

**AMENDMENT NO. 4
TO STANDARD AGREEMENT
BETWEEN EAST GARRISON PUBLIC FINANCING AUTHORITY AND
GOODWIN CONSULTING GROUP, INC.**

This AMENDMENT NO. 4 to the Standard Agreement between East Garrison Public Financing Authority, a California joint exercise of powers authority (hereafter, "Authority") and Goodwin Consulting Group, Inc. (hereinafter, "CONTRACTOR") is hereby entered into between the Authority and the CONTRACTOR (collectively, the "Parties") and effective as of the last date opposite the respective signatures below.

WHEREAS, CONTRACTOR entered into a Standard Agreement with Authority on July 29, 2013 (hereinafter, "Agreement") to provide assistance with annual administration (hereinafter, "services") of the Authority's Community Facilities District (CFD) No. 2006-1 (hereinafter, "Project") through June 30, 2016 for an amount not to exceed \$30,000; and

WHEREAS, Agreement was amended by the Parties on June 15, 2016 (hereinafter, "Amendment No. 1", including Exhibit A-1 – Scope of Services/Payment Provisions) to extend the term for eleven (11) additional months to May 31, 2017, to increase the amount by \$1,000 which resulted in a total not to exceed amount of \$31,000, and to update the CONTRACTOR's Hourly Service Rates and Foreclosure Activities Fee Schedule; and

WHEREAS, Agreement was amended by the Parties on June 2, 2017 (hereinafter, "Amendment No. 2", including Exhibit A-2 – Scope of Services/Payment Provisions) to extend the term for two (2) additional years to May 31, 2019, to increase the amount by \$24,665 which resulted in a total not to exceed amount of \$55,665, and to update the CONTRACTOR's Hourly Service Rates; and

WHEREAS, Agreement was amended by the Parties on June 7, 2019 (hereinafter, "Amendment No. 3", including Exhibit A-3 – Scope of Services/Payment Provisions) to extend the term for two (2) additional years to May 31, 2021, to increase the amount by \$29,000 which resulted in a total not to exceed amount of \$84,665, and to update the CONTRACTOR's Hourly Service Rates; and

WHEREAS, due to the twenty-eight (28) years remaining on the bonds, services for the Project have not been completed; and

WHEREAS, the County has a continued need for services; and

WHEREAS, additional time and funding are necessary; and

WHEREAS, the Parties wish to further amend the Agreement to extend the term for seven (7) years and one (1) additional month to June 30, 2028 and to increase the amount by \$139,151 for a total amount not to exceed \$223,816 to allow CONTRACTOR to continue to provide services identified in the Agreement and as amended by this Amendment No. 4.

Amendment No. 4 to Standard Agreement
Goodwin Consulting Group, Inc.
Assistance with Annual Administration to EGPFCA CFD No. 2006-1
Department of Public Works, Facilities, & Parks
Term: July 1, 2013 – June 30, 2028
Not to Exceed: \$223,816

NOW, THEREFORE, the Parties agree to amend the Agreement as follows:

1. Amend the first sentence of Paragraph 1.01, “General Description”, to read as follows:

The Authority hereby engages CONTRACTOR to perform, and CONTRACTOR hereby agrees to perform, the services described in Exhibit A-4 in conformity with the terms of this Agreement.

2. Amend Paragraph 2.01 under Section 2.0, “Payment Provisions”, to read as follows:

Authority shall pay the CONTRACTOR in accordance with the payment provisions set forth in Exhibit A-4, subject to the limitations set forth in the Agreement. The total amount payable by Authority to CONTRACTOR under this Agreement is not to exceed the sum of \$223,816.

3. Amend the first sentence of Paragraph 3.01 under Section 3.0, “Term of Agreement”, to read as follows:

The term of this Agreement is from July 1, 2013 to June 30, 2028, unless sooner terminated pursuant to the terms of this Agreement.

4. Amend the first paragraph 4.01 under Section 4.0, “Scope of Services and Additional Provisions”, to delete “Exhibit A-3, Scope of Services/Payment Provisions” and to add “Exhibit A-4, Scope of Services/Payment Provisions”.

5. Amend the “Business Automobile Liability Insurance” section of Paragraph 9.03 under Section 9.0, “Insurance Requirements” to read as follows:

Business Automobile Liability Insurance, covering all motor vehicles, including leased, non-owned, and hired vehicles, used in providing services under this Agreement, with a combined single limit for Bodily Injury and Property Damage of not less than \$1,000,000 per occurrence.

6. In all places within the Agreement, any reference to Exhibit A-3 – Scope of Services/Payment Provisions is hereby replaced with Exhibit A-4 – Scope of Services/Payment Provisions.

7. All other terms and conditions of the Agreement, including all Exhibits thereto, remain unchanged and in full force.

8. This Amendment No. 4 and all previous amendments shall be attached to the Agreement and incorporated therein as if fully set forth in the Agreement.

9. The recitals to this Amendment No. 4 are incorporated into the Agreement and this Amendment No. 4.

Amendment No. 4 to Standard Agreement
Goodwin Consulting Group, Inc.
Assistance with Annual Administration to EGPFPA CFD No. 2006-1
Department of Public Works, Facilities, & Parks
Term: July 1, 2013 – June 30, 2028
Not to Exceed: \$223,816

IN WITNESS WHEREOF, the parties have executed this Amendment No. 4 to the Agreement as of the effective date set forth above.

EAST GARRISON PUBLIC FINANCING AUTHORITY

CONTRACTOR*

By: _____
Contracts/Purchasing Officer

Goodwin Consulting Group, Inc.
Contractor's Business Name

Date: _____

By: ^{DocuSigned by:}
Susan Goodwin
7BE1882606F48487
(Signature of Chair, President or Vice President)

Approved as to Form

Its: Susan Goodwin, President
(Print Name and Title)

By: ^{DocuSigned by:}
Kristi Markey
C21D52A9D63041C
Kristi A. Markey
Authority Counsel

Date: 4/7/2021

Date: 4/12/2021

By: ^{DocuSigned by:}
Victor Irzyk
88C1E31FF73040A
(Signature of Secretary, Asst. Secretary, CFO, Treasurer, or Asst. Treasurer)

Its: Victor Irzyk, CFO
(Print Name and Title)

Approved as to Fiscal Provisions

Date: 4/7/2021

By: ^{DocuSigned by:}
Gary Giboney
8A9348FCE180449
Auditor Controller

Date: 4/12/2021

Approved as to Indemnity and Insurance Provisions

By: _____
Risk Management

Date: _____

*INSTRUCTIONS: If CONTRACTOR is a corporation, including non-profit corporations, the full legal name of the corporation shall be set forth above together with the signatures of two (2) specified officers per California Corporations Code Section 313. If CONTRACTOR is a Limited Liability Corporation (LLC), the full legal name of the LLC shall be set forth above together with the signatures of two (2) managers. If CONTRACTOR is a partnership, the full legal name of the partnership shall be set forth above together with the signature of a partner who has authority to execute this Agreement on behalf of the partnership. If CONTRACTOR is contracting in an individual capacity, the individual shall set forth the name of the business, if any, and shall personally sign the Agreement or Amendment to said Agreement.

Amendment No. 4 to Standard Agreement
Goodwin Consulting Group, Inc.
Assistance with Annual Administration to EGPPFA CFD No. 2006-1
Department of Public Works, Facilities, & Parks
Term: July 1, 2013 – June 30, 2028
Not to Exceed: \$223,816

EXHIBIT A-4 – SCOPE OF SERVICES/PAYMENT PROVISIONS

**To Agreement by and between
East Garrison Public Financing Authority hereinafter referred to as “Authority”
and
Goodwin Consulting Group, Inc., hereinafter referred to as “CONTRACTOR”**

SCOPE OF SERVICES

CONTRACTOR will assist the Authority with annual administration of the Authority’s Community Facilities District (CFD) No. 2006-1 (Project), including preparing the special tax levy, complying with continuing disclosure requirements, and preparing arbitrage rebate calculations.

Specifically, CONTRACTOR will provide the following services:

1. Background Research

CONTRACTOR will gather information and construct a database that will be used to calculate the annual special tax levy. This task will include the following:

Map and Parcel Research: Identify and obtain copies of all subdivision, final and parcel maps. Identify relevant information, including current Assessor Parcel Numbers (APNs), parcel acreage, and record owner of each parcel.

Building Permit Tracking: Track building permits issued within the CFD to determine the date of building permit issuance, square footage of each For-Sale Residential Unit, and whether there are any Taxable Rental Units in the CFD.

Classification of Property: Pursuant to the Rate and Method of Apportionment (RMA) of special tax, categorize each parcel to the appropriate special tax classification, including each category of Developed Property and Undeveloped Property.

Database Management: Prepare a database for the CFD which will contain all properties, parcel numbers, square footage, assigned tax categories, and other relevant information which will allow for the assignment of the special tax pursuant to the RMA.

2. Annual Special Tax Levy Calculation

CONTRACTOR will calculate the special tax levy for each taxable parcel in the CFD by applying the RMA of special tax. CONTRACTOR will identify all CFD expenses including annual debt service, Administrative Expenses, and collection costs. Any applicable surplus special taxes, interest earnings, and other credits will be applied to reduce the annual special tax levy.

EXHIBIT A-4 – SCOPE OF SERVICES/PAYMENT PROVISIONS

3. *Annual CFD Administration Report Preparation*

CONTRACTOR will annually prepare a special tax administration report for the CFD which contains the results of our parcel research and findings of the financial analysis. An explanation of the methodology employed to calculate the special taxes levied will be incorporated. The report will also include annual reporting items required by Senate Bill 165 (Local Agency Special Tax and Bond Accountability Act). The appendix to this report will identify the special tax levy for each assessor's parcel for the fiscal year (FY).

4. *Annual Special Tax Enrollment*

CONTRACTOR will compile a list of parcels in the CFD that will be subject to the special tax levy and format it in compliance with the specific formatting instructions of the County of Monterey (County) Auditor-Controller's Office. The formatted tax levies will be submitted to the County Auditor-Controller's Office on or before the deadline for inclusion on the consolidated property tax bills.

5. *Delinquency Management*

CONTRACTOR will monitor the County Auditor-Controller's Office tax collection summaries and provide a report to the Authority identifying parcels and corresponding delinquent CFD taxes after each of the two (2) annual tax installments and at the end of the FY, as necessary. CONTRACTOR will prepare and mail a reminder letter after each delinquent tax installment to each delinquent property owner. If directed by the Authority, CONTRACTOR will prepare and mail a tax delinquency demand letter to property owners whose delinquent taxes have contributed to a violation of the bond foreclosure covenants. The demand letter provides notice to the property owners that CFD taxes will be stripped from the tax roll if payment is not made to the County Treasurer-Tax Collector's Office by a certain date.

6. *Answer Inquiries from Various Parties*

CONTRACTOR will respond to property owners, realtors, title companies, appraisers and other parties' questions regarding the special tax and other CFD related issues. A CONTRACTOR staff member will be listed as the contact for calls that are received by the County Treasurer-Tax Collector's Office, and calls will be responded to on the day received.

7. *Prepayment Calculations*

CONTRACTOR will provide developers, title agents and other interested parties with the prepayment amount required to pay down the special tax lien on their property.

EXHIBIT A-4 – SCOPE OF SERVICES/PAYMENT PROVISIONS**8. Bond Redemption Administration**

CONTRACTOR will work with the homebuilders, title agents and bond trustee to ensure that prepayment checks are processed properly, and the correct bond amount is redeemed at each interest payment date. CONTRACTOR will further ensure that prepayment amounts are allocated to the appropriate CFD accounts. Any fees for processing will need to be separately itemized with the check received for associated taxes ensuring correct amounts are deposited into the applicable accounts.

9. Disclosure Regulations Compliance

CONTRACTOR will provide information to the Municipal Securities Rulemaking Board (pursuant to Securities and Exchange Commission (SEC) regulations) and the California Debt and Investment Advisory Commission (pursuant to Senate Bill 1464) and prepare special tax disclosure materials to home buyers as specified in Senate Bill 1464. This task shall include the following subtasks:

- a. Prepare the annual Continuing Disclosure Report and respond to secondary information requirements set forth in SEC Section 15c2-12, as amended.
- b. Submit the annual Fiscal Report as specified in Government Code Section 53359.5 to California Debt and Investment Advisory Commission by October of each year.
- c. Prepare special tax disclosure materials on the Authority's behalf for resale properties as required by Government Code Section 53340.2.
- d. Prepare the CFD parcel tax reporting information pursuant to AB 2109 and provide to County to submit to the State Controller's Office in their Annual Financial Transactions Report.

CONTRACTOR will monitor rating agency websites, such as Standard and Poor's, Fitch, and Moody's, on a regular basis to determine if the Community Facilities District No. 2006-1, East Garrison Public Financing Authority, County of Monterey, State of California, Special Tax Bonds, Series 2016 (Series 2016 Bonds) and Series 2019 (Series 2019 Bonds) have had a rating change, and if so, report the rating change to the Authority. If instructed by the Authority, CONTRACTOR will report the rating change on the Electronic Municipal Market Access (EMMA) website pursuant to the District Continuing Disclosure Agreement for the Series 2016 Bonds and Series 2019 Bonds. If needed, CONTRACTOR may request a copy of the District Continuing Disclosure Agreement from the Authority.

CONTRACTOR will provide all required reports, respond to follow-up phone calls, and monitor events associated with the CFD that trigger expanded disclosure requirements.

EXHIBIT A-4 – SCOPE OF SERVICES/PAYMENT PROVISIONS**10. Coordination of Foreclosure Activities**

If needed, CONTRACTOR will coordinate with the Authority to ensure compliance with all foreclosure covenants and provisions in the bond documents. Should the Authority decide to initiate foreclosure, CONTRACTOR will assist in drafting a Board resolution to remove delinquent properties from the County tax roll. CONTRACTOR will also prepare and record the Notice of Intent (NOI) to Remove Delinquent Special Tax Installments. After taxes have been removed from the tax roll, CONTRACTOR will send a Foreclosure Letter to the property owner requesting payment of delinquent CFD taxes by a certain date. The Foreclosure Letter provides the property owner with an opportunity to pay only the CFD tax portion of the tax bill instead of the entire bill, as would be the case if the CFD tax were to be paid to the County Treasurer-Tax Collector's Office. All CFD taxes, including penalties, interest, and service fees will be sent to CONTRACTOR and forwarded to the County Treasurer-Tax Collector's Office.

If delinquent CFD taxes are still outstanding after the deadline noted in the Foreclosure Letter, CONTRACTOR will research property documents to determine the primary lienholder. CONTRACTOR will contact the lienholder and send a letter demanding payment of all CFD taxes, penalties, interest, and service fees for the Authority and CONTRACTOR. All CFD tax payments will be sent to CONTRACTOR and forwarded to the County Treasurer-Tax Collector's Office. If delinquent CFD taxes are still outstanding after the deadline noted in the lienholder letter, CONTRACTOR will coordinate with the Authority and foreclosure attorney on proceeding with foreclosure. CONTRACTOR will provide the foreclosure attorney with a detailed report of all parcels subject to foreclosure along with associated CFD taxes, penalties, interest, and other service fees.

CONTRACTOR will also record a Notice of Payment of Delinquent Special Tax for all parcels whose delinquent taxes have been remedied.

11. Arbitrage Rebate Calculations

CONTRACTOR will prepare annual and five-year arbitrage rebate calculations. A report, identifying the rebate liability for the CFD, will be produced. CONTRACTOR will determine the amount, if any, that must be rebated to the Federal government at each five-year interval.

BUDGET AND FEE SCHEDULE

The budget for annual administration services is separated into five (5) primary components, which include:

- A. CFD Special Tax Administration
- B. Continuing Disclosure
- C. Foreclosure Activities
- D. Arbitrage Rebate Calculation
- E. Special Tax Prepayment Calculation

EXHIBIT A-4 – SCOPE OF SERVICES/PAYMENT PROVISIONS

Amendment No. 4 to this Agreement increases the not to exceed amount of \$84,665 by \$139,151 for a total amount not to exceed **\$223,816**. The not to exceed amount of this Amendment No. 4 applies to Task A: CFD Special Tax Administration, Task B: Continuing Disclosure, and Task D: Arbitrage Rebate Calculation.

CONTRACTOR shall bill property owner(s) for any services provided under Task C: Foreclosure Activities or Task E: Special Tax Prepayment Calculation. Upon CONTRACTOR's receipt of payment from property owner(s) for such tasks, CONTRACTOR shall submit the invoice for services and the payment by property owner(s) to County to be recorded in County's financial system under MYA 3000*4676.

A. CFD Special Tax Administration

CFD Special Tax Administration encompasses Tasks 1-8 above, which must be completed on an annual basis to prepare the special tax levy and track the collection of special taxes within the CFD. The budget for CFD Special Tax Administration services for CFD No. 2006-1 will be based on time and materials, in accordance with the CONTRACTOR's Hourly Service Rates in Table 1 below. Expenses may include but are not limited to mileage, database services or materials, map purchases, and other costs associated with provision of services pursuant to the Agreement and will not exceed \$2,000 per FY. The estimated budget including expenses is **\$90,441** (\$906 for FY2020-21**, \$11,350 for FY2021-22, \$11,800 for FY2022-23, \$12,250 for FY2023-24, \$12,750 for FY2024-25, \$13,250 for FY2025-26, \$13,760 for FY2026-27, and \$14,375 for FY2027-28).

TABLE 1
CONTRACTOR HOURLY SERVICES RATES BY FY*

	<u>2020-21**</u>	<u>2021-22</u>	<u>2022-23</u>	<u>2023-24</u>	<u>2024-25</u>	<u>2025-26</u>	<u>2026-27</u>	<u>2027-28</u>
Managing Principal	\$305	\$320	\$335	\$345	\$360	\$375	\$390	\$405
Senior Principal	\$285	\$300	\$310	\$325	\$225	\$350	\$365	\$380
Principal	\$275	\$290	\$300	\$315	\$325	\$340	\$355	\$370
Vice President	\$250	\$265	\$275	\$290	\$300	\$310	\$320	\$335
Senior Associate	\$240	\$250	\$260	\$270	\$280	\$290	\$305	\$315
Associate	\$220	\$230	\$239	\$250	\$260	\$270	\$280	\$290
Analyst	\$200	\$210	\$220	\$225	\$235	\$245	\$255	\$265
Research Assistant	\$100	\$105	\$110	\$115	\$120	\$125	\$130	\$135

** These rates are effective through June 30, 2028 and may be adjusted for inflation thereafter.*

***Rates for the month of June 2021 only.*

EXHIBIT A-4 – SCOPE OF SERVICES/PAYMENT PROVISIONS**B. Continuing Disclosure**

Continuing disclosure, which is described in Task 9 above, will be required on an annual basis once bonds are issued pursuant to requirements of both the SEC and the California Debt and Investment Advisory Commission. CONTRACTOR’s proposed budget for continuing disclosure services is **\$28,340** (\$225 for FY2020-21**, \$3,525 for FY2021-22, \$3,655 for FY2022-23, \$3,810 for FY2023-24, \$4,020 for FY2024-25, \$4,200 for FY2025-26, \$4,365 for FY2026-27, and \$4,540 for FY2027-28).

C. Foreclosure Activities

Services associated with foreclosure activities, as described in Task 10 above, will be based on the Foreclosure Activities Fee Schedule in Table 2 below and will be billed to the individual property owner and neither the Authority nor the County, and are not encompassed within any “not to exceed” amount.

TABLE 2
FORECLOSURE ACTIVITIES FEE SCHEDULE BY FY*

<u>Services</u>	<u>2020-21**</u>	<u>2021-22</u>	<u>2022-23</u>	<u>2023-24</u>	<u>2024-25</u>	<u>2025-26</u>	<u>2026-27</u>	<u>2027-28</u>
Foreclosure Letter (per letter)	\$50	\$60	\$60	\$65	\$65	\$75	\$75	\$85
Lienholder Research and Letter (parcel/year)	\$75	\$90	\$90	\$100	\$100	\$110	\$110	\$120
Record NOI – Remove Tax from County Roll and Record Subsequent Cancellation of NOI (parcel/year)	\$250	\$275	\$275	\$305	\$305	\$335	\$335	\$375
Foreclosure Management Services (parcel/year)	\$200	\$250	\$250	\$275	\$275	\$305	\$305	\$335
Payment Plan Setup and Administration (parcel/year)	\$250	\$300	\$300	\$330	\$330	\$365	\$365	\$400

** These rates are effective through June 30, 2028 and may be adjusted for inflation thereafter.*

***Rates for the month of June 2021 only.*

D. Arbitrage Services

Arbitrage services for the Series 2016 and 2019 Bonds, which are described in Task 11 above, include preparation of the arbitrage rebate calculation and report. The estimated annual budget for arbitrage services is **\$20,370** (\$940 for FY2020-21**, \$2,450 for FY2021-22, \$2,560 for FY2022-23, \$2,640 for FY2023-24, \$2,760 for FY2024-25, \$2,900 for FY2025-26, \$3,000 for FY2026-27, and \$3,120 for FY2027-28).

EXHIBIT A-4 – SCOPE OF SERVICES/PAYMENT PROVISIONS**E. Special Tax Prepayment Services**

Special tax prepayment services will be billed to the property owner that prepays his/her CFD tax and neither the Authority nor the County are encompassed within any “not to exceed” amount. CONTRACTOR’s fee for prepayment services will be based on the Special Tax Prepayment Fee Schedule in Table 3 below per parcel that is prepaid.

TABLE 3
SPECIAL TAX PREPAYMENT FEE SCHEDULE BY FY*

	<u>2020-21**</u>	<u>2021-22</u>	<u>2022-23</u>	<u>2023-24</u>	<u>2024-25</u>	<u>2025-26</u>	<u>2026-27</u>	<u>2027-28</u>
Fee Per Prepayment	\$250	\$275	\$290	\$300	\$320	\$335	\$350	\$370

** These rates are effective through June 30, 2028 and may be adjusted for inflation thereafter.*

***Rate for the month of June 2021 only.*

General Terms and Conditions

The effort anticipated to complete this work is based on the CONTRACTOR’s experience for the quantity and nature of work that can reasonably be anticipated for the outlined scope. Cost estimates provided for tasks are best estimates at the time of Agreement execution; actual invoiced task amounts may vary from the initial task estimates. An amendment to the Agreement is not required if the task allocated budget amount(s) do not exceed the overall Agreement not-to-exceed amount. In the event that CONTRACTOR costs are to exceed the task allocated budget amount(s), CONTRACTOR shall notify Authority in advance and as soon as possible in writing and clearly describe how CONTRACTOR will achieve net fiscal neutrality. Any adjustments exceeding the total estimated budget by FY require prior written approval by Authority.

CONTRACTOR will charge for time and materials, using the hourly rates set forth in Table 1 above, up to the proposed budget maximum, subject to the limitations set forth above, unless otherwise agreed to by the Authority.

CONTRACTOR shall submit monthly invoices to the Authority along with details of services rendered and expenses incurred. Invoices shall identify all tasks associated with each line item (Tasks A through E, as described in this Scope of Services). Invoices under this Agreement shall be submitted monthly and promptly, and in accordance with Section 6.0, “Payment Conditions”, of the Agreement. All invoices shall reference the Multi-Year Agreement (MYA) number (MYA# 3000*4676), the Project name and associated Purchase Order number, and an original hardcopy shall be sent to the following address or via email to RMAEastGarrisonCSD@co.monterey.ca.us:

EXHIBIT A-4 – SCOPE OF SERVICES/PAYMENT PROVISIONS

County of Monterey
Department of Public Works, Facilities, & Parks – East Garrison Community Services District
1441 Schilling Place, South 2nd Floor
Salinas, California 93901-4527

Any questions pertaining to invoices under this Agreement shall be directed to the Department of Public Works, Facilities, & Parks, East Garrison Community Services District at (831) 755-5295 or via email to: RMAEastGarrisonCSD@co.monterey.ca.us.

Services provided under this Agreement, as amended, shall not exceed the sum of **\$223,816**. At the Authority's request, services of the same nature in addition to those identified in the scope of services may be provided if the total fee to complete the tasks selected is less than the budget.