience

Education

*Certified Downtown Professional,
California State University –
San Bernardino*

*Bachelor of Science, Business
Finance with minor in Psychology,
San Diego State University*

Professional Affiliations

*California Downtown
Association (CDA)*

*California Special Districts
Association (CSDA)*

*California Society of Municipal
Finance Officers (CSMFO)*

Greg Davidson is a Director with NBS where he and his staff form and administer special financing districts, including Business Improvement Districts, Landscape Maintenance Districts, 1913 and 1915 Act Assessment Districts, and Community Facilities Districts. Greg is actively involved in managing the day-to-day district administration operations, the preparation of the annual special assessment levies, and related special projects. He has worked directly with more than 100 Agencies administering 300 Districts.

- **District Formation:** Greg has formed Special Financing Districts consisting of:
 - Business Improvement Districts
 - Community Facilities Districts (Mello-Roos)
 - Landscape Maintenance Districts
- **Speaking Engagements:** Greg participated in speaking panels for the USDA, CMTA, CSMFO, and presented at the 2009 annual CDA conference.
- **District Administration:** Greg has more than 12 years of experience in actively managing ongoing administration and annual levy calculations for Landscape Maintenance Districts, 1913/1915 Act Assessment Districts, and Mello-Roos Community Facilities Districts. He has trained numerous staff, and has directly prepared levies for hundreds of Assessment and Special Tax Districts. He has also provided consulting services related to curing troubled districts which have involved judicial foreclosure, refinancing and property owner bond tender programs.
- **Financial Projects:** Greg has experience performing revenue audits, parcel audits, tax roll billing services and the formation of Community Facilities Districts.
- **Continuing Disclosure:** Greg has prepared and disseminated Municipal Disclosure Reports for numerous California Agencies over the past several years. He currently is involved with the preparation and approval of more than 160 disclosure reports for 1915 Act, Community Facilities District, Tax Allocation and General Obligation Bonds.
- **1915 Reassessment and Refunding:** Greg has prepared several Reassessment Reports as required by the California Streets and Highways Code §9523 saving parcel owners a significant amount of money.
- **Proposition 218:** Greg also provides Proposition 218 consulting services related to the establishment or increase of fees, charges and assessments.
- **Sample Clients:** Greg has worked for many public agencies, performing BID formation work including:
 - City of Los Angeles
 - City of Concord
 - City of Camarillo
 - City of Glendale
 - City of San Francisco

Sara Mares, Senior Consultant
Project Role: Senior Consultant

Sara Mares is a Senior Consultant with NBS. She forms special financing districts, including 1913 Act Assessment Districts, Community Facilities Districts, Landscape and Lighting Districts, Benefit Assessment Districts, Property and Business Improvement Districts and Fire Assessments. Sara has experience working with all aspects of the formation process, including planning, project management, budget analysis, development of Rate and Method of Apportionment and Engineer's Reports and presentations. She also has significant experience with ongoing special district administration including levy submittal, delinquency management and continuing disclosure.

- *District Formation:* Sara has formed many Special Financing Districts for many communities across California, including Community Facilities Districts, Landscape Maintenance Districts, Benefit Assessment Districts, Property and Business Improvement Districts and Fire Assessments. She has prepared the Special Assessment and Special Benefit Methodologies and Rate and Method of Special Tax Apportionment Models.
- *Reassessment Consulting:* Sara has prepared several Reassessment Reports as required by the California Streets and Highways Code §9523 saving parcel owners a significant amount of money. Sara has been involved with many challenging issues, including pooled bonds, workouts and distressed districts including a project which was nominated for the Bond Buyer Deal of the Year Award.
- *Proposition 218:* Sara provides Proposition 218 Consulting Services related to the establishment of and increases to fees, charges and assessments.
- *District Administration:* Sara has extensive experience in ongoing administration and annual levy calculations for 1913/1915 Act Assessment Districts, Mello-Roos Community Facilities Districts, Landscape & Lighting, and Benefit Assessment Districts.
- *Continuing Disclosure:* Sara has prepared and disseminated Municipal Disclosure Reports for several California Agencies. She prepared and disseminated ongoing disclosure reports for special districts including 1915 Act, Community Facilities Districts in compliance with Securities Exchange Commission regulation 15c2-12.
- *Delinquency Management:* Sara also works extensively on delinquency management. This includes the gathering of county data, sending letters, setting up payment plans and dealing with foreclosure attorneys and property owners. Sara has managed delinquencies for over 21 public agencies and approximately 60,000 parcels.

Highlights

Over 10 years experience

Expert in the Field

Project Manager on numerous projects

Expert in formation and administration

Experienced Special Tax Consultant

Education

Bachelor of Arts, with honors, Economics, Mills College

Tiffany Ellis, Consultant
Project Role: Financial Analyst

Highlights

*Experience with ongoing
administration of special financing
districts*

*Administrator for the Sonoma
County Energy Independence
Program*

*Responsible for ongoing
administration of over 100
districts*

4 years of experience

Education

*Bachelor's of Science in
Business Administration,
California State University,
San Marcos*

Tiffany Ellis is a Consultant at NBS where she administers special financing districts including 1913/1915 Act Assessment Districts, Mello-Roos Community Facilities Districts, Landscape and Lighting Districts, Benefit Assessment Districts, and Energy Assessment Districts. She is actively involved in the daily administration of district administration operations.

- **District Administration:** Tiffany has experience in ongoing administration for 1913/1915 Act Assessment Districts, Mello-Roos Community Facilities Districts, Landscape and Lighting Districts and Energy Assessment Districts. Her experience includes preparing annual assessment levy calculations, direct assessment billings, district fund analyses, debt service tracking and monitoring delinquent assessments to ensure timely debt service repayment. Tiffany administers numerous districts with an aggregate parcel count of over 128,000 parcels.
- **Energy Assessment Districts:** Tiffany works extensively with one of California's first energy independence programs and contractual assessments in the County of Sonoma. This includes the gathering of county data, bond calls, assessment payoffs, debt service tracking, cash flow analysis, and levy submittals.
- **LMD/BAD Formation and Assessment Increases:** Tiffany assists public agencies with Proposition 218 compliance, the coordination of city council and community outreach meetings, in addition to preparing notices, ballots and other materials.
- **Levy Submittal Management:** Tiffany is responsible for coordinating the annual levy submittal for multiple counties, which include over 130 special financing districts and over 115,000 parcels.
- **Continuing Disclosure:** Tiffany prepares, disseminates and is responsible for many Continuing Disclosure Reports for over a dozen public agencies. She has completed continuing disclosure reports for all types of municipal bonds in compliance with Securities Exchange Commission regulation 15c2-12.
- **Delinquency Management:** Tiffany works extensively on delinquency management. This includes the gathering of county data, removing assessments from the county tax roll, and dealing with foreclosure attorneys and property owners.
- **Special Projects:** In addition to the above listed responsibilities, Tiffany works on several special projects including District Closeouts, assisting public agencies with the coordination of public hearings, assisting Cities and Districts with code compliance on several topics related to land-based financing, assistance with judicial foreclosure processes and pre-formation and pre-bond disclosure analysis.

NBS PROFILE

Qualities of NBS

From a public agency's perspective, we believe the following five points are the most important qualities of NBS:

1. **Experience** – NBS staff have worked with every type of SFD in almost every County in the State. Our long history of providing ongoing administrative services gives us the advantage of being able to develop solutions that make long term sense.
2. **Differentiation** – The unique qualities of NBS include:
 - Working solely for local public agencies, without the inherent conflict of interest
 - Development of D-FAST software, which incorporates the latest in technology
 - Focus on the needs of local agencies who use SFD's
3. **Benefits** - By using NBS, a public agency gets:
 - Quality of work and attention to detail
 - High level of service
 - Real stewardship, offering solutions that make sense for the public
 - Value and reasonable fees
4. **Base Infrastructure and Systems** – The backbone of NBS includes:
 - Robust information and data technology systems
 - Quality control systems to ensure accuracy
 - An emergency preparedness and business back-up plan
 - Options for enhanced data availability via D-FAST proprietary software
5. **Strong Track Record**: Most importantly, NBS has a proven track record of delivering services on time, as demonstrated by:
 - Continuous growth of client base
 - High client retention rate
 - Strong client references

The ultimate goal of NBS is to provide support, expertise and solutions that allow local agencies to focus on their communities' needs and core services.

NBS Headlines

- OVER 150 years combined experience of senior staff alone
- FIRST Proposition 218 ballot process
- FASTEST full formation of a Property and Business Improvement District in California
- LONGEST legacy of best-of-breed software
- UNIQUE as exclusive provider to local governments

NBS Clients

NBS has a client base of over **250** local government agencies, which includes everything from small special districts to the largest of cities as represented below.

Larger

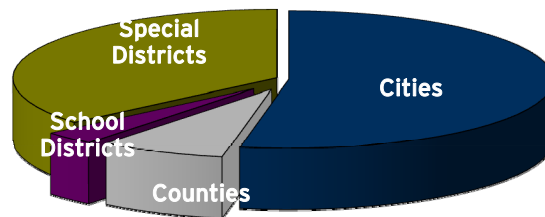
City and County of San Francisco
 City of Chula Vista
 City of Long Beach
 City of Los Angeles
 City of Oakland
 City of San Diego
 City of Temecula
 Contra Costa County
 Olivenhain Municipal WD

Mid Size

City of Alameda
 City of Concord
 City of Folsom
 City of Santa Clarita
 City of Scottsdale
 City of Suisun City
 Empire Union School District
 Trabuco Canyon Water District

Smaller

Bel Marin Keys CSD
 City of Emeryville
 City of Placerville
 City of Garden Grove
 City of Newman
 Piedmont Unified School District
 Coastside County Water District
 Riverbank Union School District



Client Satisfaction

In a recent Client Care Survey conducted by NBS, we were pleased to receive the following feedback from our clients:

Sample Results

Overall Satisfaction	Overall Value
4.6 out of 5	4.5 out of 5

REFERENCES

For nearly 15 years, NBS has provided feasibility, outreach, financial analysis, formation and ongoing administration for hundreds of local agencies in California. Below we have provided a sampling from recent relevant projects and references.

CITY OF PALMDALE	
Project Name	Community Facilities District Formation
Contact Name	Betsy St. John, Finance Director
Contact Information	38300 N. Sierra Highway, Building D, Palmdale, CA 93550 (P) 661.267.5417 (E) bstjohn@cityofpalmdale.org
Project Description	The City of Palmdale retained NBS to form a CFD as part of a mixed commercial and residential area, including a master-planned community of over 6,000 homes and four improvement areas with a very complicated development plan. The Special Tax funded \$150,000,000 in bonds. NBS was involved from the inception of the project and worked through numerous scenarios to develop options that best fit the situation and protected the City. The project team included attorneys, finance professionals and a seasoned developer. This team has worked on many such large scale developments, and the need for a top-notch solution was obvious. NBS analyzed the various factors and development plan to formulate a Rate and Method of Apportionment of Special Tax which was congruent with the total financing solution of the project. In addition, a prepayment formula based on share of the total bonding capacity was included.

OLIVENHAIN MUNICIPAL WATER DISTRICT	
Project Name	Community Facilities District Formation
Contact Name	Rainy Selamat, Finance Manager
Contact Information	1966 Olivenhain Road, Encinitas, CA 92024 (P) 760.753.6466 (E) rselamat@olivenhain.com
Project Description	The Olivenhain Municipal Water District retained NBS to form a Community Facilities District as part of a developing residential area. NBS was involved from the inception of the project and worked through numerous scenarios to develop options that best fit the situation and protected the Water District. The project team included attorneys, finance professionals and a seasoned developer. NBS analyzed various factors including the development plan to formulate a Rate and Method of Apportionment of Special Tax which was congruent with the total financing solution of the project. The solution included two tax zones. NBS prepared the required Special Tax Report and affidavits related to the formation.

Nevada Irrigation District
TIMOTHY A. CROUGH
ASSISTANT GENERAL
MANAGER

“This project came together after several years of collaboration between NBS, NID staff and the local residents. NBS provided the financing solution that met the local needs and resulted in overwhelming community support. NBS is a valuable resource to our staff, providing their expertise and ability to accomplish our goals.”

NEVADA IRRIGATION DISTRICT

Project Name	Community Facilities District Formation
Contact Name	Timothy A. Crough, Assistant General Manager
Contact Information	1036 West Main Street, Grass Valley, CA 955945 (P) 530.273.6185 (E) crough@nid.dst.ca.us
Project Description	The Nevada Irrigation District (“NID”) in the Sierra foothills retained NBS as advisor and Special Tax Consultant to form a Community Facilities District (“CFD”) to provide \$5MM in capital as part of the financing for desperately needed water system infrastructure in an area known as Cement Hill. This infrastructure was needed to hook up the residents to the existing NID treated water system as the local wells were becoming inadequate, both in terms of water quality and quantity. NBS was involved from the inception of the financing project, initially looking at the feasibility of either a CFD or a 1913/1915 Act assessment district. NBS worked closely with the property owners and NID staff to analyze many issues that lead to a successful solution. The final CFD solution included the following creative components: • An initial “cash collection” period, allowing property owners to prepay their share of the costs before the financing commenced • Penalty or quasi “catch-up” tax for additional connections in the future (for equity purposes) • Ability to add the NID connection fees to the CFD financing NBS used the various new factors and existing conditions to formulate the Rate and Method of Apportionment of Special Tax (i.e., Special Tax Formula). NBS prepared the required Special Tax Report and Boundary Map related to the formation. This CFD was noteworthy for the following primary reasons: • It solved a long-standing water well problem • Comprised a registered voter constituency in a capital-financing CFD • The registered voter vote was conducted by NBS and NID, not the County registrar’s office, via a mailed ballot

PROJECT BUDGET

Fees

NBS has provided the following fee based on the information provided and our understanding of the overall level of effort required. Should NBS be retained as the most qualified firm to work with the City, we will endeavor to set up a fee and billing schedule that is commensurate with the tasks required that meets the needs of the City.

Phase I \$14,750

Phase II \$5,000

Phase III \$29,000

Excludes out-of-pocket expenses (see below)

Expenses

Customary out-of-pocket expenses will be billed to the City at actual cost to NBS. These expenses may include, but not be limited to travel, mailing fulfillment, postage, telephone, reproduction, materials, lodging, meals and various third-party charges for data, maps, and recording fees.

Additional Services

The following table shows our current hourly rates. Additional services authorized by the City but not included in the scope of services will be billed at this rate or the then applicable hourly rate.

Title	Hourly Rate
Director	\$ 190
Senior Consultant/Programmer	150
Engineer	140
Consultant	130
Analyst	100
Clerical/Support	55

Terms

Consulting services will be invoiced monthly upon completion of the task. Expenses will be itemized and included in the next regular invoice. Payment shall be made within 30 days of submittal of an invoice. If payment is not received within 90 days simple interest will begin to accrue at the rate of 1.5% per month. Either party can cancel contracts with 30 days written notice.

From: Bill's Personal E-Mail <Personal@wfeldman.com>
Date: January 18, 2012 11:04:19 PM PST
To: "Blumenfeld, Sol" <sol.blumenfeld@culvercity.org>
Cc: Wally Marks <Wally@wnmrealty.com>, Clark Postlewaite <clarkp@interline.com>, <richter.braden@gmail.com>, <Cityla8886@yahoo.com>, Mary Stevens <MStevens@LakeshoreLearning.com>
Subject: Community Facilities District

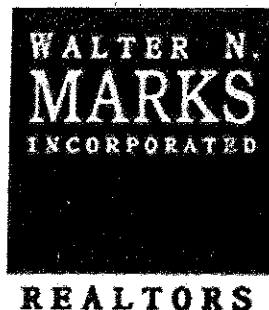
I am the General Partner of the entity that owns fully developed 4.3 acre site on the Southeast corner of Venice and National. Our site is within the area designated to be included in the Community Facilities District. We strongly support any action to move the process forward..

With the demise of Redevelopment Agencies the use of Facilities Districts, as provided in the Mellon- Roos Act will be a major tool in encouraging well planned development in conjunction with the Transit Station.

Furthermore, in MOU negotiated as part of the sale of our property on the Southwest corner of Venice and National to Culver City, the City made a commitment to carry "Streetscapes" from the Transit Station to the easterly side of the Helms Bakery Complex. The Facilities District is by far the best tool I know for us accomplish what was originally planned.

Thank you, William D. Feldman, General Partner, Venice Pacific Investment.

Helms Hall of Fame
8758 Venice Boulevard
Los Angeles, CA 90034
Telephone: 310.204.1865
Facsimile: 310.836.220



ATTACHMENT 3

Walter N. Marks
Founder
Walter N. Marks, Jr.
Walter N. Marks III

Thursday, January 19, 2012

via e-mail: sol.blumenfeld@culvercity.org

Sol Blumenfeld
CITY OF CULVER CITY
9770 Culver Boulevard
PO Box 507
Culver City, CA 90232-0507

Re: Community Facilities District Formation

Dear Sol,

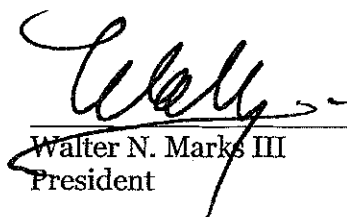
Please accept this letter as our company's support for the creation of a Community Facilities District in and around the Washington-National TOD site.

We have been party to a successful Community Facilities District in the City of Beverly Hills and enjoy the rewards created by the district as the Beverly Hills Business Triangle continues to hold value and attract new investment.

We hope the creation of a district moves swiftly and look forward to being an active community partner with the City of Culver City in its formation and scope.

Very truly yours,

WALTER N. MARKS INC.



Walter N. Marks III
President

cc: William D. Feldman