



Staff Report

TO: City Council
FROM: Robert L. Vestal, Director of Public Works | City Engineer
DATE: October 7, 2025
SUBJECT: Credit and Reimbursement Agreements

Description: Summary of Credit and Reimbursement Agreements Associated with DIF, TUMF, and CFDs.

Background and Analysis:

Mayor Pro Tem Voigt requested an update and review of current and past fee credit agreements.

The City of Beaumont uses **Development Impact Fees (DIFs)**, **Transportation Uniform Mitigation Fees (TUMFs)**, and **Community Facilities Districts (CFDs)** as complementary tools to fund infrastructure and public services needed to support new development.

Development Impact Fee (DIF) credit agreements are typically used by cities and counties to offset the fees developers owe for constructing public infrastructure such as roads, parks, and utilities. These agreements are local in scope and project-specific, granting credits when a developer builds improvements that benefit the broader community. The value of the improvement is credited against the developer's required DIF payment, and the terms are usually negotiated based on local ordinances and the nature of the project.

Transportation Uniform Mitigation Fee (TUMF) credit agreements operate on a regional level, often managed by agencies like the Western Riverside Council of Governments (WRCOG). TUMF is designed to fund transportation infrastructure impacted by new development. Credits are issued when developers construct improvements identified in the TUMF Nexus Study. In some cases, developers may be reimbursed if the value of their improvements exceeds their fee obligations. The process is formalized through a credit and reimbursement manual that outlines eligibility criteria and documentation requirements.

Community Facilities District (CFD) credit or reimbursement agreements, governed by the Mello-Roos Act of 1982, are used to finance public infrastructure and services through special taxes levied on property owners within a designated district. CFDs issue municipal bonds to raise upfront capital, which is repaid over time by property owners through annual special taxes. Developers often initiate these districts to fund improvements that support their projects. Credit agreements within CFDs may allow developers to receive reimbursements or tax offsets for constructing eligible facilities, offering a flexible and long-term financing mechanism.

The following table is a summary of Attachment A. Refer to Attachment A for a detailed list of credit and reimbursement agreements associated with DIF, TUMF, and CFDs.

Summary of Credit and Reimbursement Agreements

Agreement Date	Type	Development	Maximum Amount	Status
6/19/2007	DIF	2nd Street Marketplace	\$350,606	Fulfilled Obligation
5/19/2009	CFD No. 93-1	Sundance	\$2,589,250	Fulfilled Obligation
7/21/2015	CFD No. 93-1	Sundance	\$4,200,000	Fulfilled Obligation
7/21/2015	CFD No. 93-1	Sundance	\$36,950,000	Fulfilled Obligation
4/5/2017	CFD No. 2016-4	Four Season	\$1,959,355	Fulfilled Obligation
2/1/2018	TUMF	Sundance/ Tournament Hills	\$30,168,200	Fulfilled Obligation
3/20/2018	TUMF	Sundance/ Tournament Hills	\$4,097,000	Fulfilled Obligation
6/19/2018	DIF TUMF	Hidden Canyon Industrial Park PM36426	\$1,160,320	Fulfilled Obligation
2/5/2019	DIF TUMF	Rolling Hills SP	\$3,615,086	Fulfilled Obligation
3/1/2019	CFD No. 2016-1	Fairway Canyon	\$15,968,133	Fulfilled Obligation
6/1/2019	CFD No. 2016-2 DIF	Sundance	\$27,189,182	Fulfilled Obligation
2/4/2020	TUMF	Sundance/ Tournament Hills	\$6,390,000	Fulfilled Obligation
6/1/2021	CFD No. 2021-1	Fairway Canyon	\$23,563,199	Fulfilled Obligation

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Agreement Date	Type	Development	Maximum Amount	Status
5/1/2023	CFD 2023-1	Fairway Canyon	\$7,705,425	In process
5/1/2023	CFD No. 2016-3	Sundance	\$4,787,000	Fulfilled Obligation

Fiscal Impact:

The estimated cost to prepare this staff report is \$350.

There is no fiscal impact associated with this item.

Recommended Action:

Receive and file.

Attachments:

- A. Credit and Reimbursement Agreements