

## **Russell “Russ” Hildebrand: Candidate for Cypress Forest Utility District Position 1**

### **Statement of Qualifications and Interests in Serving on the Board**



I am a semi-retired municipal law attorney at Jones & Mayer Attorneys, where I assist Cities, primarily on complex real estate, land use development and public infrastructure financing. Prior to joining Jones & Mayer I was the City Attorney for the City of Rocklin, CA for 19 years. Having spent my entire legal career as a public servant, I would now like to serve my local community on the Board of our Cypress Forest Public Utility District.

I have a skill set that I have developed from more than 25 years of experience with public works contracts, public infrastructure financing, land use entitlements and easements, and tax and rate setting for utilities. I have represented numerous Cities in both the purchase and sale of well over \$100 Million worth of real estate transactions.

Our District is currently facing two major challenges right now – challenges that need someone with experience to solve:

Firstly, the ongoing issues with our waste collection service: This is not an easy fix, as there isn't a competitive market for the “backdoor service” that we all prefer. Our District will need to look closely at the capacity of Texas Pride, so that they fulfill their contractual obligations, and analyze the potential solutions.

I completely understand that challenge and I am fortunate that I can call on my years of experience in negotiating waste hauling contracts for public agencies, in order to find a creative solution to this problem and get our service back to normal.

*Secondly*, we have to resolve the controversial former country club site debate, and associated land swap proposal.

I have been actively gathering information on this land deal for two years now, and my conclusions to date are that the majority of citizens don't favor putting **millions of dollars of District taxpayer money into a private membership golf course**. Contrary to what you may have heard, I seriously doubt there are going to be “free” amenities for the community. There is no free lunch, so any golf investment group will demand a return on their investment; that's just good business. So, if they get a return on investment, who makes up the gap? **The taxpayers** in that District, that's who.

Harris County Flood Control District grossly overpaid for that site thinking our District would spend as much money and give up as much land as necessary to bail them out and give a sweet deal to a **private company** for a **private golf club**.

I have the experience in complex multi-agency and public/private partnerships that gives me the ability to ferret out the real intentions of the parties on this deal, and consequently, ensure that our District taxpayers aren't stuck with the bill, yet having no control of our District's public land.

Furthermore, if our CFPUD doesn't finalize the land swap being discussed, are we going to end up with development on that site that doesn't fit with the character of our community? Again, I have the experience and expertise to ensure that doesn't happen.

I will do my best to make sure this land remains a community asset, with open space, parkland, trails, and perhaps other recreational amenities, that may indeed include golf - But only if those recreational features and/or a golf course make sound fiscal sense for the citizens and taxpayers of our Cypress Forest Public Utility District, and of course, they are a benefit to the community.

Please note that I have no single purpose agenda, and my campaign is not funded by multi-family apartment developers, and those who think that our PUD's public funds are best spent on their private golf course.

In summary, my focus would be on the core business of our District, which is to provide utility services, garbage collection and police patrols, as efficiently and as cost effectively as possible in order to keep your taxes, rates and fees under control.

I have both the time and talent **to make a difference** and be effective for the community. I have the skills and experience to assist in accomplishing the Board's obligations, duties, and desired goals. **I ask for your vote on May 7<sup>th</sup> for Cypress Forest Public Utility District Position 1.**

Thank you for your consideration,



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