

# Fiddymment Ranch CFD No. 5 (Public Facilities)

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January 12, 2015



# Background Fiddymment Ranch CFD 1

- September 15, 2004:  
Fiddymment Ranch CFD No. 1 formed
- May 7, 2014: 5<sup>th</sup> Development  
Agreement Amendment between the  
City of Roseville and Roseville  
Fiddymment Land Venture, LLC, with  
respect to Fiddymment Ranch CFD 1

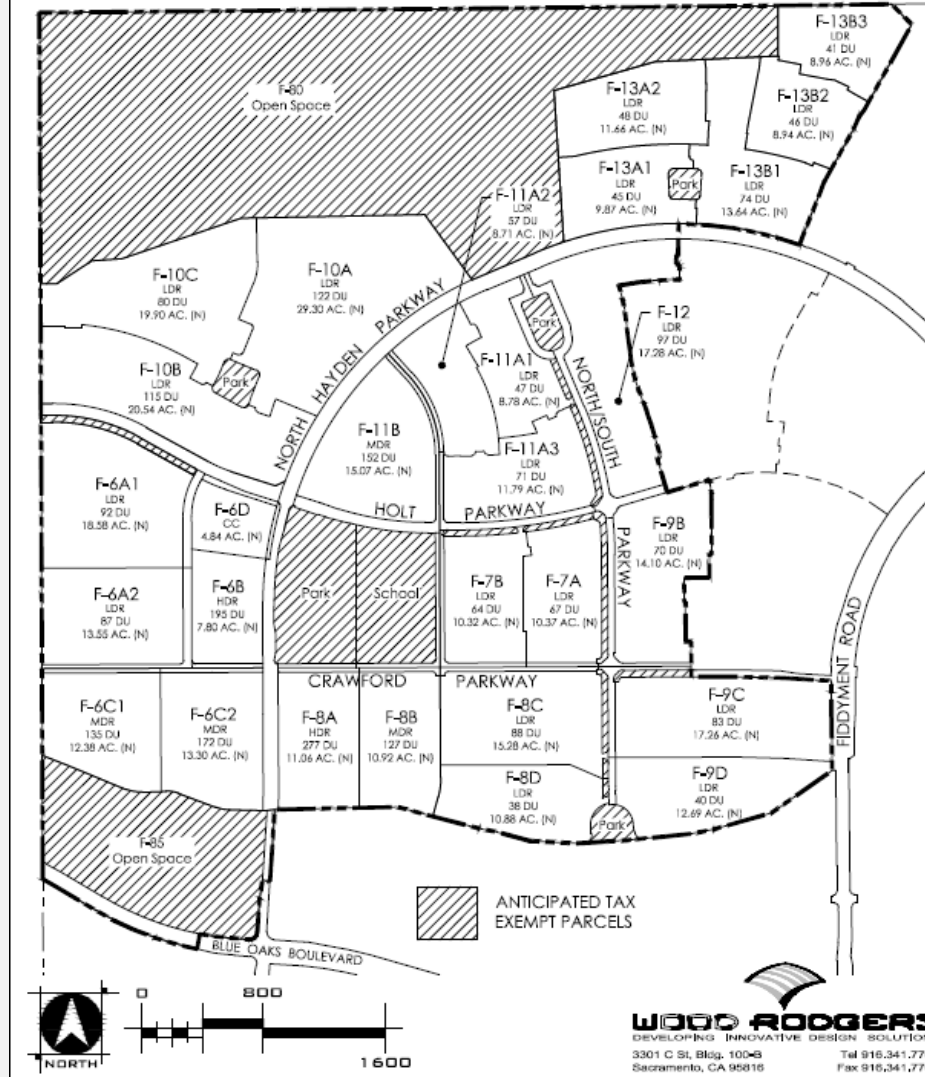


# 5<sup>th</sup> Amendment to Development Agreement

- Amends Section 3.18.1
- Developer shall form an ‘overlay’ CFD whose boundaries are defined in the amendment
  - Funds may be used to retire Project CFD debt on the property (Fiddymment Ranch CFD No. 1 bonds)

# COMMUNITY FACILITIES DISTRICT #5 FIDDYMENT RANCH CITY OF ROSEVILLE, CALIFORNIA

JANUARY 2016



**WOOD ROGERS**  
DEVELOPING INNOVATIVE DESIGN SOLUTIONS  
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FIDDYMENT RANCH CFD #5 EXHIBIT



# CFD NO. 5 Assigned Maximum Tax (Base Year FY2015-16)

Land Use Class	Assigned Special Tax
Low Density Residential	\$1,688.80 per Residential Unit
Medium Density Residential	\$1,299.08 per Residential Unit
High Density Residential	\$649.54 per Residential Unit
Affordable Units	\$324.77 per Residential Unit
Non-Residential	\$6,495.39 per Acre



# Side by Side Comparison

Land Use Class	CFD No. 1 Assigned Special Tax	CFD No. 5 Assigned Special Tax
Low Density Residential	\$1,688.80 per Residential Unit	\$1,688.80 per Residential Unit
Medium Density Residential	\$1,299.08 per Residential Unit	\$1,299.08 per Residential Unit
High Density Residential	\$649.54 per Residential Unit	\$649.54 per Residential Unit
Affordable Units	\$324.77 per Residential Unit	\$324.77 per Residential Unit
Non-Residential	\$6,495.39 per Acre	\$6,495.39 per Acre



# Fiddymment Ranch CFD No. 5

- Homeowners in CFD No. 5 ***will not*** have CFD No. 1 on their tax bill.
- Parcels that ‘overlay’ ***both*** Fiddymment CFD No. 1 and 5 will have their CFD No. 1 bond debt ***paid off***.
- Max tax rates ***will not*** be increased per the Revised Section 3.18.1 of the Amendment.





# Next Steps

- January 20<sup>th</sup> - Reso. of Intent
- March 16<sup>th</sup>- Public Hearing  
Bond Authorization
- May 4<sup>th</sup>- Preliminary Official Statement
- Early June- Price Bonds/Close
- Look into CFD 1 savings opportunities