

**TOWN OF PRESCOTT VALLEY
REQUEST FOR COUNCIL ACTION**

Date: July 28, 2011

SUBJECT: Assignment of StoneRidge CFD Obligations to New StoneRidge Developer

SUBMITTING DEPARTMENT: Management

PREPARED BY: Larry Tarkowski, Town Manager

AGENDA LOCATION: Comments/Communications , Consent , Work/Study ,
New Business , Public Hearing , Second Reading

ATTACHMENTS: a) Restated Development Agreement Assignment, b) Amendment to Restated Development Agreement, (c) CFD Development Agreement Assignment, d) Amendment to CFD Development Agreement, and e) General Assignment of CFD Documents

SUMMARY/BACKGROUND: In 1999 and 2000, the Town of Prescott Valley entered into a number of agreements with SunCor Development Company and StoneRidge-Prescott Valley, LLC...”SunCor”) to develop the new StoneRidge development south of SR 69. In accordance with the agreements, the Town Council eventually formed the StoneRidge Community Facilities District in order to issue and sell general obligation bonds to provide money for public infrastructure purposes in StoneRidge. On November 20, 2001, the SRCFD Board approved sale of General Obligation Bonds, Series 2001, in the aggregate principal amount of \$14,800,000.00 to finance certain initial public improvements for StoneRidge.

As a consequence of the worldwide economic downturn, SunCor has had economic difficulties similar to those of other residential and commercial developers. SunCor began taking steps to withdraw from residential development and initially proposed to sell its remaining interests in the StoneRidge development to a single-purpose entity being formed by Shea Homes. On January 21, 2010, the Town Council and the SRCFD Board took steps to approve the assignment and assumption of the underlying development agreements to that entity. Unfortunately, the sale was never completed. Instead, in June of that year SunCor representatives informed SRCFD legal counsel that on-going sale of SunCor assets had resulted in SunCor no longer complying with a Net-Worth Test found in the development documents. Then, in September of that year SunCor representatives informed Town/SRCFD staff that SunCor was pursuing a process of total liquidation that would likely include bankruptcy.

Over the intervening year, SunCor representatives have worked with Town/SRCFD staff and officials to find a resolution that would allow SunCor to liquidate while mitigating the negative impacts on the Town as an entity, SRCFD, and StoneRidge residents. In the process, the Town Council/SRCFD Board hired bankruptcy counsel and consulted with the counsel who had assisted in creating SRCFD and issuing the Bonds. Town Council/SRCFD Board members and staff met on numerous occasions with StoneRidge residents. The StoneRidge HOA hired its own legal counsel and began to take an active part in the discussions. And, SunCor continued to look for a purchaser of its interest in StoneRidge.

Eventually, the focus settled on resolving the problem with the Net Worth Test, ensuring continued developer standby contributions to avoid increases in actual resident ad valorem taxes, and ensuring resident control of the StoneRidge Community Center. A number of approaches were considered...and, there were a few false starts. Finally, on June 2, 2011, the SRCFD Board held a special meeting to approve a lease agreement involving the Center. In relation thereto, the Center would be conveyed to SRCFD by SunCor for the remaining term of the Bonds (2026), with a reverter to the StoneRidge HOA after that term. In the meantime, the HOA would lease the Center from SRCFD and would be solely responsible for its management and maintenance. Monthly rental payments (approximately \$168,000 total each year) would be irrevocably deposited into the same account that ad valorem taxes from residents are paid into for Bond payments. In return for this arrangement, the SRCFD Manager would make a favorable determination by letter for SunCor (and any successor-in-interest) with regard to the Net Worth Test. The final letter was issued by the SRCFD Manager on June 24, 2011. Throughout the negotiation of this arrangement, care was taken to ensure that it did not modify or conflict with any obligations of any party under the Bonds.

Now, the Town/SRCFD have been informed that SunCor has reached a tentative agreement with M3 Companies for M3 to create a single-purpose entity (StoneRidge Partners, LLC) that will purchase SunCor's remaining interest in StoneRidge. In the process, SunCor and StoneRidge Partners, LLC have negotiated assignment and assumption documents for (and certain amendments to) the underlying development agreements, and are now requesting that the Town Council and SRCFD Board again take action to consent to the assignments and approve the related amendments. In discussing these assignments and amendments with M3, Town/SRCFD representatives have made it clear that the earlier arrangement with SunCor with regard to the Net Worth Test and the Center conveyance must be honored but not expanded. Thus, all parties involved have come to understand that they are each bearing some risk with regard to these arrangements which are needed in order to move forward towards making StoneRidge successful into the future.

OPTIONS ANALYSIS: The Town Council may consent to all or some of the assignments and/or approve the proposed amendments, **OR** decline some or all consents and/or some or all approvals. [Note: there is no request for any consent to the General Assignment of CFD Documents between SunCor and StoneRidge Partners, LLC.]

ACTION OPTION: (a) Motion to approve the Consent to Restated Development Agreement Assignment between SunCor and StoneRidge Partners, LLC, **OR** Motion not to approve this Consent to Assignment. **VOTE.**

(b) Motion to approve the Amendment to Restated Development Agreement between and among the Town, First American Title Insurance Co., and StoneRidge Partners, LLC, **OR** Motion not to approve this Amendment to Agreement. **VOTE.**

(c) Motion to approve the Consent to CFD Development Agreement Assignment between SunCor and StoneRidge Partners, LLC, **OR** Motion not to approve this Consent to Assignment. **VOTE.**

(d) Motion to approve the Amendment to CFD Development Agreement among the Town, StoneRidge Partners, LLC, First American Title Insurance Co., and SRCFD, **OR** Motion not to approve this Amendment to Agreement. **VOTE.**

RECOMMENDATION: Staff recommends approving the requested consents and amendments.

FISCAL ANALYSIS: These assignments and amendments will result in a new party voluntarily taking responsibility for future standby contributions toward Bond payments in order to avoid increases in actual ad valorem tax payments by StoneRidge residents. In conjunction with the earlier arrangement SunCor, SRCFD and the StoneRidge HOA, it is expected that placing the annual rental payments for the Center into the Bond account will help ensure that such future standby contributions are manageable and that the StoneRidge development will be successful. The success of all such master-planned communities in Prescott Valley has direct and indirect fiscal impacts on the community as a whole

REVIEWED BY:

Management Services Director _____

Town Clerk _____

Town Attorney _____

Town Manager _____

COUNCIL ACTION:

Approved Denied Tabled/Deferred Assigned to _____