



September 10, 2019

Riverside County Grand Jury
P.O. Box 829
Riverside, California 92502

RE: Open Records Request Pursuant to *"2018-2019 Grand Jury Report: Community Facilities District Bond Funding in Riverside County Perpetual Debt Under CFD and Service Area Taxes"*

SENT VIA FAX TO (951) 955-8989 AND CERTIFIED MAIL

Honorable Foreman and Members of the Riverside County Civil Grand Jury,

The City of Beaumont is in receipt of the Riverside County Civil Grand Jury report titled, *"2018-2019 Grand Jury Report: Community Facilities District Bond Funding in Riverside County Perpetual Debt Under CFD and Service Area Taxes,"* dated June 27, 2019.

This is a far-reaching document that refers to specific data points and sources as the basis for its findings. However, the report fails to state any specific data used to support its conclusions and fails to adequately cite the specific sources used. It is important to understand the context of this report in order to fairly read and interpret the findings and recommendations. Accordingly, the City of Beaumont respectfully requests the information listed herein.

This open records request follows the structure of the Civil Grand Jury report. Below each excerpt from the report is a corresponding request for information.

Information responsive to this request is acceptable in a digital format. Please feel free to contact me directly in response via e-mail at tparton@beaumontca.gov.

Sincerely,

Todd Parton
City Manager

Xc: Beaumont City Council
John Pinkney, Beaumont City Attorney

City of Beaumont
Open Records Request – September 10, 2019
Related to the Riverside County Civil Grand Jury Report Title
“2018-2019 Grand Jury Report: Community Facilities District Bond Funding in Riverside County
Perpetual Debt Under CFD and Service Area Taxes”

BACKGROUND

“Billions of dollars in Mello-Roos (CFD) bonds have been issued by local governments. These bonds are issued for multiple purposes and have financed police, fire, infrastructure, services, schools, sewage plants and freeway overpasses for new developments.”

Please provide the following information:

1. All information collected that contains information regarding “Mello-Roos (CFD)” bonds issued by local governments.
2. All information collected that contains information regarding the utilization of “bonds issued” by local agencies.

METHODOLGY

“Reviewed hundreds of documents from five developers doing business in Riverside County including but not limited to

- *Master Development Agreements*
- *Disclosure Agreements*
- *Purchase Agreements”*

Please provide all documents collected from developers doing business in Riverside County.

FINDINGS

Disclosures:

1. *“Preliminary investigation showed that some disclosures are highly deficient or lacking altogether.”*

Please provide all information related to the preliminary investigation of disclosure documents as referred to in 1. above.

2. *“The disclosure documents reviewed by the RCCGJ contain, with few exceptions, ambiguous, complex or misleading language.”*

Please provide copies of disclosure documents reviewed by the RCCGJ as referred to in 2. above.

3. *“One developer has produced a model disclosure document.”*

