

Monday, April 5, 2021  
City of Carson  
701 E. Carson Street  
Carson, CA 90745  
11:00 a.m.

## REVISED AGENDA

### SPECIAL MEETING OF THE CITY OF CARSON ENHANCED INFRASTRUCTURE FINANCING DISTRICT PUBLIC FINANCING AUTHORITY

Members:

Lula Davis-Homes, Mayor (City of Carson)	
Jim Dear, Mayor Pro-Tem (City of Carson)	Vacant (County of Los Angeles)
Katie Pandolfo (City of Carson)	Vacant (County of Los Angeles)

Staff:

City Manager, Sharon Landers (City of Carson)  
Director of Community Development, Saied Naaseh (City of Carson)  
PFA Counsel: Anita Luck (City of Carson)  
PFA Counsel: Payam Mostafavi (City of Carson)  
Project Manager, James Nguyen (City of Carson)  
Acting Planning Secretary, Lucille Sandoval (City of Carson)  
EIFD Consultant, Joe Dieguez (City of Carson)

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*“In accordance with the Americans with Disabilities Act of 1990, if you require a disability related modification or accommodation to attend or participate in this meeting, including auxiliary aids or services, please call the Community Development Department office at 310-952-1700 Ext. 1310 at least 48 hours prior to the meeting.” (Government Code Section 54954.2)*

I. CALL TO ORDER

II. ROLL CALL

III. INTRODUCTIONS/PRESENTATIONS

a. None.

IV. PUBLIC ORAL COMMUNICATIONS ON AGENDA ITEMS

The public may address the Public Financing Authority on any matters within the jurisdiction of the Carson Enhanced Infrastructure Financing District or on any items on the agenda prior to any action taken on the agenda. Speakers are limited to no more than three minutes, speaking once. Oral communications will be limited to 30 minutes unless extended by order of the Chair with the approval of the Public Financing Authority.

**DUE TO CORONA VIRUS COVID-19, NO MEMBERS OF THE PUBLIC WILL BE ALLOWED INTO CITY HALL DURING THE PUBLIC FINANCING AUTHORITY MEETING. THE MEETING**

**WILL BE CONDUCTED VIA REMOTE TELECONFERENCING USING THE ELECTRONIC “ZOOM” APPLICATION.**

Any person having any comments on the proposed Carson EIFD may do so as follows:

1. Email: You can email comments to [jnguyen@carsonca.gov](mailto:jnguyen@carsonca.gov) no later than 5:00 p.m. the day before the meeting. Please identify “Carson EIFD” in your comments. Your comments will be read into the record.
2. Telephone: You can record your comments at (310) 952-1700 Ext. 1310 no later than 5:00 p.m. the day before the meeting. Please identify “Carson EIFD” in your comments. Your comments will be read into the record.
3. Box outside of City Hall: You can provide hand-written comments by dropping off a note at the box located in front of City Hall (701 East Carson Street) no later than 5:00 p.m. the day before the meeting. Please identify “Carson EIFD” in your comments. Your comments will be read into the record.

NOTE: Comments may only be submitted to the City by 5:00 p.m. the day before the meeting. Members of the public cannot provide comments during the Zoom meeting. Members of the public wishing to observe the meeting live will be able to do so by watching it on the City’s PEG television channel (Channel 35 on Charter or Channel 99 on AT&T for Carson residents) or via live streaming on the City’s website, <http://ci.carson.ca.us/>).

**V. NEW BUSINESS**

- a. Overview of Carson EIFD (provided by Kosmont and Associates, Inc.)
- b. Consider Resolution No. 21-001 of the PFA, determining the time, place and manner of meetings, and members of the PFA board.

Recommended Action: Waive reading and approve:

**A RESOLUTION OF THE PUBLIC FINANCING AUTHORITY OF THE CITY OF CARSON ENHANCED INFRASTRUCTURE FINANCING DISTRICT ESTABLISHING THE TIME AND PLACE OF REGULAR MEETINGS AND APPOINTING A CHAIR, VICE CHAIR AND SECRETARY.**

- c. Consider Resolution No. 21-002 of the PFA, requesting the preparation of the Infrastructure Financing Plan and setting the time and place of certain meetings.

Recommended Action: Waive reading and approve:

**A RESOLUTION OF THE PUBLIC FINANCING AUTHORITY OF THE CITY OF CARSON ENHANCED INFRASTRUCTURE FINANCING DISTRICT REQUESTING THE PREPARATION OF THE INFRASTRUCTURE FINANCING PLAN AND SETTING FORTH THE TIME FOR A PUBLIC MEETING AND INITIAL PUBLIC HEARING ON THE INFRASTRUCTURE FINANCING PLAN**

*The public may at this time address the members of the Public Financing Authority on any matters within the jurisdiction of the Carson Enhanced Infrastructure Financing District. No action may be taken on non-agendized items except as authorized by law. Speakers are requested to limit their comments to no more than three minutes each, speaking once.*

*This Public Financing Authority Board is subject to the Ralph M. Brown Act. Among other things, the Brown Act requires that the Board agenda be posted at least 72 hours in advance of each meeting and that the public be allowed to comment on agenda items before the and items not on the Board agenda but are within the subject matter jurisdiction of the Board. The Board may limit public comments to a reasonable amount of time, generally three (3) minutes per person.*

VI. MEMBERS ORAL COMMUNICATIONS / ITEMS FOR FUTURE AGENDAS

VII. STAFF ORAL COMMUNICATIONS

VIII. ADJOURNMENT

*This Public Financing Authority Board is subject to the Ralph M. Brown Act. Among other things, the Brown Act requires that the Board agenda be posted at least 72 hours in advance of each meeting and that the public be allowed to comment on agenda items before the and items not on the Board agenda but are within the subject matter jurisdiction of the Board. The Board may limit public comments to a reasonable amount of time, generally three (3) minutes per person.*

**CITY OF CARSON ENHANCED INFRASTRUCTURE FINANCING DISTRICT**

**PUBLIC FINANCING AUTHORITY**

**RESOLUTION NO. 21-001**

**A RESOLUTION OF THE PUBLIC FINANCING AUTHORITY  
OF THE CITY OF CARSON ENHANCED INFRASTRUCTURE  
FINANCING DISTRICT ESTABLISHING THE TIME AND PLACE  
OF REGULAR MEETINGS AND APPOINTING A CHAIR, VICE  
CHAIR AND SECRETARY.**

WHEREAS, pursuant to Chapter 2.99 of Part 1 of Division 2 of Title 5 of the California Government Code (commencing with Section 53398.50), the City Council (the "Council") of the City of Carson (the "City") is authorized to initiate the process to establish an Enhanced Infrastructure Financing District; and

WHEREAS, the City pursuant to Resolution No. 21-026 adopted on March 16, 2021, declared its intent to form the City of Carson Enhanced Infrastructure Financing District (the "Carson EIFD") and formed the Public Financing Authority of the Carson EIFD as the governing body of the Carson EIFD (the "PFA");

WHEREAS, the County of Los Angeles (the "County") pursuant to a resolution adopted on November 24, 2020, declared its intent to participate as a taxing entity in the Carson EIFD and form the PFA; and

WHEREAS, the PFA is comprised of two members of the Council, one member of the County Board of Supervisors, or his/her designee, and two members of the public, one of each chosen by the City and the County; and

WHEREAS, the PFA is subject to the Ralph M. Brown Act (constituting Government Code Sections 54950 *et seq.*) (the "Brown Act"); and

WHEREAS, pursuant to the Brown Act, the PFA desires to specify the time and place of its regular meetings; and

WHEREAS, the initial City board members appointed by the Council are the Mayor, the Mayor Pro-Tem and Katie Pandolfo, as the public member; and

WHEREAS, the County Board of Supervisors' member or his/her designee and public member shall be appointed by the County; and

WHEREAS, until December 31, 2021, or unless otherwise stated in the bylaws of the PFA to be adopted at a later date, the PFA also desires to designate the Mayor of the City as Chair of the PFA and the Mayor Pro Tem of the City as the Vice Chair and the [Acting] Planning Secretary as the Secretary of the PFA; and

NOW, THEREFORE, THE PUBLIC FINANCING AUTHORITY OF THE CITY OF CARSON ENHANCED INFRASTRUCTURE FINANCING DISTRICT DOES RESOLVE AS FOLLOWS:

1. The recitals hereto are true and correct and incorporated herein by this reference.
2. Regular meetings of the PFA shall be held [every Monday] of each month at 11 a.m. at the City of Carson, City Council Chambers, 701 East Carson Street, Carson, California 90745. Notwithstanding the previous sentence, the PFA will only convene when there is PFA business to be heard or a notice of cancellation will be posted. A majority of the board members of the PFA shall constitute a quorum for the purpose of conducting the business of the PFA. .
3. Special meetings may be held as provided in the applicable provisions of the Brown Act.
4. In all respects, the PFA shall comply with the requirements of the Brown Act.
5. Regular Meetings may be held remotely at the same time by Zoom or other electronic outlet as described in the notice to be distributed for the meeting and as permitted by law during the Coronavirus pandemic.
6. The Board hereby appoints the Mayor of the City as the Chair, the Mayor Pro-Tem as the Vice Chair and the (Acting) Planning Secretary as the Secretary of the PFA until December 31, 2021.

PASSED, APPROVED, and ADOPTED this 5<sup>th</sup> day of April, 2021.

\_\_\_\_\_  
CHAIR

ATTEST:

\_\_\_\_\_  
SECRETARY

I HEREBY CERTIFY that the foregoing Resolution No. \_\_\_\_ was adopted by votes of the City of Carson Enhanced Infrastructure Financing District Public Financing Authority at its special meeting on April 5, 2021, by the following vote.

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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SECRETARY

**CITY OF CARSON ENHANCED INFRASTRUCTURE FINANCING DISTRICT**

**PUBLIC FINANCING AUTHORITY**

**RESOLUTION NO. 21-002**

**A RESOLUTION OF THE PUBLIC FINANCING AUTHORITY OF THE CITY OF CARSON ENHANCED INFRASTRUCTURE FINANCING DISTRICT REQUESTING THE PREPARATION OF THE INFRASTRUCTURE FINANCING PLAN AND SETTING FORTH THE TIME FOR A PUBLIC MEETING AND INITIAL PUBLIC HEARING ON THE INFRASTRUCTURE FINANCING PLAN**

WHEREAS, pursuant to Chapter 2.99 of Part 1 of Division 2 of Title 5 of the California Government Code (commencing with Section 53398.50) (the "EIFD Law"), the City Council (the "Council") of the City of Carson (the "City") is authorized to initiate the process to establish an Enhanced Infrastructure Financing District; and

WHEREAS, the City, pursuant to Resolution No. 21+026 adopted on March 16, 2021 ("Resolution of Intent"), declared its intention to form the City of Carson Enhanced Infrastructure Financing District (the "Carson EIFD") and formed the Public Financing Authority of the Carson EIFD as the governing body of the Carson EIFD (the "PFA"); and

WHEREAS, the County of Los Angeles (the "County") pursuant to a resolution adopted on November 24, 2020, declared its intent to participate as a taxing entity in the Carson EIFD and form the PFA; and

WHEREAS, pursuant to the Resolution of Intent, the Council determined that the Carson EIFD is necessary to support the provisions of needed public infrastructure, low and moderate income housing, including workforce housing, and to provide for the rehabilitation and environmental mitigation of brownfields and other property within the Carson EIFD and the City; and

WHEREAS, the Council directed the City Manager, other appropriate City staff, Kosmont & Associates Inc., the City's authorized EIFD consultant ("Kosmont"), and the County to prepare the Infrastructure Financing Plan ("IFP") in accordance with Government Code Sections 53398.62 and 53398.63 of the EIFD Law and directed the PFA to provide all required notices and information, and conduct the public hearings regarding the IFP, all in accordance with the EIFD Law, and perform all other duties of the PFA under the EIFD Law, as necessary or desirable from time to time; and

WHEREAS, the PFA board is comprised of two members of the Council, one member of the County Board of Supervisors, or his/her designee, and two members of the public, one of each chosen by the City and the County; and

WHEREAS, upon receipt of the Resolution of Intent, pursuant to Government Code Section 53398.62, the PFA is required to designate and direct the City or County engineer or other appropriate official to prepare an IFP pursuant to Section 53398.63.

NOW, THEREFORE, THE PUBLIC FINANCING AUTHORITY OF THE CITY OF CARSON ENHANCED INFRASTRUCTURE FINANCING DISTRICT DOES RESOLVE AS FOLLOWS:

1. The recitals hereto are true and correct and incorporated herein by this reference.
2. The PFA hereby directs the City Manager, other appropriate City staff, Kosmont, and the County to prepare the IFP in accordance with Government Code Sections 53398.62 and 53398.63 of the EIFD Law. The City Manager shall consult with each affected taxing entity, and, at the request of any affected taxing entity, shall meet with representatives of an affected taxing entity. Any affected taxing entity may suggest revisions to the IFP.
3. Pursuant to Section 53398.66 of the EIFD Law, the draft IFP shall be made available to the public and to each landowner within the area at a meeting held at least thirty (30) days before the notice given for the first public hearing on the IFP. The purposes of the meeting shall be to allow the staff of PFA to present the draft IFP, answer questions about the IFP, and consider comments about the IFP. The PFA hereby establishes April 12, 2021 at the hour of 11 a.m. as the time where the PFA will hold an online remote meeting to present the draft IFP and hear written or oral comments related to the Carson EIFD. The meeting will be conducted online via Zoom. Any person having any comments on the proposed Carson EIFD may do so as provided in the Notice of Public Meeting.

Comments may only be submitted to the City by 5:00 p.m. the day before the meeting. Members of the public cannot provide comments during the Zoom meeting. Members of the public wishing to observe the meeting live will be able to do so by watching it on the City's PEG television channel (Channel 35 on Charter or Channel 99 on AT&T for Carson residents) or via live streaming on the City's website, <http://ci.carson.ca.us/>.

Such date and time may be adjusted by City staff for any date in April, May, June or July, on behalf of the PFA and referenced in the Notice of Public Meeting to be distributed at least ten (10) days prior to the meeting.

4. Pursuant to Section 53398.66(i) of the EIFD Law, the PFA shall post notice of the first meeting in an easily identifiable and accessible location on the Carson EIFD's internet website which is part of the City's website and shall mail a written notice of the meeting or public hearing to each landowner, each resident, and each taxing entity at least ten (10) days before the meeting or public hearing.

5. Pursuant to Section 53398.64 of the EIFD Law, the IFP shall be sent to each owner of land within the proposed Carson EIFD and to each affected taxing entity together with any report required by the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code) that pertains to the proposed public facilities or the proposed development project for which the public facilities are needed, and shall be made

available for public inspection. The report shall also be sent to the PFA, the Planning Commission of the City, and the legislative body. In lieu of the full report, staff of the City may provide information on where to access or obtain the full report in the Notices referred to above.

6. All prior actions taken by City staff with respect to the PFA are hereby ratified and confirmed. The City Manager is hereby directed to take any action needed to effectuate the purposes of this resolution and actions required herein on behalf of the PFA.

PASSED, APPROVED, and ADOPTED this 5<sup>th</sup> day of April, 2021.

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CHAIR

ATTEST:

\_\_\_\_\_  
SECRETARY

RESOLUTION NO \_\_\_\_\_

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I HEREBY CERTIFY that the foregoing Resolution No. \_\_\_\_\_ was adopted by votes of the City of Carson Enhanced Infrastructure Financing District Public Financing Authority at its special meeting on April 5, 2021, by the following vote.

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
SECRETARY