



CORMAN LEIGH

Received After Agenda Printed

City Council Meeting

2/4/25

Item No.

6

Info.

Handout / Correspondence

Murrieta City Council
1 Town Square
Murrieta, CA 92562

Dear Honorable Members of the Murrieta City Council,

I am writing to express my support for the continued use and expansion of Community Facilities Districts (CFDs) within the City of Murrieta. As our city experiences growth and evolving hard and soft infrastructure needs, CFDs serve as an essential financing tool to fund critical public improvements and services while responsibly managing the city's long-term fiscal health.

CFDs provide a structured and reliable mechanism to finance infrastructure projects such as roads, utilities, public safety facilities, parks, and schools—without placing undue strain on the city's general fund. By conservatively allocating costs to property owners within the benefiting districts, CFDs ensure that the financial responsibility for these benefits are equitably distributed. This approach not only supports new development but also helps protect existing taxpayers from shouldering disproportionate costs.

Furthermore, CFDs offer flexibility ability to structure debt with provisions for gradual escalation helping cities like Murrieta manage repayment schedules in alignment with projected revenue growth and community development. This ensures that as property values and tax bases increase, debt service obligations remain very conservative.

By utilizing CFDs effectively, Murrieta can continue to attract talented city employees while maintaining fiscal responsibility. I strongly encourage the City Council to support the strategic use of Community Facilities Districts as a forward-looking solution to plan for the needs of Murrieta.

Thank you for your time, leadership, and commitment to Murrieta's continued growth and prosperity.

Sincerely,

Dan Leigh
President
Corman Leigh Communities