



# TOWN OF APPLE VALLEY

## TOWN COUNCIL STAFF REPORT

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**To:** Honorable Mayor and Town Council                      **Date:** February 27, 2018

**From:** Kofi Antobam, Director of Finance                      **Item No:** 4  
Finance Department

**Subject:** ADOPT RESOLUTION 2018-05, A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF APPLE VALLEY, CALIFORNIA, APPROVING THE DISSOLUTION OF TOWN OF APPLE VALLEY COMMUNITY FACILITIES DISTRICT NO. 2006-1 (RAVENSWOOD)

**T.M. Approval:** \_\_\_\_\_                      **Budgeted Item:**  Yes  No  N/A

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### RECOMMENDED ACTION:

That the Town Council adopt Resolution 2018-05, approving the dissolution of the Town of Apple Valley Community Facilities District 2006-1 (Ravenswood).

### SUMMARY:

In May 2006 the Town Council approved the formation of Community Facilities District 2006-01 (the "CFD") to provide a funding mechanism for the purchase, construction, expansion or rehabilitation of certain real property, including infrastructure and other government facilities, necessary to meet increased demands placed upon the Town as a result of development and rehabilitation occurring within the CFD. There are 45 lots in the tract of which 28 have existing single family homes. The remaining 17 lots remain undeveloped. Bonds for the CFD were never issued and there is currently no outstanding debt against the CFD or special assessment levied by the CFD based on the Municipal Securities Rulemaking Board (MSRB) Electronic Municipal Market Access (EMMA) database for issued debt and the San Bernardino County Recorder and Tax Collector's office.

The project was purchased by Ravenswood 17, LLC in September 2013 and that owner and/or developer has petitioned the Town of Apple Valley to dissolve the CFD associated with the development so that it can be removed from tile to enable them develop the property.

Staff recommends the approval of the petition as requested by the developer. All fees associated with the project will be paid to the Town upon issuance of the certificate of occupancy for each single family home. There is no fiscal impact to the Town by approval of the Resolution.

**RESOLUTION NO. 2018-05**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF APPLE VALLEY, CALIFORNIA, DISSOLVING THE TOWN OF APPLE VALLEY COMMUNITY FACILITIES DISTRICT NO. 2006-1 (RAVENSWOOD)**

**WHEREAS**, the Town Council (the “Council”) of the Town of Apple Valley (the “Town”) has heretofore formed the Town of Apple Valley Community Facilities District No. 2006-1 (Ravenswood) (the “CFD”) pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, (the “Act”); and

**WHEREAS**, the Council has received a petition from the landowner of the CFD requesting the Town to institute proceedings to dissolve the CFD.

**NOW THEREFORE**, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF APPLE VALLEY, AS FOLLOWS:

Section 1. The Council hereby dissolves the CFD and discharges the special tax liens on properties within the CFD. The Town Clerk is hereby directed to record an amendment to a Notice of Special Tax Lien discharging the special tax liens on such properties.

Section 2. This Resolution shall take effect immediately upon adoption.

**APPROVED** and **ADOPTED** by the Town Council of the Town of Apple Valley this 27<sup>th</sup> day of February, 2018.

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Art Bishop, Mayor

**ATTEST:**

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La Vonda M-Pearson, Town Clerk

RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:

Town of Apple Valley  
14955 Dale Evans Parkway  
Apple Valley, California 92307  
Attention: William Pattison

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**NOTICE OF CESSATION OF SPECIAL TAX**

Pursuant to the Section 53330.5 of the California Government Code, the obligation to pay the special tax within the Town of Apple Valley Community Facilities District No. 2006-1 (Ravenswood) (the "Area") has ceased and the lien imposed by the Notice of Special Tax Lien recorded as Document No. 2006-0348282 in the Official Records of County of San Bernardino is extinguished.

Reference is made to the boundary map of the Area recorded at Book 80 of Maps of Assessment and Community Facilities Districts at Page 44-44, in the office of the County Recorder for the County of San Bernardino, California.

Dated: \_\_\_\_\_

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TOWN CLERK OF THE  
TOWN OF APPLE VALLEY