

## **CERTIFICATES OF PARTICIPATION IN PUBLIC FINANCING Is More Public Scrutiny Needed?**

### **SUMMARY**

The financing of public projects through the use of Certificates of Participation (COPs) has grown considerably in Santa Barbara County and is likely to grow even more in the future. At the end of Fiscal Year (FY) 2006 there was an outstanding debt of \$296,737,428 associated with COPs issued in Santa Barbara County. There is no specific rule of law, or direct voter approval, authorizing COPs and this leaves open the concern that they are an expedient method for funding projects which might not otherwise be supported by the public. This financial approach carries some risk for county taxpayers, and consequently it is appropriate that they should be made aware of those risks through a public review and approval process. This process should include mandatory public notice and a variety of new regulations governing the issuance of COPs.

### **INTRODUCTION**

This inquiry was initiated after review of the *Santa Barbara County Operating Plan-Proposed Budget for Fiscal Year 2006-2007* and after briefings from Officers of the County. A report by a private law firm and a consultation with the County Counsel's Office established an understanding of the legal issues and methods for implementing COPs. The Audit and Finance Committee of the Grand Jury inquired into the use of COPs within Santa Barbara County by sending a questionnaire to all districts and government agencies within Santa Barbara County. This survey involved nine questions intended to reveal the financial practices associated with the use of COPs throughout the County. A major consideration in preparing this report was a perceived need to inform the public that major financial obligations are being incurred by government without explicit public approval and assurances needed to manage risk.

### **OBSERVATIONS AND ANALYSIS**

The historical base model for financing public projects is tax-exempt General Obligation (GO) Bonds. In recent times, as alternatives to the tax-exempt general obligation debt, governments have developed new financial methods, which have been motivated by many considerations, such as the following:

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- Stiff requirements for voter approval (typically a two-thirds majority) prior to issuance of general obligation debt
- Constitutional or statutory limits on the issuance of general obligation debt
- General growth in amount of government facilities and infrastructure
- Increased competition for the use of public funds
- Increased legal, political, and economic constraints on government budgets

Each state has different laws and so different alternatives to GO Bonds are emphasized across the country, but the two principal options are Revenue Bonds (RBs) and Certificates of Participation (COPs) both of which generally offer tax exempt status to the investors. COPs are the most recent “innovation” and they are the preferred approach in California, where the restrictions on general obligation debt are possibly the most severe in the country. There is no specific rule of law which authorizes each project funded by COPs and so they are a politically expedient method of funding projects without explicit support by the public. In order to contrast and compare the different approaches, consider the following brief summary of each financial option mentioned above:

*General Obligation Bonds:* Being explicitly voter approved, these are normally backed by the “full faith and credit” of the government authorizing issuance of the bonds. There is usually a “general obligation” on the part of the government to collect taxes, without limitation on the rate or amount, for payment of all principal and interest. Because of the full faith and credit of the state or municipality authorizing the bonds, the debt markets rate GO Bonds among the most secure investments, resulting in a preferred low interest rate.

*Revenue Bonds:* These are sometimes characterized as “limited obligation” or “special obligation” bonds because they are secured solely by a limited stream of revenues and not by the general taxing power of the government authorizing them. Unlike GO Bonds, the debt from RBs is not counted against the government’s debt limit, and consequently they offer added flexibility in states where there are strict limits on government debt. RBs are implemented through a government corporation, authority or other entity authorized by specific statute and established for a specific purpose. They are classified higher risk than GO Bonds, resulting in a higher interest rate, because they are secured by a limited revenue stream.

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*Certificates of Participation:* These are similar to RBs insofar as they are secured by a limited revenue stream but, in contrast, the projects they support are not authorized by specific legislation. The government entity authorizing the COPs is typically obligated to make payments under an applicable lease-sublease (or very similar) structure. For example, the government leases property it owns (for a nominal fee) to a third party called the “financing agent,” which may be a government corporation or authority or a not-for-profit corporation created specifically for the proposed project. The property is then subleased (by the financing agent) back to the government under an agreement which requires the government to make rental payments. The financing agent then assigns its interest, which are the sublease payments from the government, to a trust which sells to investors “certificates of participation” each of which provides a proportionate interest in the sublease agreement, including the lease rentals. Upon payment of all the lease rentals, the financing agent’s leasehold interest ends and the government retakes possession of the property from the financing agent. Again, because the debt is secured solely by a stream of revenues generated by a narrowly defined project, the debt is relatively higher risk than that for GO Bonds and consequently COPs are burdened with a higher interest rate.

### **Financial Status of Outstanding COPs in Santa Barbara County**

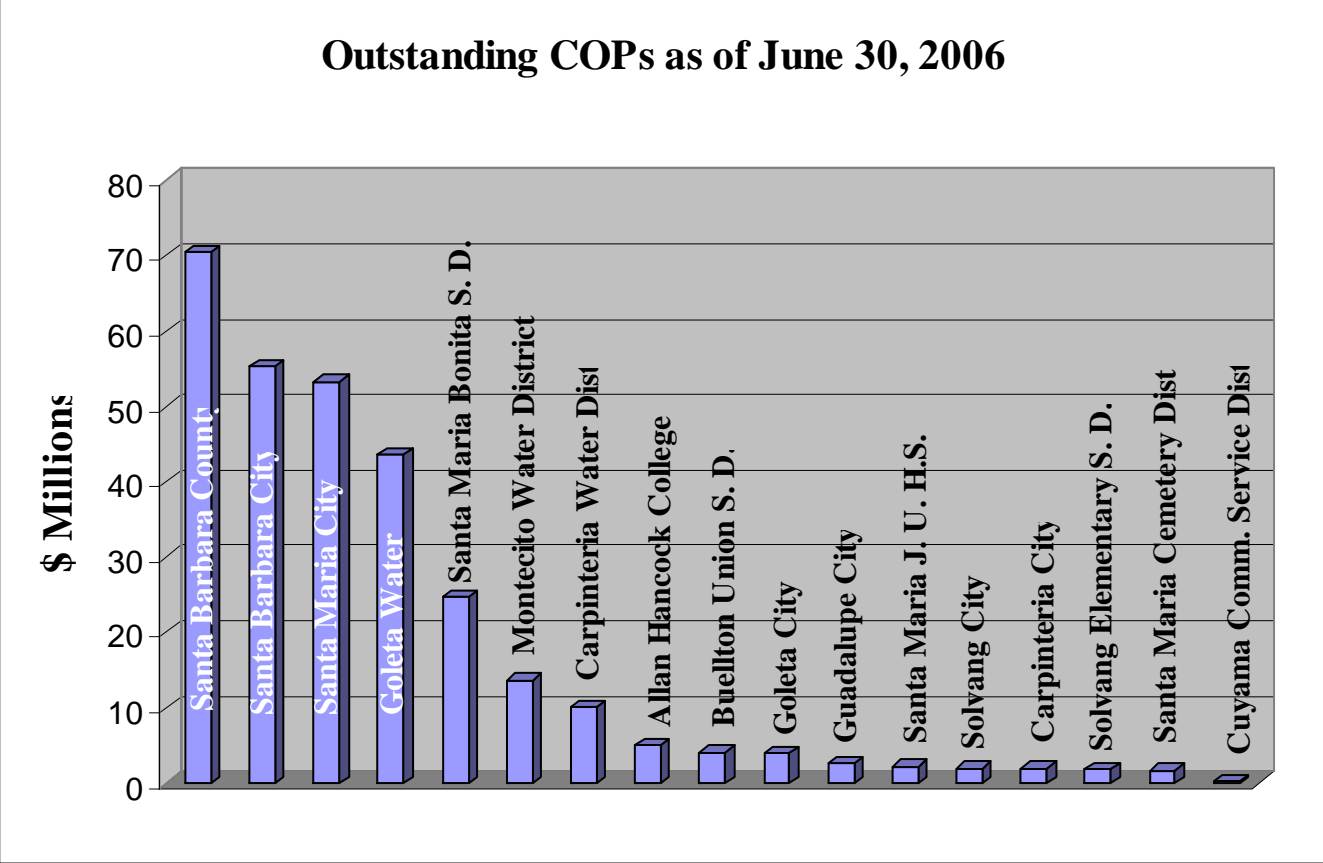
The Audit and Finance Committee sent an inquiry letter to all special districts, school districts, city and county governments which might be using COPs to finance a project. Each organization was asked the following nine questions:

1. Please list each outstanding COP in your agency by issue date and dollar amount. If your agency has no COPs please indicate that fact and ignore the following questions.
2. What is the payoff date of each COP?
3. For what purpose(s) will the COP funds be used?
4. What is being leased to support each COP?
5. What is the repayment plan, including funding source and schedule?
6. What is the lease-sublease structure for each COP?
7. What private organizations were involved in developing the COP structure and, in particular, what organization functioned as the financing agent?

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- 8. Was there any public notification prior to initiating the COP? If so, how was it done?
- 9. Is any COP failing to perform according to plan? If so, please give a brief explanation.

All organizations responded to the request in a timely manner, but each organization had a different level of understanding of its own COPS. For example, the City of Goleta could not answer at least half of the questions regarding the Santa Barbara Shores project acquired from the County. Seventeen organizations, out of a total of 66 surveyed, currently have outstanding COPs and are charted below. See the Appendix for a complete listing of the COPs reported.



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A synopsis of the answers to the nine questions is presented in a table in the Appendix to this report. One immediate conclusion is that financial practice in the issuance of COPs does not follow a consistent pattern throughout the County. Inconsistency in financial practice does not necessarily create a problem, but it creates some concern. For example, a special district can establish its own financing corporation to approve and manage the issuance of COPs for that district and thereby effectively approve its own financial practices without any outside oversight. In other words, the district can act as its own auditor.

We see from the attached table that the total amount of debt associated with outstanding COPs in Santa Barbara County was \$296,737,428 at the end of FY 2006. Since debt associated with COPs is not carried on the books as "public debt," an artificial sense of financial well-being may be transmitted to the community. For example, if a particular project within a water district should fail to perform for any reason, the users of the services provided by that district would be burdened with an assessment, effectively a tax, in order to pay off the COPs involved. Furthermore, if the issuing organization should go out of business for any reason, then all county residents could be obliged to pay off the COPs. Although project failures may not be high risk, county taxpayers are exposed to that risk.

The term of some COPs is 20+ years. It seems to this Grand Jury that such long-term commitments should be funded either by General Obligation or Revenue Bonds, and COPs should be used only for short-term financing. In particular, COPs should be used primarily for short-term projects or to provide a type of "bridge" loan pending the issuance of bonds appropriate for longer-term projects. Longer time horizons for retirement of debt naturally introduce additional risk, simply due to an uncertain future. At least, if COPs are going to be used for long-term obligations, they should receive much closer public scrutiny through a more regulated and extended public notice and approval process. The words "public notice," as used here, should not be equated with such notices as those provided for meetings of city councils or the Board of Supervisors; rather, they are intended to mean a "legal notice" procedure prescribed specifically for COPs.

The absence of a consistent, mandatory public notice process that provides full disclosure raises the concern that COPs are (or could become) a politically expedient method for funding projects not supported by a majority of the public. Not only does this deficiency preclude the general public from registering opposition but it also precludes them from participating as investors. With current practice, it is even possible that COPs could be used to override the will of the electorate. For example, a large project to be funded by a bond issue which failed to pass could, nevertheless, ultimately proceed as a series of smaller projects funded through the use of COPs, effectively creating non-voter approved, long-term public indebtedness.

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There are apparently no explicit regulations regarding the timely sale of COPs and use of the funds resulting from those sales. For example, COPs may be refinanced when lower market rates become available. Although timely refinancing may reduce long-term costs, it almost always involves the immediate payment of fees to some agent. Also, when new money is raised in the refinancing, there is an overall increase in the imputed (i.e. not carried on the books) public indebtedness. Such financial practices may have merit in most cases, but lack of regulation could lead to abuse. When COPs are sold for one purpose and yet the funds are ultimately used for another purpose, even if a worthy purpose, the switch can plant the seeds of suspicion and ultimately lead to distrust in government. At this time, there does not appear to be any actionable case of this type in Santa Barbara County, but misuse of such funds has led to litigation in Los Angeles County.

Additionally, there is concern that standard assurance procedures (e.g. environmental assessment and title guarantees) may not be in place prior to the sale of COPs. These assurances are particularly important in order to reduce the risk that the associated project might fail to perform and then the debt obligation would become actual (and not just imputed) public debt.

We are concerned with the general approval process for the issuance of COPs. There may be very little (or inadequate) government involvement during the initiation and approval of projects funded by COPs. What concerns us most is the fact that certain segments of the affected communities may not be notified of major projects prior to their initiation. For example, the County government and any city government, whose citizens might be impacted by the implementation of a project, should be consulted and be allowed to comment, at least. If for no other reason, such a notification and concurrence procedure might serve to reassure the citizens of the affected communities.

A report of non-concurrence, if it happened, would not constitute a veto but it would serve to inform the public and the organization proposing the project of any community concerns. For example, suppose a school district located in a city decided to issue COPs in order to build some new school buildings. Since the city and the county would be impacted by such an expansion, they would be given a specified amount of time, during the public notice and approval process, to review the project and express either concurrence or non-concurrence in writing. The school district would thereby be able to take into consideration any community concerns before the project begins. If the concerns were serious enough, the school district might choose to modify the project, but it would not be required to do so beyond any already prevailing legal standards.

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Finally, the debt associated with COPs in Santa Barbara County is sufficient to merit more public awareness and participation, but that cannot be achieved without an improved notification and approval process.

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### **FINDINGS**

1. Projects funded by COPs are not subject to a well-regulated, mandatory public notice process, and this deficiency can preclude the general public from either registering opposition or participating as investors.
2. Taxpayers and/or investors may be at risk if standard assurances (e.g. environmental and “escrow”) are not consistently required prior to issuance of COPs.
3. The maturity terms of COPs are often comparable to those (20-30 years) for General Obligation and Revenue Bonds, suggesting that COPs may be an inappropriate substitute for such bonds.
4. The regulations regarding the sales of COPs and the use of the proceeds from those sales are inadequate.
5. Districts and government agencies are not required to give notification of the use of COPs to County or city governments which might be affected.

### **RECOMMENDATIONS**

1. A consistent, mandatory public notice and approval process should be implemented and sale of COPs should not proceed until completion of that process.
2. All projects funded by COPs should receive the necessary assurances that are demanded of projects funded by General Obligation and Revenue Bonds.
3. The use of COPs should be restricted to short-term projects. Long-term projects should be funded with General Obligation or Revenue Bonds.
4. COPs should be sold only as needed to fund the specific project for which they were approved, and the funds should not be used for other projects. In particular, COPs should not be sold for the sole purpose of earning interest on the funds.
5. Any district or government agency within the County that is planning to issue any COPs should give notification to the County government and any affected municipal government.



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## REQUEST FOR RESPONSE

In accordance with Section 933(c) of the California Penal Code, each agency and government body affected by or named in this report is requested to respond in writing to the findings and recommendations in a timely manner. The following are the affected agencies for this report, with the mandated response period for each:

### County Board of Supervisors – 60 days

Findings	All
Recommendations	All

### Districts and Government Agencies as listed below – 90 days

Findings	All
Recommendations	All

Carpinteria Valley Water District	Goleta Water District
City of Carpinteria	Montecito Water District
City of Goleta	Santa Maria Cemetery District
City of Guadalupe	Allan Hancock Joint Community College District
City of Santa Barbara	Buellton Union School District
City of Santa Maria	Santa Maria Joint Union High School District
City of Solvang	Santa Maria-Bonita School District
County of Santa Barbara	Solvang School District
Cuyama Community Service District	

### FOR INFORMATION ONLY – NO RESPONSE REQUIRED

#### Districts and Government Agencies as listed below

Cachuma Resource Conservation District	Carpinteria Public Cemetery District
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Carpinteria Sanitary District	Orcutt Fire Protection District
Carpinteria-Summerland Fire Protection District	Santa Barbara Chapter, CSDA, Montecito Sanitary District
Casmalia Community District	Santa Barbara Coastal Vector Control District
City of Buellton	Santa Maria Public Airport District
City of Lompoc	Santa Maria Valley Water Conservation District
City of Santa Barbara Airport District	Santa Ynez Community Service District
Cuyama Valley Recreation District	Santa Ynez River Water Conservation District No. 1
Embarcadero Municipal Improvement District	Santa Ynez Water Conservation District
Goleta Cemetery District	Summerland Sanitary District
Goleta Sanitary District	Vandenberg Village Community Services District
Goleta West Sanitary District	Carpinteria Unified School District
Guadalupe Public Cemetery District	Cuyama Joint Unified School District
Isla Vista Recreation and Park District	College School District
Lompoc Cemetery District	Goleta Union School District
Lompoc Healthcare District	Guadalupe Union School District
Los Alamos Community Services District	Hope School District
Mission Hills Community Service District	Lompoc Unified School District
Montecito Fire Protection District	Los Alamos School District
Montecito Sanitary District	Los Olivos School District
Oak Hill Cemetery District	

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Montecito Union School District

Orcutt Union School District

Santa Barbara Community College  
District

Santa Barbara Elementary School  
District (K-6)

Santa Barbara High School District (7-  
12)

Santa Ynez Valley Union High School  
District

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**APPENDIX  
CERTIFICATES OF PARTICIPATION TABLE**

TOTAL \$296,737,428 JUNE 30, 2006

AGENCY	ISSUE DATE	PAY-OFF DATE	COP AMOUNT	PURPOSE OF COP	OBJECT LEASED	REPAYMENT PLAN	SUBLEASE STRUCTURE	PRIVATE ORGANIZATION INVOLVED	PUBLIC NOTIFICATION	COP PLAN SUCCESS
<b>Carpinteria Valley Water District</b> Series 2006A	June 2006	June 2033	\$10,025,000	Capital Improvement Program (Refund \$9,015,000 aggregate from 2000)	None	Revenue stream from ratepayers	None. The District has an Installment Purchase Agreement	Established a Financing Corp. Private organizations are as follows: Underwriter: Salomon Smith Barney. Trustee: Union Bank of California.	Public Notification occurred prior to Board authorization through announcements in the local newspaper and the required public posting and distribution of agendas.	Yes
<b>City of Santa Maria</b> Local Water System and Refunding Projects	March 1993	August 2023	\$23,148,848 Principal; Balance Outstanding July 1, 2006 \$15,054,253	16,200 acre ft of State Water (1993) & construction of well.	None	Water Resource Fund Amortized through year 2028	None	Bond Counsel: Jones Hall Hill & White. Underwriter: Smith Barney Harris Upham & Co. Inc. Trustee: First Interstate Bank of California.	Resolution passed; adopted by Council at reg. meeting. Meetings are open to the public & public is given the opportunity to speak concerning items on agenda.	Yes
<b>City of Santa Maria</b> Water and Wastewater Revenue Subordinate COP Series 1997A and 1997B	Oct. 1997	July 2027	\$38,355,000 Principal; Balance Outstanding July 1, 2006 \$38,237,786	Water Facilities & refinance of 1993 COP	None	Water Resource Fund. Amortized through year 2028	None	Bond Counsel: Jones Hall, a Professional Law Corp. Underwriter: George K. Baum & Co. Trustee: BNY Western Trust Co.	Resolution passed; adopted by Council at reg. meeting. Meetings open to the public & public given the opportunity to speak.	Yes

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<b>Montecito Water District</b>  Series 1998A	May 28 1998	July 2027	\$13,690,000	Distribution System; State Water Project; Ortega System Upgrade; Bradbury Dam Seismic Repairs	None	Installments through year 2027	Installation Purchase Agreement	Underwriter: Salomon Smith Barney. Trustee: U.S. Trust Company of CA, Los Angeles. Montecito Water District Financing Corp. issued the COPs.	Public Hearing Feb. 24, 1998 and Public meeting on May 11, 1998. Long Range Capital Plan (which included the COPs) was passed on May 12, 1998.	Yes
<b>Santa Maria Cemetery District</b>	April 2001	June 2021	\$1,740,000	Purchase 30 acres of land for cemetery expansion	The District's Administrative Office & ½ acre of land upon which the bldg. is located.	Semi-annual payments 12/1/2001 through 6/1/2021	The Santa Maria Cemetery District as CSDA Finance Corp.	The CSDA Finance Corp. and the Legal Firm: Preger McCarthy & Sealy, LLC.	Via the Public Notice of District Agenda	Yes
<b>Cuyama Community Service District Water Wasteland</b>	Nov. 1999	2039	\$185,600	Issued by US Dept. of Agriculture under Rural Utilities Service. For Wastewater Treatment.	Not Provided	June 2008 \$3,200; June 2009 \$3,200; thereafter \$179,100	None Provided	None	Published Santa Maria Times Sept. 1998; Taft Midway Driller Oct. 1998	Yes
<b>County of Santa Barbara</b>	Nov. 1998	Feb. 2011	Issuance Amount: \$20,930,000; Outstanding at June 2006 \$9,035,000	Public Facilities Improvement	Santa Barbara Administration Bldg.	Funded by Solid Waste Enterprise Fund & IV RDA & Criminal Justice Revenues	Santa Barbara Finance Corp.	Bank of America acted as the Underwriter. Orrick Herrington & Sutcliffe acted in the capacity of bond counsel. US Bank is the Trustee.	Recommended by County Debt Advisory Committee. Done at BOS hearings.	Yes
<b>County of Santa Barbara</b>	Nov. 2001	Dec. 2021	Issuance Amount: \$31,425,000; Amount Outstanding at June 2006: \$28,835,000	Public Facilities Improvement	SB Eng/Pub Works Bldg., SM Betteravia Bldg. C, SB Personnel Bldg. SM Courthouse	Funded by Federal & State Revenues & Criminal Justice	Santa Barbara Finance Corp.	Bank of America acted as the Underwriter. Orrick Herrington & Sutcliffe acted in the capacity of bond counsel. US Bank is the Trustee.	County Debt Advisory Committee. Done at BOS hearings.	Yes

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<b>County of Santa Barbara</b>	Jan. 2004	March 2011	Issuance Amount: \$21,600,000; Amount Outstanding at June 2006: \$14,725,000	Public Facilities Improvement	SB County Main Jail Complex, SB Sheriff's Adm. Bldg., SB Soc. Serv. Bldg. Calle Real	Funded by Federal & State revenues & Criminal Justice	Santa Barbara Finance Corp.	Bank of America acted as the Underwriter. Orrick Herrington & Sutcliffe acted in the capacity of bond counsel. US Bank is the Trustee.	County Debt Advisory Committee. Done at BOS Hearings.	Yes
<b>County of Santa Barbara</b>	April 2005	March 2025	Issuance Amount: \$18,785,000; Amount Outstanding at 6/30/2006: \$17,940,000	Public Facilities Improvement	SB Public Health/Psych Bldg. 2, SB Public Health D Clinic Bldg. # 4	Funded by Federal & State revenues & Criminal Justice	Santa Barbara Finance Corp.	Bank of America acted as the Underwriter. Orrick Herrington & Sutcliffe acted in the capacity of Bond Counsel. US Bank is the Trustee.	County Debt Advisory Committee. Done at BOS hearings.	Yes
<b>City of Solvang</b> 2002 Wastewater Loan Project	July 2003	July 2010	\$2,015,000	To fund a variety of Road Improvement Projects, Sewer Capital Projects, & Capital Equip. Finance debt as a result of legal action.	Real Property APN 137-270-24-00-7 belonging to the City of Solvang	Sublease Option Agreement	Amortized through July 2010	Hanley, Atty.; Haight, Special Counsel; Municipal Financial Corp., Placement Agent.	Resolution by City Council	Yes
<b>Solvang Elementary School District</b>	Sept. 1999	Sept. 2010 & Sept. 2015	\$3,145,000; balance \$1,787,580	Solvang School Lower Campus	Not Known	Special Reserve Fund & Mello Roos Service District	None provided	Bowie Arneson; Feldman Rolapp; Bank of CA	Publication City Council meeting	Yes
<b>City of Carpinteria</b>	July 1988; Re-financed 1993 and 1998	March 2018	\$2,010,000	Capital Projects	Carpinteria Public Improvement Corp.	Amortized through 2018	None	Peter N. Brown; Hatch & Parent; Jos. Zeronian; Cristin Crosby	Annual public meeting	Yes

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<b>Buellton Union School District</b>	Nov. 2006	2026	\$4,060,000	Education Facilities Project	Jonata Elementary School	\$125,000 interest only (2006-2010). In 2011 the District will repay \$1.6 million in additional COP debt using GO Bond proceeds. The annual debt service payment will then continue through 2026 at the average rate of \$95,000 using future developer fees and general funds.	Jonata Elementary School	Jones Hall & Bank of NY	At regular Board meeting	Yes
<b>Allan Hancock College</b>	April 1999	Oct. 2009	\$5,000,000	Renovate Student Center on Santa Maria Campus & construct facilities at Lompoc Valley Center	9.8 acres located at 1314 S. College Dr. (AHJCC) District South Campus	Legally defeased through purchase of US Treasury Securities	School Boards Association Finance Corp.	Bond Counsel: Stradling Yocca Carlson & Rauth. Underwriter: Piper Jaffray & Co.	Regularly scheduled and properly noticed of the Board of Trustees on Nov. 17, 1998	Yes
<b>Santa Maria Bonita School District</b>	1991	2016	\$4,980,000; paid down to \$560,000 June 30, 2006	Capital Improvements	District Facilities	Semiannual debt service payments from the funds designated by the Board of Education for Capital Improvements	District/Santa Maria Bonita Capital Facilities	Law Partnership: Bowi Arneson Kadi & Dixon. Underwriter: Stone & Youngberg.	Resolution passed at a Board meeting Feb. 13, 1991	Yes
<b>Santa Maria Bonita School District</b>	1998	2016	\$6,705,000; paid down to \$4,315,000 Jun 30, 2006	Capital Improvements	District Facilities	Semiannual debt service payments from the funds designated by the Board of Education for Capital Improvements	Distirct/Santa Maria Bonita Capital Facilities	Professional Law Corporation: Jones Hall. Underwriter: Stone & Youngberg.	Resolution passed at a Board meeting Apr. 22, 1998	Yes

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<b>Santa Maria Bonita School District</b>	2006	2031	\$19,850,000	Capital Improvements	District Facilities	Semiannual debt service payments from the funds designated by the Board of Education for Capital Improvements	District/Santa Maria Bonita Capital Facilities	Attorneys: Orrick, Herrington Sutcliffe and Hayes, LLP. Financial Advisors: Kelling Northcross & Nobriga.	Resolution passed at a Board meeting Feb. 22, 2006	Yes
<b>Santa Maria Joint Union High School</b>	1997	2019	\$27,400,000; paid down to \$2,200,000	Finance the costs of acquiring and renovating an existing manufacturing building to be used for District Adm. Offices (2650 Skyway Dr.)	All of those plots, pieces or parcels of land commonly known as Righetti High School and Santa Maria High School	Existing general fund money, allocating a portion to general fund and a portion to development fees.	Between District and County School System	Legal Counsel: Fullbright & Jaworski. Underwriter: Bank of America Securities LLC, Los Angeles, CA. Trustee & Tender Agent: U.S. Bank National Association of Los Angeles.	Board meeting	Yes
<b>Goleta Water District</b>	Sept. 2003	2022 (Installments from 2004)	\$47,000,000 paid down to \$43,580,209 (1/1/2006)	Upgrades	Does not apply to Goleta Water District	Mandatory payoff by 2024	Does not apply to Goleta Water District	Special Counsel: Stradling Yocca Carlson & Rauth. Underwriter Counsel: Jones Hall, San Francisco. Verification Agent: Causey, Demgen & Moore, Inc. Denver, CO. Trustee: BNY Western Trust Co. Los Angeles, CA.	News-Press March 15, 2003	Yes
<b>City of Guadalupe</b>	2005 & 2000	2035 & 2044	\$1,203,000 & \$1,429,000	Obispo St. Tank Highway 1 Water/ Sewer Reconstruction	No lease	USDA; City of Guadalupe Financing Authority	Public Notice of Open Meeting	USDA; City of Guadalupe Financing Authority	Public meeting	Yes
<b>City of Goleta (Santa Barbara Shores) Acquired from County</b>	March 1994	March 2008	\$4,050,000	Not investigated when acquired from County	Not Investigated when acquired from County	General Fund Semi-annual Interest & Principal, yearly in September	Not Investigated when acquired from county	Not investigated when acquired from County	Not investigated when acquired from County	No awareness if COP is/is not performing



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<b>City of Santa Barbara Municipal Improvement Program</b>	August 1986; Restructure February 1993 and May 2002	August 2017	\$6,340,000; paid down to \$4,985,000 June 2006	City office bldg., 630 Garden St.; City Yard; Municipal Golf Course	630 Garden St. & Municipal Golf Course	Yearly payments through 2018	Santa Barbara Public Facilities Corp. (created by City pursuant to Non-Profit Benefit Corp., Law of State of CA)	Seidler Fitzgerald with Law Firm of Orrick, Herrington & Sutcliffe (as Bond Counsel); Smith Barney; Morgan Stanley: et al.	City Council meetings 1986	Yes
<b>City of Santa Barbara Water Revenue Funding COP Series 2002</b>	April 1998; March 1992; 2002	Sept. 2026	\$15,535,000; paid down to \$13,825,000 June 2006	Water System; 1992 Refunding; 2002 Refunding	City Water Enterprise Fund	Yearly payments through 2027	Public Facilities	Seidler Fitzgerald with Law Firm of Orrick, Herrington & Sutcliffe (as Bond Counsel); Smith Barney; Morgan Stanley: et al.	City Council meetings 1986	Yes
<b>City of Santa Barbara Waterfront Revenue Refunding</b>	Oct 1984; May 1986; May 1992; 2002	Oct. 2027	\$19,405,000; paid down to \$17,190,000 June 2006	Various projects	City Waterfront Enterprise Fund	Yearly Payments through 2028	Public Facilities	Seidler Fitzgerald with Law Firm of Orrick, Herrington & Sutcliffe (as Bond Counsel); Smith Barney; Morgan Stanley: et al.	City Council meetings 1984, 1986, 1993, 2002	Yes
<b>City of Santa Barbara Sewer Revenue Series 2004</b>	2004	May 15, 2029	\$20,410,000; paid down to \$19,210,000 June 2006	Various projects	City Wastewater Enterprise Fund	Yearly payments through 2029	City Wastewater Enterprise Fund	City Group: Kelling, Northcross & Nobriga; Orrick, Herrington & Sutcliffe (Bond).	Approved by Publicly-noticed City Council meeting June 15, 2004	Yes