

AGENDA

ANNUAL MEETING OF THE CITY OF CARSON ENHANCED INFRASTRUCTURE FINANCING DISTRICT (Carson EIFD) PUBLIC FINANCING AUTHORITY (PFA)

Lula Davis-Holmes, Chair (City of Carson)

Caroline Torosis, Vice-Chair (L.A. County)

Jim Dear (City of Carson)

Katie Pandolfo, Secretary (City of Carson)

Angela Reddock-Wright (L.A. County)

“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)

PUBLIC INFORMATION

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. There will be two Oral Communication sessions: one for agendized items (comment about items ON the agenda) and the other for non-agendized items (comment about items NOT on the agenda). The Oral Communications portion of the agenda is limited to a duration of one hour unless otherwise approved by the PFA Comment time is normally 3 minutes depending on the number of speakers.

PUBLIC VIEWING AVAILABLE BY:

- Livestream on the City of Carson’s website: The meeting will be streamed live over the internet via: www.carsonca.gov or on Youtube: www.youtube.com/c/CityofCarsonCaliforniaOfficialYouTubePage
- Cable TV: Spectrum (Channel 35) and ATT (Channel 99)

IF YOU ARE NOT ABLE TO ATTEND THE MEETING IN-PERSON, PUBLIC COMMENTS CAN BE SUBMITTED BEFORE THE MEETING AT/VIA:

1. Email: Public comments can be emailed to inguyen@carsonca.gov. Please identify "Carson EIFD" in your comments. The cut-off time to submit any email communications is 8:00 a.m. on the day of the meeting.

2. Written: Hand-written comments be dropped off at the Community Development Department. The cut-off time to submit any email communications is 8:00 a.m. on the day of the meeting. Written comments dropped off at the Community Development Department or any email received will not be read aloud at PFA Meeting but will be circulated to the PFA and incorporated into the record.

CALL TO ORDER: PUBLIC FINANCING AUTHORITY: (11:00 AM)

ROLL CALL (ASSISTANT SECRETARY):

STAFF ORAL COMMUNICATIONS:

INTRODUCTIONS/PRESENTATIONS:

ORAL COMMUNICATIONS FOR MATTERS LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC) (LIMITED TO ONE HOUR):

APPROVAL OF MINUTES (Item No. 1)

Item No. 1 Approval of June 24, 2024, Regular Meeting of the Carson EIFD Public Financing Authority Minutes.

Recommended Action: APPROVE the minutes as listed.

PRESENTATIONS (Item Nos. 2 and 3)

Item No. 2 Presentation on Current Development Projects within the Carson EIFD Boundary

Recommended Action: RECEIVE and FILE

Item No. 3 Presentation on City of Carson US EPA and DTSC ECRG Grant Awards

Recommended Action: RECEIVE and FILE

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 Board 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.

PUBLIC HEARING (Item No. 4)

Public testimony is restricted to three minutes per speaker, speaking once (excepting applicants who are afforded a right of rebuttal, if desired), unless extended by order of the Chair with the approval of the Public Financing Authority.

Item No. 4 Public Hearing of the Public Financing Authority to consider any written and oral comments and consider Resolution No. 25-001 to adopt the Carson EIFD Annual Report for Fiscal Year 2024-2025 (“Annual Report”)

Recommended Actions:

1. OPEN the public hearing.
2. TAKE public testimony.
3. CLOSE the public hearing.
4. WAIVE further reading and ADOPT Resolution No. 25-001

DISCUSSION (Item Nos. 5 through 6)

Item No. 5 Consider Resolution No. 25-002, A Resolution of the Carson EIFD PFA Adopting the Fiscal Year 2025/26 Budget and Approving Appropriations for the 2025/2026

Recommended Action: WAIVE further reading and ADOPT Resolution No. 25-002.

Item No. 6 Annual Meeting and Election of the Authority Board Secretary Pursuant to the Carson EIFD Bylaws

Recommended Action:

1. ELECT a PFA Board Member to the position of Secretary for the Carson EIFD PFA for a term starting June 27, 2025, and ending June 30, 2026.

ORAL COMMUNICATIONS FOR MATTERS NOT LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC) *The public may at this time address the members of the PFA on any matters within the jurisdiction of the PFA. 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.*

MEMBERS ORAL COMMUNICATIONS / ITEMS FOR FUTURE AGENDAS**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 Board 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

**MINUTES
PUBLIC FINANCING AUTHORITY
REGULAR MEETING
June 24, 2024
11:00 A.M.**

CALL TO ORDER:

The meeting was called to order at 11:00 A.M. by Chair Lula Davis-Holmes in the Helen Kawagoe Council Chambers, located at 701 E. Carson Street, Carson, California 90745.

ROLL CALL:

Assistant Secretary Sandy Solis noted the roll:

Board Members Present: Chair Lula Davis-Holmes, Vice Chair Caroline Torosis, Board Member Angela J. Reddock-Wright, Board Member Jim Dear, and Secretary Katie Pandolfo.

Board Members Absent:

Also Present: Executive Director David Roberts, Director of Community Development Saied Naaseh, Assistant Authority Counsel Payam Mostafavi, Consultant Joe Dieguez, Special Projects Manager James Nguyen, Assistant Secretary Sandy Solis, and Planning Secretary Laura Gonzalez

STAFF ORAL COMMUNICATIONS – None.

INTRODUCTIONS/PRESENTATIONS – None.

ORAL COMMUNICATIONS ON AGENDA ITEMS (MEMBERS OF THE PUBLIC) (LIMITED TO ONE HOUR) – None.

APPROVAL OF MINUTES (Item No. 1):

Board Member Jim Dear motioned and the approval and they were seconded by Secretary Katie Pandolfo, but Board Member Angela J. Reddock-Wright asked that her name be added to the minutes as absent.

Assistant Secretary Sandy Solis stated that the minutes will be corrected and amended.

Chair Lula Davis-Holmes called for the approval of the minutes as corrected and amended and called for a verbal count of approval.

The Assistant called for the vote count and the board approved the minutes unanimously.

PRESENTATIONS (Item Nos. 2 and 3)

Item No. 2 Presentation on Current Development Projects withing the Carson EIFD Boundary

Recommended Actions:

1. RECEIVE and FILE

ACTION: Item No. 2 was approved on Consent.

Special Projects Manager James Nguyen presented twenty-four current development projects within the Carson EIFD boundary that were either completed, under construction, or approved, as well as projects that are under review.

The presentation includes seven completed projects, but showcased Starbucks located at of the Starbucks located at 860 E. Carson Street, the Panattoni Warehouse at 2112 E. 223rd Street, Centerpoint Warehouse at 16627 Avalon Blvd., as Mr. Nguyen stated that he did not have photos of the remaining four.

The approved projects that were not yet under construction include the following: LIT 223rd Warehouse at 2104 E. 223rd Street, Perry Street Self Storage at 2161 Perry Street, Carson Lofts at 21240 -21250 Main Street, Marriott Towne Place Suites hotel at 888 E. Dominguez Street, The District Industrial Park and Carson Place at the PA3 on the 157-acre site, review The District Mall at PA2 on the 157-acre site, and the Imperial Avalon Redevelopment at 21207 S. Avalon Blvd.

Chair Davis-Holmes stated that she had a question or comments. Madam Chair stated that the Perry Street Self Storage was no longer moving forward and there may be something else in that location. She also asked staff to provide information about the outlet mall.

Community Development Director Saied Naaseh replied to the Chair stating that with the list of projects that have are being presented were those that were approved and that these projects may not necessarily be built and that other projects may replace them. Madam Chair acknowledged his statement.

Vice-Chair Torosis provided some feedback stating that it would be helpful if for future presentations a timeline and a little more detail were provided prior to the meeting.

Chair Davis-Holmes asked if the board had any other comments.

Board Member Dear stated that the first project is on his street, and it seems like the project has come to a halt. He mentioned that the project is extremely unsightly will covered with graffiti, rusted rebar pipes, and weeds. He stated that he believes it appears that construction stopped about a year ago and asked staff for a brief explanation on the Birch Project on Figueroa Street, just south of Carson Street.

In response to the Board Member Dear's request for an update, Community Development Director Saied Naaseh stated that he would check on the status of the project with the developer and inquire why they have

not been moving forward. He also stated that he will report with the owner about the unsightliness of the project.

Board Member Dear reiterated that if the developers were not going to continue with project that they needed to do something to get rid of the unsightly partial construction as it looked bad. He also stated that he is aware that it is not for this board to decide decisions but that this is public information and that the public would want to know what is happening.

Dear also stated that just as the Chair mentioned, he too is happy about the Perry Street Storage is being transforming into a better use.

He commented on the Imperial Avalon Redevelopment project; he stated that he is looking forward to something good coming out of it.

Board Member Angela Reddock-Wright asked if the board could know what the Perry Street Storage project is turning into.

Director Naaseh stated that there is not a new application yet and staff are just reporting what has been approved.

She also stated that she appreciates that the mayor (Chair Davis-Holmes) brought up the District outlet mall because she recently read in the LA Business Journal last week about the lawsuit associated with that property. She inquired whether staff were able to provide any insights as to what the next stages are, and Chair Davis-Holmes stated that the city is under litigation.

Special Projects Manager James Nguyen concluded his presentation on the development projects and shared the four projects that were under review. He mentioned that the Figueroa Street Business Park project was approved last week, leaving three projects under review. The map that Mr. Nguyen presented showed the following locations: VESI Battery Storage, Sywest, Figueroa Street Business Park, and Kott Mixed-Use Development.

Vice-Chair Torosis asked Mr. Nguyen whether the upcoming projects coming online were not within the project area boundary and asked if all the ones presented were within the EIFD boundary.

Mr. Nguyen replied that when the EIFD boundary was created four to five years ago, there was anticipation of a certain number of projects that were going to be developed that were using all the projects in the pipeline and listed areas that the city wanted to be developed in the future. He stated that it did not cover the entire city and that there will be new projects that were not thought of at that time and that they would not be a part of the EIFD but that the reason why he included the ones that were already going to happen is that the EIFD has revenue up front.

Vice-Chair Torosis suggested that he anticipate at a future meeting of a significant amount of development in an area that was not included in the EIFD, that the board would want to know about it to make changes to the boundary.

Item No. 3 Presentation on City of Carson US EPA and DTSC ECRG Grant Awards

Recommended Action:

1. RECEIVE and FILE

City Manager David Roberts stated that staff member, James Nguyen, will provide a quick update referencing the grant.

Special Projects Manager Nguyen shared that the grants were not grants that the City of Carson received and that it was not for the EIFD but that he would make the connection to EIFD after the presentation.

Mr. Nguyen made the presentation regarding the US EPA and DTSC ECRG Grant Awards and gave information regarding Carson having a lot of brownfields and that the many uses predate that city, such as former landfills and getting those sites redeveloped from a non-use to a community-based use.

In Mr. Nguyen's presentation, he made a correlation of how the grants to redevelop brownfields will benefit the EIFD. He stated that by addressing brownfields and by accelerating redeveloped, they will potentially accelerate property tax increment revenue to the city.

After his presentation, City Manager Roberts thanked Special Projects Manager Nguyen for his exceptional work on the Brownfields Program and obtaining the grants while competing with other state cities as well obtaining the federal grants. He also stated for the record that he would like to thank Community Director Saied Naaseh and his leadership for the department.

Chair Davis-Holmes thanked Mr. Nguyen and staff for their hard work, and it was not unnoticed by herself and the City Council. She said that she was very pleased upon receiving the news of the grants.

Vice-Chair Torosis asked Mr. Nguyen if there was any pipeline workforce training development in the process.

Mr. Nguyen stated that the grant was just recently awarded the grants and that they were in the very early stage of a work plan. He stated that he would like to connect with the county on any efforts that can be duplicated.

Vice-Chair Torosis stated that she looks forward to working with Mr. Nguyen.

Board Member Reddock-Wright inquired if there was a list of places that will qualify for grant money.

Mr. Nguyen stated that he is establishing a list as part of the deliverables, including commercial and possibly housing, especially affordable housing.

Board Reddock-Wright asked how the public is being made aware of brownfields.

Special Projects Manager Nguyen stated that he has and will continue to utilize the city's website, social media, and various advertising venues to promote brownfields for engagement purposes. He stated that for two quarters, using the Carson report, he placed brownfield information to inform the community.

Chair Davis-Holmes asked if the city's website and the city's tools were being utilized.

City Manager Roberts stated that Mr. Nguyen has been utilizing all the city tools.

Dear Board Member, by looking at exhibit map, specifically Parcel 51, he would like to know why it is part of the EIFD.

The Community Development Director addressed the question and stated that when the EIFD boundaries were being created, this site was a potential site that was underutilized and was included.

Board Member Dear asked Mr. Naaseh if theoretically if the post office and the sheriff's station were to relocate, these sites would be available for development.

Mr. Naaseh agreed, and Board Member Dear was satisfied with the answer.

Board Member Pandolfo congratulated Mr. Nguyen for the great work on brownfields. She asked if the golf course was ineligible under the grants and asked if there were any other programs that the city, collectively with the county, can apply for to help with the remediation.

City Manager stated that there are other avenues that may help and suggested that Vice-Chair Torosis may be better suited to answer.

Vice-Chair Torosis stated that although she is the Supervisor's Economic Development Deputy and not an environmental justice expert but that by doing a quick analysis that the city received, it appeared to be that the city only received monies for assessment and not for clean-up. She stated that there may be some predevelopment work that would need to happen to determine the true cost, and the EPA may have money for clean-ups. Vice-Chair stated that she would discuss the golf course under item number five and that LA County is committed to a full clean-up.

Recommended Action: RECEIVE and FILE

Action: No action taken on this item.

PUBLIC HEARING (Item No. 4)

Item No. 4 Public Hearing of the Public Financing Authority to consider any written and oral comments and consider Resolution No. 24-001 to adopt the Carson EIFD Annual Report for Fiscal Year 2023-2024 ("Annual Report")

Chair Davis Holmes read the title of Item No. 4, a public hearing, as shown above. She then asked Assistant Secretary Sandy Solis if there were any public comments received. Ms. Solis stated that none was received.

Chair Davis-Holmes if the notice was properly posted, which Assistant Secretary confirmed.

Chari Davis-Holmes stated that since there was no public testimony, she closed the public hearing.

Board Member Dear motioned to approve the annual budget as recommended.

Vice-Chair Torosis inquired if the presentation was to be heard prior to the motion and Chair Davis-Holmes confirmed as did Special Projects Manager Nguyen.

City Manager stated that consultants from Kosmont Companies and James Nguyen would present the presentation.

Kosmont & Associates consultant, Joe Dieguez, presented the Annual Report.

He stated that the actions before the board is to conduct a public hearing for the Annual Report for the EIFD, address any questions and comments, and ultimately for the board's consideration is to adopt the report.

Vice-Chair Torosis inquired if the money generated for housing going toward the housing projects that were shown earlier.

Director Naaseh stated that the money will go towards future housing, including affordable housing, and there is a Housing Authority that works with developers to build affordable housing. He stated that currently there was no money for projects but that as money comes in, the city will build up affordable housing. Funding will help establish the program.

Vice-Chair stated that it is the county's opinion that any money that is generated in the district goes towards affordable housing as there is a housing shortage and Director Naaseh confirmed.

Chair Davis-Holmes hearing no additional comments or questions, stated that a motion from Board Member Dear was heard.

Board Member Dear motioned to approve the annual report.

Vice-Chair Torosis seconded the motion.

ACTION: Chair asked all in favor to signify by saying 'aye.' Motion passed unanimously with a vote of 5/0 as follows:

Ayes: Chair Davis-Holmes, Vice Chair Torosis, Secretary Pandolfo, and Board Member Dear, Board Member Reddock-Wright

Noes: None

Abstain: None

Absent: None

DISCUSSION (Item Nos. 5 through 7)

Item No. 5 Consider Resolution No. 24-002, A Resolution of the Carson EIFD PFA Amending the Fiscal Year 2023/24 Budget and Approving Appropriations for the 2023/2024

City Manager Roberts stated that Special Projects Manager James Nguyen will give a presentation for Resolution No. 24-002.

Mr. Nguyen gave an oral presentation for the resolution and recommended that the board waive the reading and adopt the resolution.

The Vice-Chair asked Mr. Nguyen if it was appropriate to get information on a process for Victoria Golf Course reimbursement for remediation and predevelopment under item five or item six.

Mr. Nguyen stated that it would be under item number six as it is for next fiscal year.

Chair Davis Holmes called for a motion.

Vice-Chair Torosis moved to approve the item, and Board Member Dear seconded.

Chair Davis stated that the motion was properly motioned and seconded and asked the board if all were in favor.

The board unanimously approved.

The Chair asked the Assistant Secretary to report the vote.

Ms. Solis stated the motion passed, 5-0.

ACTION: Chair asked all in favor to signify by saying ‘aye.’ Motion passed unanimously with a vote of 5/0 as follows:

Ayes: Chair Davis-Holmes, Vice Chair Torosis, Secretary Pandolfo, and Board Member Dear, Board Member Reddock-Wright

Noes: None

Abstain: None

Absent: None

Item No. 6 Consider Resolution No. 24-003, A Resolution of the Carson EIFD PFA Adopting the Fiscal Year 2024/2025 Budget and Approving Appropriations for the 2024/2025

The City Manager stated that Special Projects Manager James Nguyen will give a presentation for Resolution No. 24-003.

Special Projects Manager orally gave a presentation for Resolution No. 24-003.

Mr. Nguyen stated that staff recommend that the board waive the reading and adopt the resolution. He also stated that staff would like to hear the Vice-Chair's comments on the golf course.

Vice-Chair stated that she would like to make a motion to amend the resolution as the resolution says that no expenditures to be made up to \$400,00.00 that to be deposited for Victoria Golf Course.

She stated that they recommend moving the money up to \$300,00.00 to be allocated to predevelopment consultants for an eventual RFSI or RFPO of appropriate space of the golf course. She could not provide more information due to active litigation pending.

Chair Davis-Holmes asked Special Projects Manager Nguyen if he was clear on the motion.

Mr. Nguyen restated Vice-Chair's motion and Vice-Chair acknowledged that he was correct.

Vice-Chair had a question for Mr. Nguyen, but Board Member Dear stated that he will second the motion so that the board will be on Discussion, with a friendly amendment.

Vice-Chair asked Mr. Nguyen what the process is of how the county gets reimbursed. Mr. Nguyen stated that typically a reimbursement agreement would be entered to between the County and Carson EIFD.

Item No. 7 Annual Meeting and Election of the Authority Board Secretary Pursuant to the Carson EIFD Bylaws

Chair asked for nominations. Vice-chair Torosis nominated Ms. Pandolfo, seconded by Board Member Dear

The Chair asked the Assistant Secretary to report the vote.

Ms. Solis stated the motion passed, 5-0 and congratulated Ms. Pandolfo.

ACTION: Chair asked all in favor to signify by saying 'aye.' Motion passed unanimously with a vote of 5/0 as follows:

Ayes: Chair Davis-Holmes, Vice Chair Torosis, Secretary Pandolfo, and Board Member Dear, Board Member Reddock-Wright

Noes: None

Abstain: None
Absent: None

ORAL COMMUNICATIONS FOR MATTERS NOT LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC) – None.

MEMBERS ORAL COMMUNICATIONS / ITEMS FOR FUTURE AGENDAS

ADJOURNMENT

Having no more business to transact, Chair Davis-Holmes adjourned the meeting at 12:10 PM.

Lula Davis-Holmes, Chairperson

ATTEST:

Katie Pandolfo
Secretary

EIFD Overview

ITEM NO. 2

2023

Project Status	# of Projects	Acreage
Completed	6	26.6
In Construction	3	15.5
Approved	10	197.6
In Review	4	83
TOTAL	23	322.7

2024

Project Status	# of Projects	Acreage
Completed	7	41.6 (+14.0)
In Construction	6	50.8 (+35.3)
Approved	6	165.1 (-32.5)
In Review	5	68.2 (-14.8)
TOTAL	24	325.7 (+3.0)

EIFD Overview

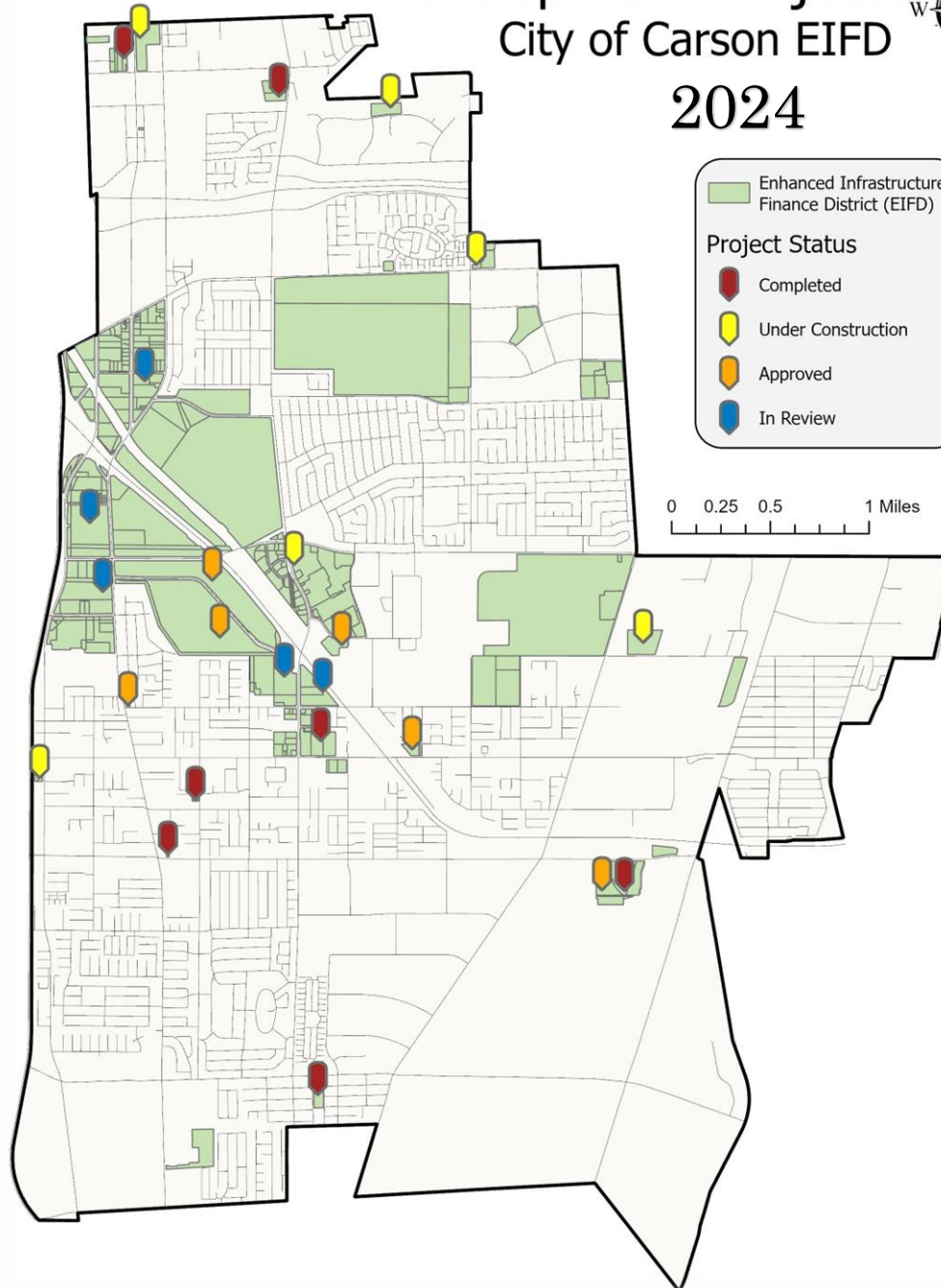
2025

Project Status	# of Projects	Acreage
Completed	10	76.1 (+34.5)
In Construction	7	53.0 (+2.2)
Approved	6	184.0 (+18.9)
In Review	4	33.1 (-35.1)
TOTAL	27	346.2 (+20.5)

Development Projects

City of Carson EIFD

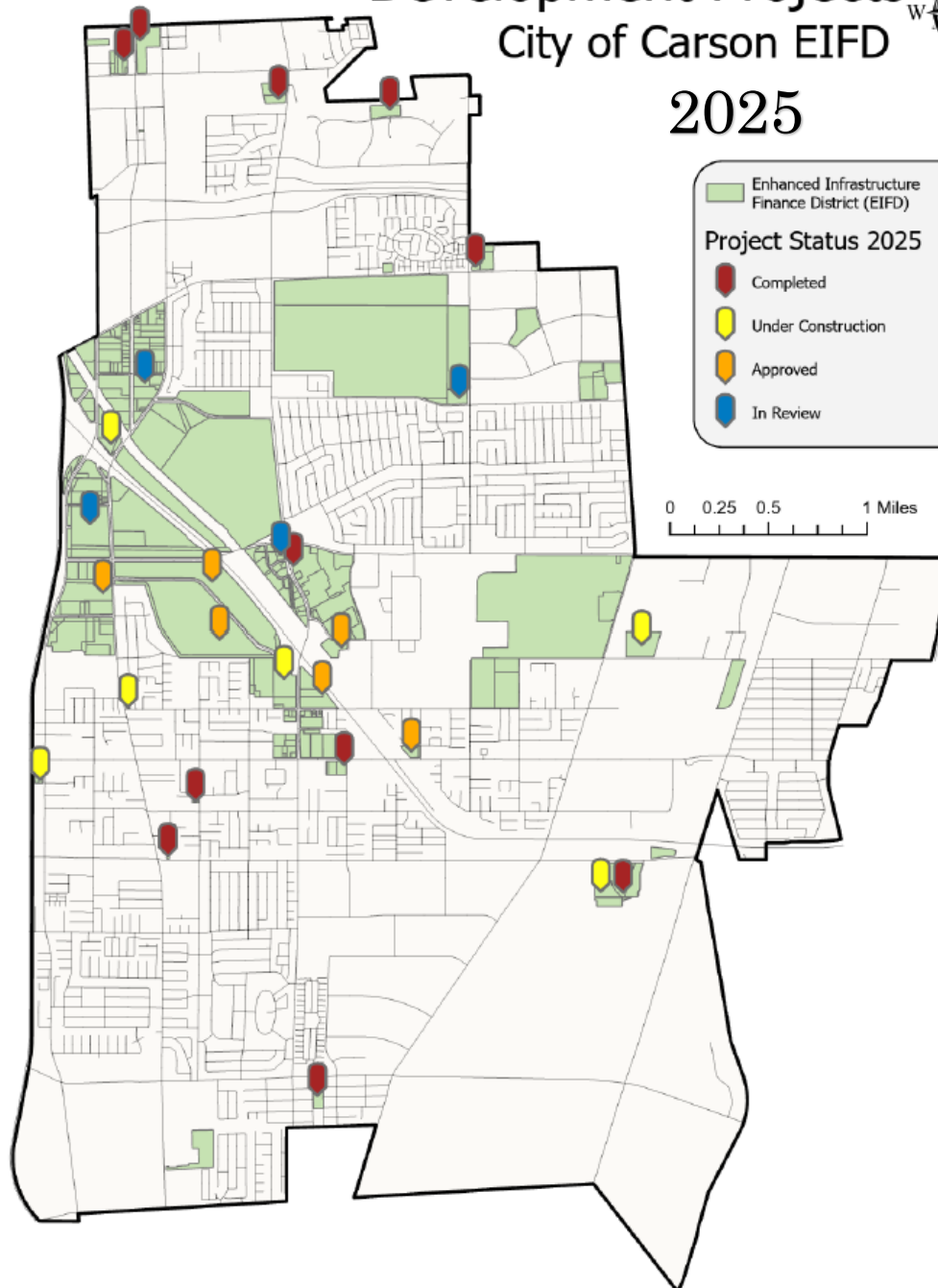
2024



Development Projects

City of Carson EIFD

2025

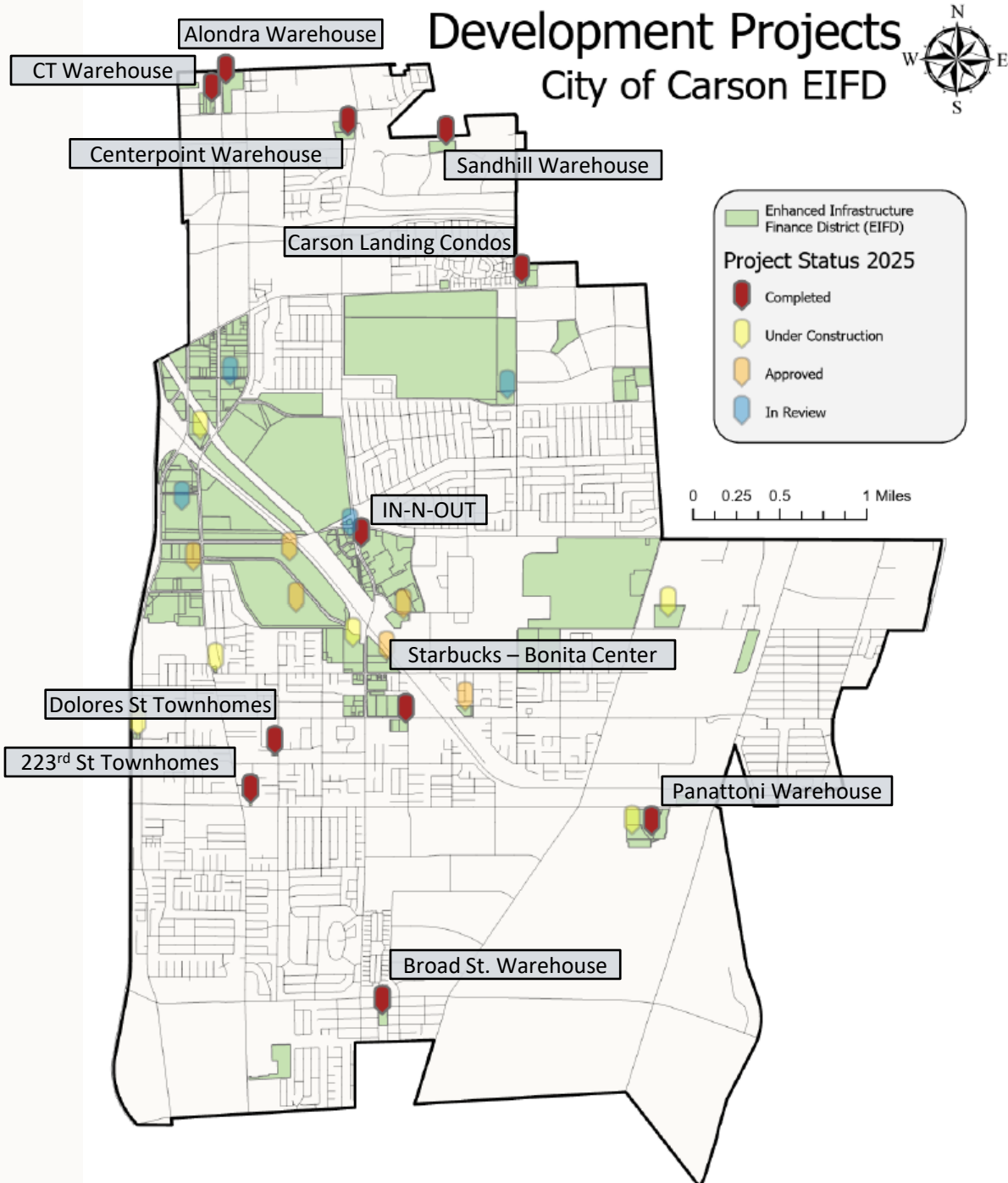


City of Carson



Undeveloped/TBD

Parcel Type	Acreage
CSU Dominguez/LA County	524.4
Undeveloped/TBD	832 - 858





CARSON LANDING

NEC Central Ave /
E. Victoria St.

- 175-unit condominium development consisting of 3-story row town homes
- Rec center, dog park, pool area
- Interior road Improvements





IN-N-OUT

SouthBay Pavilion
20512 Avalon Blvd.

- 3,885 SF In-N-Out restaurant with drive-through
- New off-street parking improvements
- 7,650 SF of landscaping





STARBUCKS

Carson Bonita Plaza
860 E. Carson St.



- 2,000 SF Starbucks with drive-through and Bonita Center façade renovation
- Opened for business last year





PANATTONI WAREHOUSE

2112 E. 223RD ST.

- 3 Industrial Warehouses totaling 293,500 SF
- New off-street parking
- 30,522 SF of landscaping



CENTERPOINT WAREHOUSE

16627 Avalon Blvd.

- 113,470 SF warehouse, 7,500SF office and Mezzanine space
- Upgraded landscaping along Avalon
- LEED-Certified Green Building



SANDHILL WAREHOUSE

1055 E. Sandhill Ave.



- 122,757 SF tilt-up warehouse with 3,256 SF mezzanine
- New off-street parking
- 32,907 SF of landscaping

ALONDRA WAREHOUSE

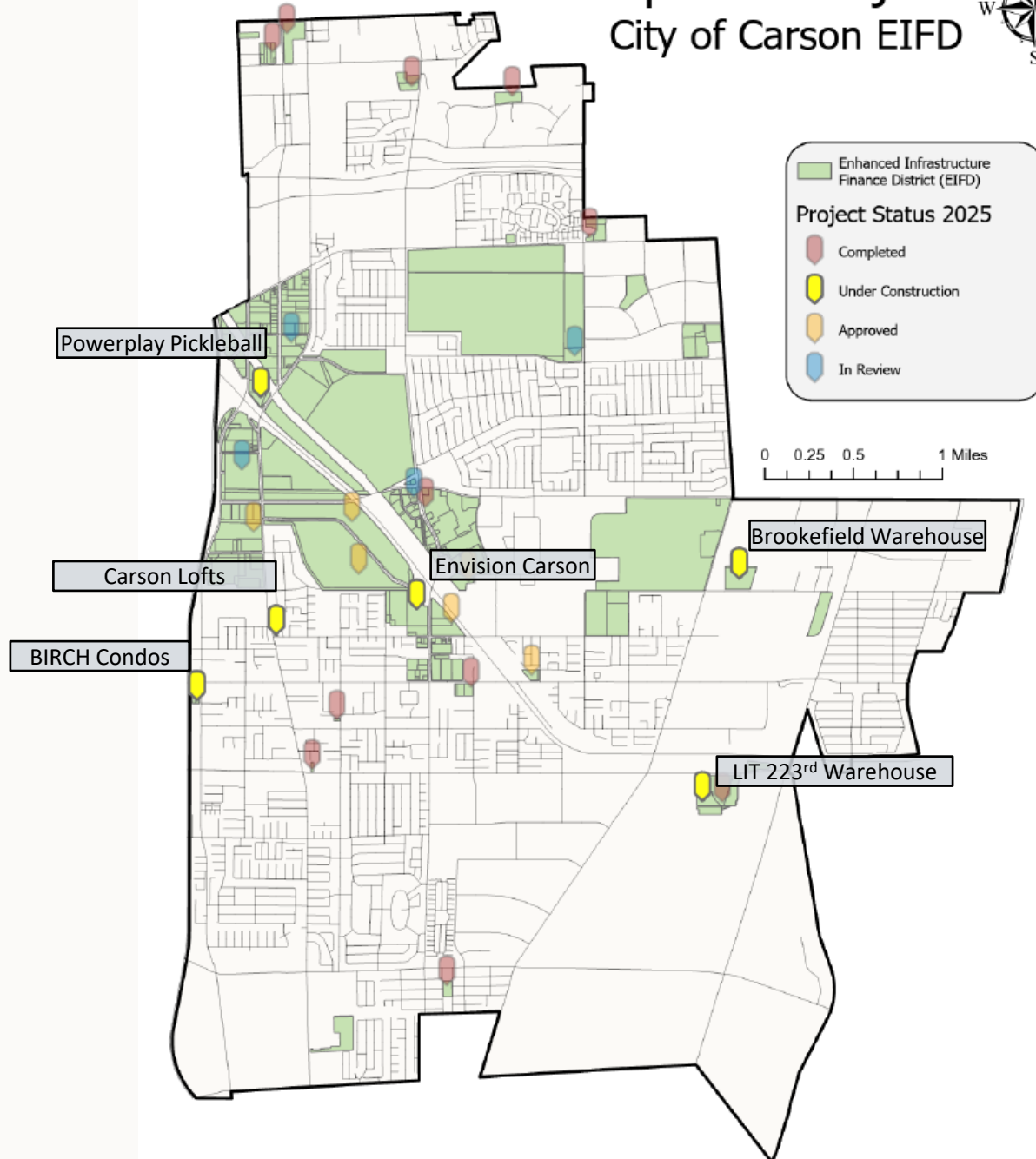
100 W. Alondra Blvd.

- Two tilt-up warehouses totaling 286,821 SF
- 16,000 SF of office and mezzanine space



Development Projects

City of Carson EIFD





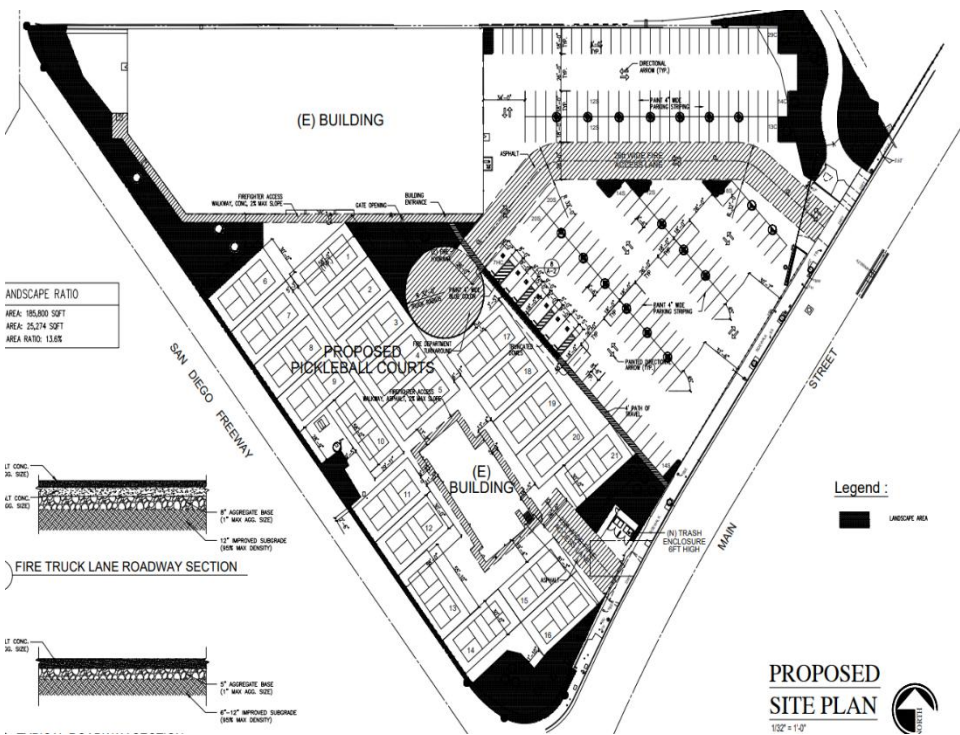
ENVISION CARSON

22207 Avalon Blvd.

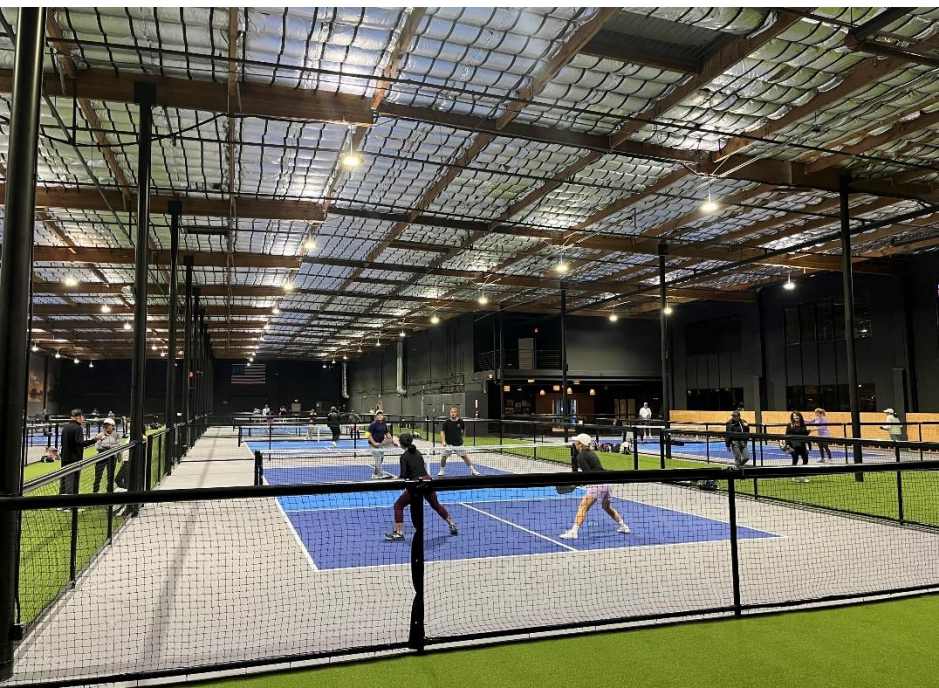
- 1,115-unit mixed-use development
- 180 Senior Independent living units
- 2 sit-down restaurants

POWERPLAY PICKLEBALL

19401 Main Street



- Phase 1 Interior remodel: 10 indoor pickleball courts, podcast room, pro shop, exercise/recovery room, and juice bar.
- Phase 2 and 3 exterior: a clubhouse/restaurant and 21 pickleball courts





CARSON LOFTS

21240-21250 Main St.

- 19-unit multiple-family residential development consisting of two, 3-story-high buildings
- 6,164 SF open space



BROOKFIELD WAREHOUSE

2001 E. Dominguez St.

- 430,873 SF warehouse with 40,000 sf of office space
- 75,461 SF of landscaping





LIT 223rd WAREHOUSE

2104 E. 223RD ST.

- 124,324 SF tilt-up warehouse with 10,000 SF of office space
- New off-street parking
- 61,453 SF of landscaping

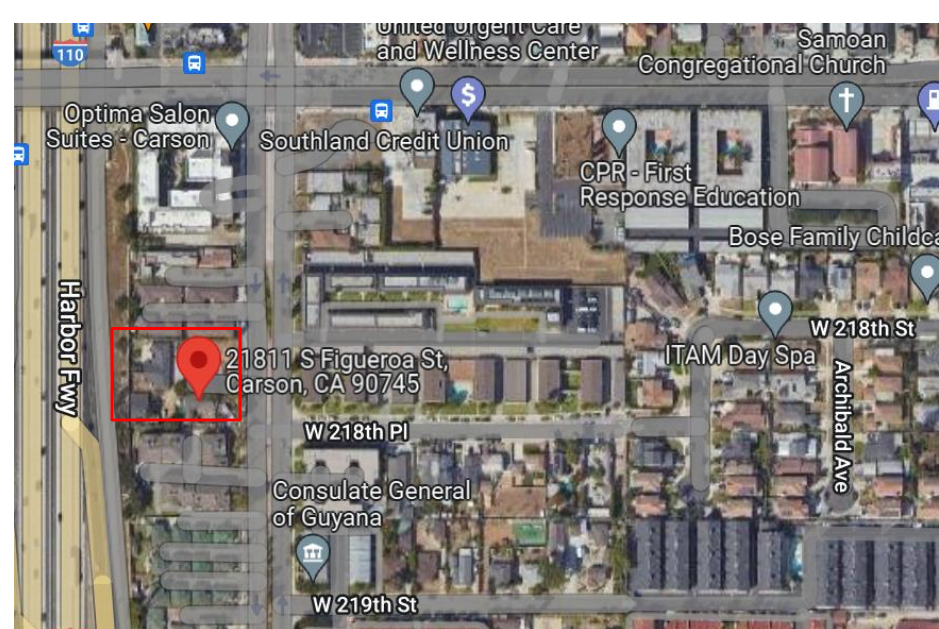


BIRCH RESIDENCES

21809-21811 S. Figueroa St.

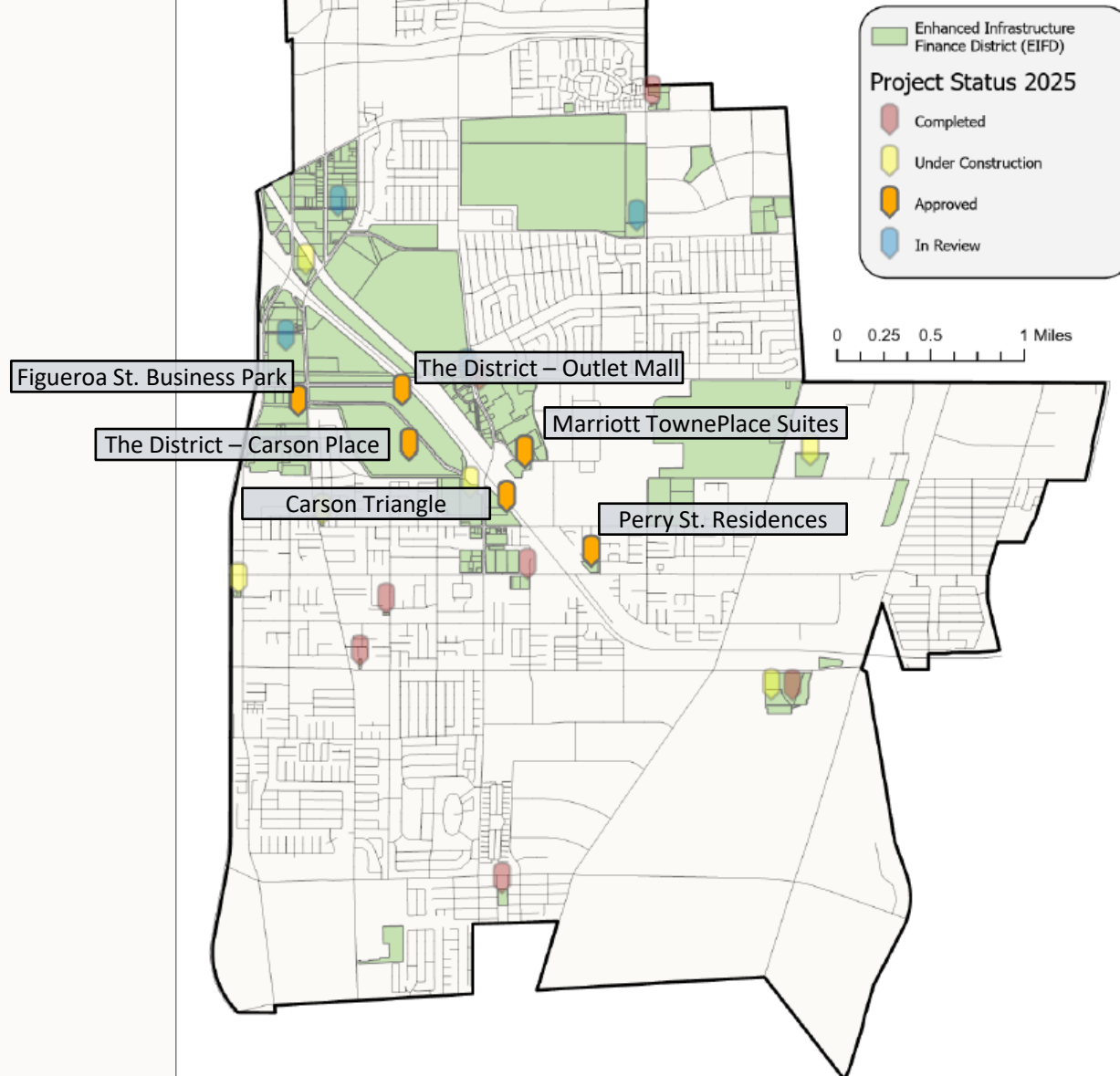


- 4-story, 32-unit condominium raised podium development with public seating & public art
- 14,000 SF of usable open space



Development Projects

City of Carson EIFD

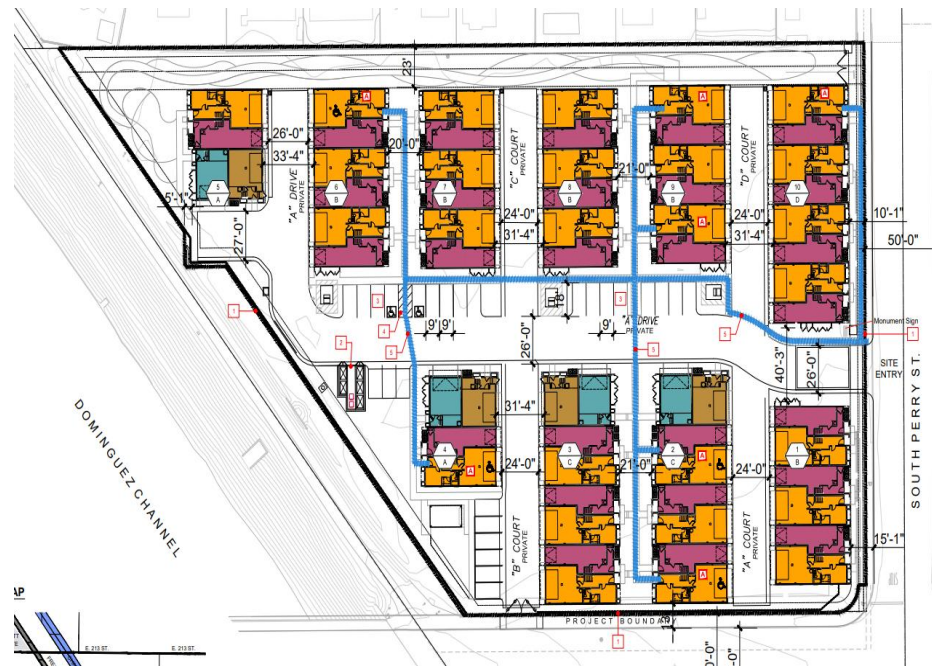




PERRY ST. RESIDENCES

21611 Perry St.

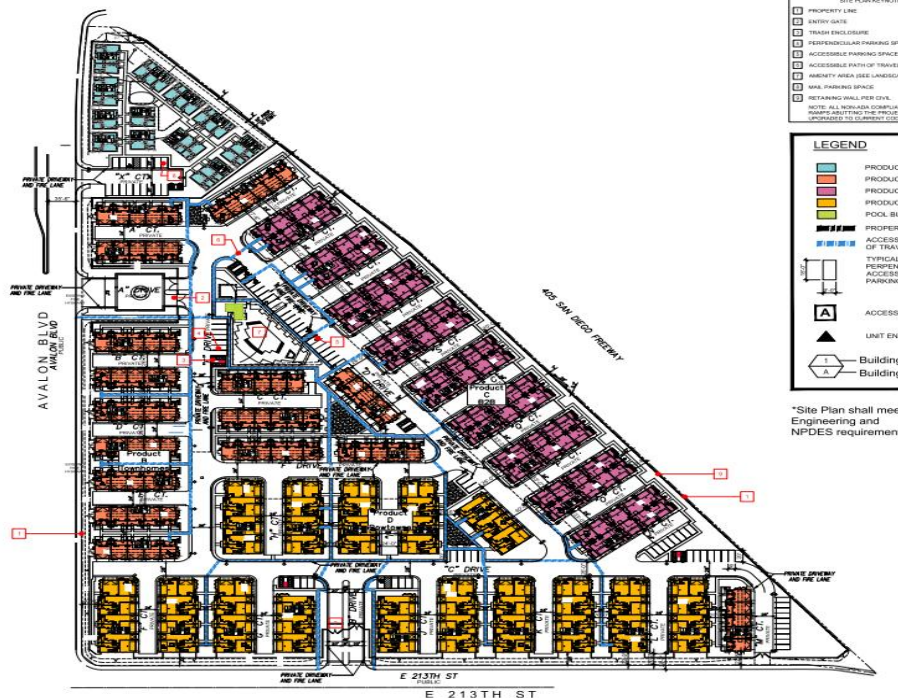
- 62-unit three-story residential condominium townhome development.
- 10 residential buildings, private and common open space, off-street parking, internal roadway, infrastructure connections, and landscaping.



CARSON TRIANGLE

21140, 21212, and
21126 Avalon Blvd.

- 32 affordable flats and 283 market-rate townhouses.
- 52 residential buildings, a community pool building, private and common open spaces, landscaping, off-street parking, internal roadways, infrastructure connections and landscaping.



MARRIOTT TOWNEPLACE SUITES

888 E. Dominguez St.

- New 111-key Marriott TownePlace Suites hotel
- Onsite sale of beer, wine, and spirits inside the hotel





THE DISTICT – INDUSTRIAL PARK, CARSON PLACE

PA3: Open Space/Industrial

- 12 acres of publicly accessible open space, to include flex space lawn, dog park, play area, botanical garden, and more
- 1,567,000 SF of light industrial development





THE DISTICT – OUTLET MALL

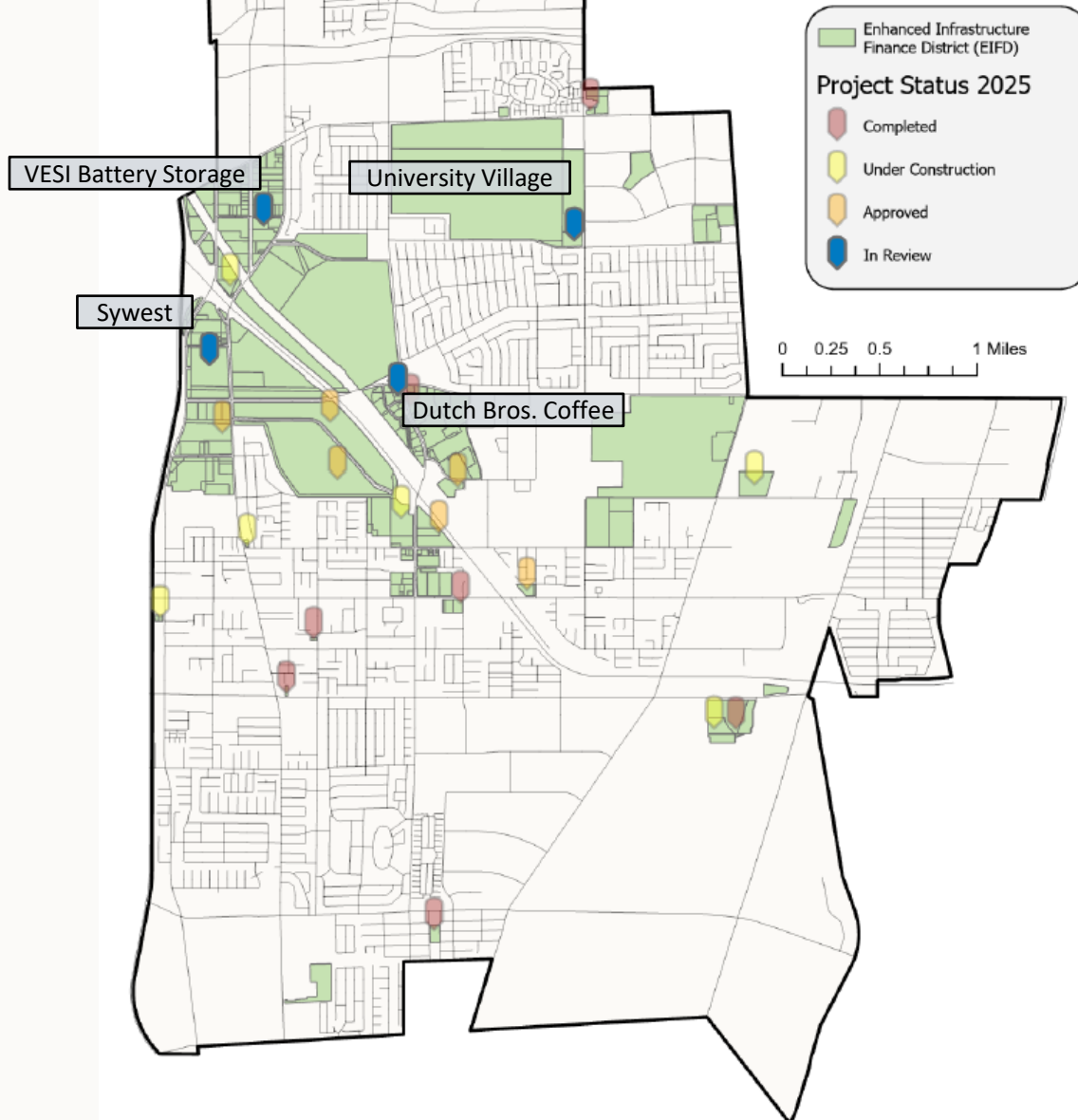
PA2: Retail and
Fashion Outlets

- Up to 711,500 SF of
Regional and Commercial
Outlet



Development Projects

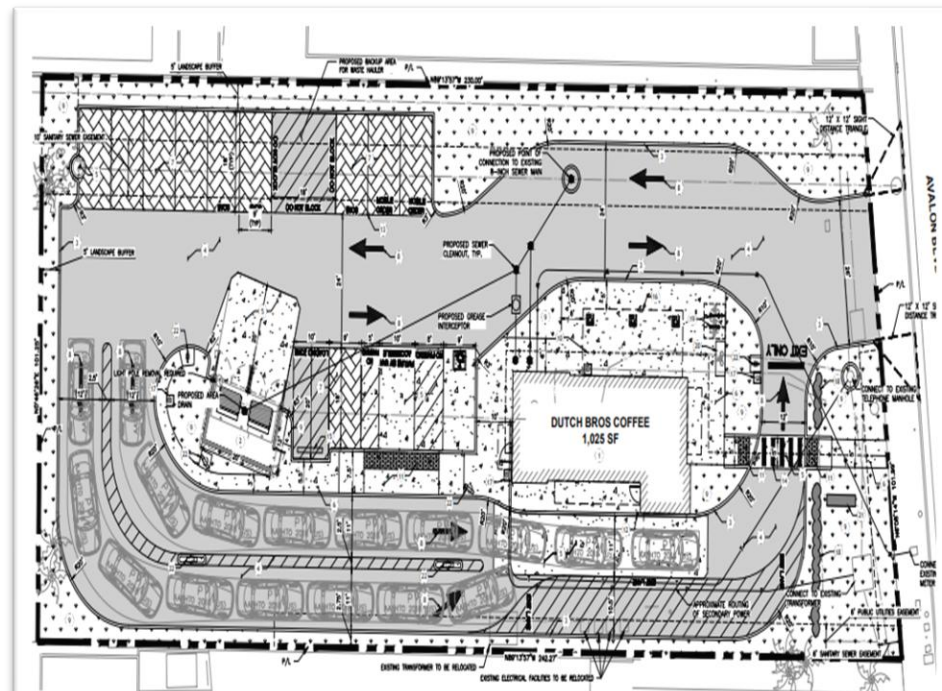
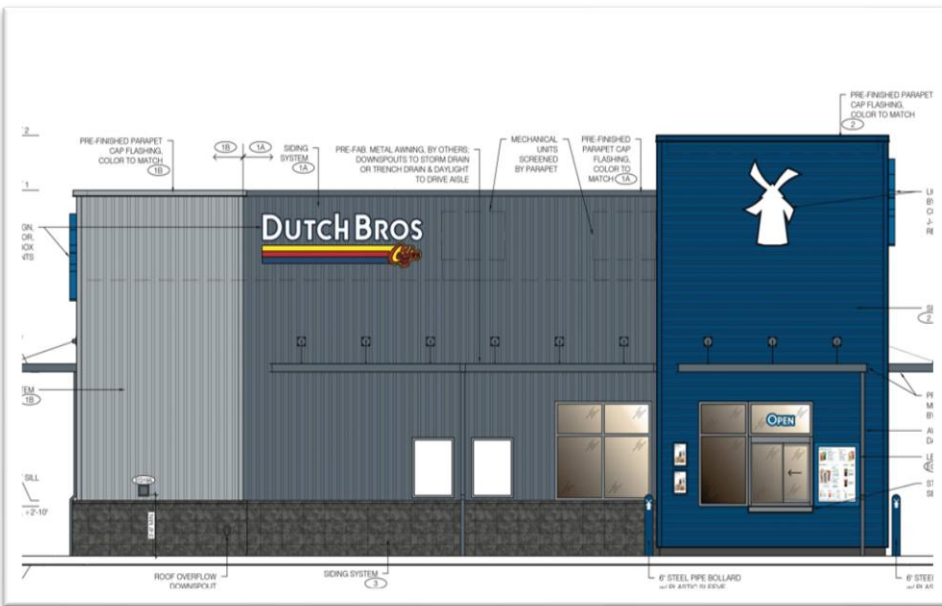
City of Carson EIFD



DUTCH BROS. COFFEE

20377 Avalon Blvd.

- 1,025 SF Dutch Bros. dual-lane drive-through with customer walk up window.



UNIVERSITY VILLAGE

NW Corner University/
Central

- New multipurpose commercial site with 40,539 SF of development
- Two drive thru restaurants, two retail buildings and a Major/Anchor building.



**REPORT TO CITY OF CARSON ENHANCED INFRASTRUCTURE FINANCING DISTRICT
PUBLIC FINANCING AUTHORITY (PFA)**

MEETING OF: JUNE 23, 2025

Item No. 4

**SUBJECT: ADOPTION OF RESOLUTION NO. 25-001 ADOPTING THE ANNUAL
REPORT FOR THE CARSON ENHANCED INFRASTRUCTURE
FINANCING DISTRICT FOR FISCAL YEAR 2024-2025**

I. SUMMARY

In accordance with Government Code Section 53398.66(j)(2) and (3), staff has prepared this Annual Report for Fiscal Year 2025-2026 for the City of Carson Enhanced Infrastructure Financing District (EIFD) (“**Annual Report**”) Public Financing Authority (PFA) (Carson EIFD PFA). State law requires that the Annual Report for Fiscal Year 2025-2026 be approved by the Carson EIFD PFA through a public hearing process. The law also requires the draft Annual Report to be mailed out to all property owners and residents within the EIFD boundaries and posted to the website (<https://ci.carson.ca.us/communitydevelopment/EIFD.aspx>) at least 30 days prior to the public hearing date. The Affidavit of Mailing, Posting and Publication under the enclosed Exhibit No. 1 confirms that these requirements were met.

The Carson EIFD received its second year of property tax increment revenues in the approximate amount of \$225,801.46 for the fiscal year ending June 30, 2025. As provided in the Annual Report, 20 percent of collected revenues (\$45,160.29) were deposited in the Affordable Housing account, 40 percent (\$90,320.58) were deposited in the Victoria Golf Course Approved Remediation and Infrastructure Projects account, and the remaining 40 percent (\$90,320.58) are to be used for any remaining EIFD Projects and Activities.

II. RECOMMENDATION

TAKE the following actions:

1. OPEN the public hearing.
2. TAKE public testimony.
3. CLOSE the public hearing.
4. ADOPT Resolution No. 25-001

III. ALTERNATIVES

TAKE another action the Carson EIFD PFA deems appropriate.

IV. BACKGROUND

None.

V. EXHIBITS

1. Proof of Publications (pgs. 3-8)
2. Resolution No. 25-001 (pgs. 9-14)
 - a. Carson EIFD Annual Report for Fiscal Year 2024-2025 (pgs. 12-14)

Prepared by: James Nguyen, Special Projects Manager

AFFIDAVIT OF MAILING, POSTING AND PUBLICATION (PUBLIC HEARING)

CITY OF CARSON
ON BEHALF OF THE

CITY OF CARSON ENHANCED INFRASTRUCTURE FINANCING DISTRICT
PUBLIC FINANCING AUTHORITY

The undersigned, Sandy Solis, Assistant Secretary of the Enhanced Infrastructure Financing District, on behalf of the City of Carson Enhanced Infrastructure Financing District Public Financing Authority, does hereby certify and declare:

(a) That on the 21st day of May 2025, I mailed by U.S. Mail, postage prepaid, that certain notice of public hearing attached hereto as Exhibit "A" to all residents, property owners and affected taxing entities within the proposed boundaries of the proposed City of Carson Enhanced Infrastructure Financing District ("EIFD").

(b) That on the 22nd day of May 2025, the notice attached hereto as Exhibit "B" was posted on the City of Carson website for the EIFD at least 30 days prior to the June 24, 2024 meeting.

(c) That on the 20th day of May 2025, the notice attached hereto as Exhibit "C" was published in the *Daily Breeze*, a newspaper adjudicated as one of general circulation in the County of Los Angeles.

Dated: May 20, 2025


Sandy Solis
City of Carson, Assistant Secretary of
Enhanced Infrastructure Financing District

CITY OF CARSON ENHANCED INFRASTRUCTURE FINANCING DISTRICT

PUBLIC FINANCING AUTHORITY

RESOLUTION NO. 25-001

**A RESOLUTION OF THE PUBLIC FINANCING AUTHORITY OF
THE CITY OF CARSON ENHANCED INFRASTRUCTURE
FINANCING DISTRICT ADOPTING THE ANNUAL REPORT FOR
THE FISCAL YEAR 2024-2025**

WHEREAS, in accordance with Government Code Sections 53398.66(j)(2) and (3), the Public Financing Authority (the "PFA") of the City of Carson Enhanced Infrastructure Financing District (the "District") prepared its annual report for fiscal year 2024-2025 (the "Annual Report"); and

WHEREAS, in accordance with Government Code Section 53398.66(j)(2), at least 30 days prior to the public hearing the Annual Report was posted on the District's website and notice of its availability was mailed to property owners and residents within the area covered by the Infrastructure Financing Plan of the District and to participating taxing agencies; and

WHEREAS, the Board of Directors of the PFA has conducted a public hearing on the Annual Report; and

WHEREAS, based on the foregoing, the PFA has determined at this time to adopt the Annual Report.

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

1. The PFA hereby finds that the facts set forth in the recitals to this Resolution are true and correct and establish the factual basis for the PFA's adoption of this Resolution.
2. That the Annual Report for fiscal year 2024-2025 of the City of Carson Enhanced Infrastructure Financing District in the form attached hereto as Exhibit A and made a part hereof by reference is hereby approved.
3. The Chair of the Board of Directors shall sign and the Secretary shall certify to the passage and adoption of this Resolution.
4. This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED, and ADOPTED this 23rd day of June, 2025.

ATTEST:

CHAIR

SECRETARY

I HEREBY CERTIFY that the foregoing Resolution No. 24-001 was adopted by votes of the City of Carson Enhanced Infrastructure Financing District Public Financing Authority at its regular meeting on June 23, 2025, by the following vote.

AYES:

NOES:

ABSENT:

ABSTAIN:

SECRETARY

Exhibit A

Fiscal Year 2024-25 Annual Report

CARSON ENHANCED INFRASTRUCTURE FINANCING DISTRICT

FISCAL YEAR 2024-2025 ANNUAL REPORT

Prepared For:

The City of Carson and the County of Los Angeles



Prepared By:



JUNE 2025

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DRAFT



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

1.0 Introduction

1.1 Background and Purpose

The City of Carson, in partnership with the County of Los Angeles, established the Public Financing Authority (“PFA”) for the Enhanced Infrastructure Financing District (“EIFD”) at its March 16, 2021 meeting. The purpose of the PFA is to establish and implement the EIFD. The Infrastructure Finance Plan (IFP) received final approval by the PFA on August 1, 2022. The EIFD encompasses approximately 1,735 acres of land, representing approximately 14% of the City’s total 12,141 acres. The purpose of the district is to support needed public infrastructure, low and moderate income and workforce housing, rehabilitation, and environmental mitigation and remediation of brownfields of properties as described by the Adopted Infrastructure Financing Plan (IFP).

This Annual Report is prepared pursuant to Government Code Section 53398.66 and presents the following information:

- a) A description of the projects undertaken in the fiscal year, including any rehabilitation of structures, and a comparison of the progress expected to be made on those projects compared to the actual progress.
- b) A chart comparing the actual revenue and expenses, including administrative costs, of the public financing authority to the budgeted revenue and expenses.
- c) The amount of tax increment revenue received.
- d) An assessment of the status regarding completion of the enhanced infrastructure financing district’s projects.
- e) The amount of revenue expended to assist private businesses.

2.0 Description of Projects in FY 2024-25

There were no projects undertaken in FY 2024-25, which is consistent with the progress expected to be made at this point.

DRAFT

3.0 Revenue and Expenses

Projected and actual revenues and expenditures since EIFD formation are shown in Table 1 below. It should be noted that the Carson EIFD was formed in Fiscal Year 2022-2023, and thus the first year of revenue was Fiscal Year 2023-2024. This represents a one-year lag when compared to the original IFP revenue projections.

Table 1: Projected and Actual Revenues and Expenditures – **Total EIFD**

	PROJECTED Revenues	PROJECTED Expenditures (incl. Admin)	PROJECTED Net Revenue	ACTUAL Revenues*	ACTUAL Expenditures (incl. Admin)	ACTUAL Net Revenue*
FY 2022-23	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
FY 2023-24	\$519,278.88	(\$25,000.00)	\$494,278.88	\$271,063.92	(\$108,425.57)	\$162,638.35
FY 2024-25	\$1,176,391.00	(\$25,000.00)	\$1,151,391.00	\$564,503.64	(\$225,801.46)	\$338,702.19

*Please note that actual revenues are dated as of June 2, 2025, which is the date of the most recent property tax distribution from the Los Angeles County Auditor-Controller at the time this report was prepared. The Auditor-Controller's office is expected to continue property tax distributions for Fiscal Year 2024-25 through August 2025, and so reported revenues are expected to increase until then. Final Fiscal Year 2024-25 revenues will be updated and reported with the Fiscal 2025-26 Annual Report.

Current EIFD law requires adoption of the Annual Report by June 30 of each calendar year, which is inconsistent with the typical property tax distribution and reporting timeline for most counties, including the County of Los Angeles. There is currently proposed legislation (Assembly Bill 417) that would correct this inconsistency and update the deadline for the Annual Report to within seven months of the close of each fiscal year.

In accordance with the IFP, the allocation of EIFD revenues for FY 2024-25 are broken down as follows:

- \$112,900.73 – 20% Affordable Housing Set-Aside for Affordable Housing Development in Carson
 - This amount was set aside and not spent in FY 2024-25
- \$225,801.46 – After the allocation to the Affordable Housing Set-Aside Fund, the remaining 50% of EIFD revenues is allocated to Victoria Golf Course Approved Remediation and Infrastructure Projects Fund.
 - This amount was set aside and not spent in FY 2023-24.
- \$225,801.46 – The remaining EIFD revenues are allocated to all other EIFD projects and activities.

- \$225,801,46 of this amount is being expended pursuant to the Reimbursement Agreement with the City of Carson to reimburse costs of forming the Carson EIFD (direct expenses only).

These breakdowns are detailed further in Tables 2-4.

Table 2: Projected and Actual Revenues and Expenditures – 20% Affordable Housing Fund

	PROJECTED Revenues	PROJECTED Expenditures (incl. Admin)	PROJECTED Net Revenue	ACTUAL Revenues	ACTUAL Expenditures (incl. Admin)	ACTUAL Net Revenue
FY 2022-23	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
FY 2023-24	\$103,855.78	\$0.00	\$103,855.78	\$54,212.78	\$0.00	\$54,212.78
FY 2024-25	\$235,278.20	\$0.00	\$235,278.20	\$112,900.73	\$0.00	\$112,900.73

Table 3: Projected and Actual Revenues and Expenditures – Victoria Golf Course Approved Remediation and Infrastructure Projects

	PROJECTED Revenues	PROJECTED Expenditures (incl. Admin)	PROJECTED Net Revenue	ACTUAL Revenues	ACTUAL Expenditures (incl. Admin)	ACTUAL Net Revenue
FY 2022-23	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
FY 2023-24	\$207,711.55	\$0.00	\$207,711.55	\$108,425.57	\$0.00	\$108,425.57
FY 2024-25	\$470,556.40	\$0.00	\$470,556.40	\$225,801.46	\$0.00	\$225,801.46

Table 4: Projected and Actual Revenues and Expenditures – Remaining EIFD Projects and Activities

	PROJECTED Revenues	PROJECTED Expenditures (incl. Admin)	PROJECTED Net Revenue	ACTUAL Revenues	ACTUAL Expenditures (incl. Admin)	ACTUAL Net Revenue
FY 2022-23	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
FY 2023-24	\$207,711.55	(\$25,000.00)	\$182,711.55	\$108,425.57	(\$108,425.57)	\$0.00
FY 2024-25	\$470,556.40	(\$25,000.00)	\$445,556.40	\$225,801.46	(\$225,801.46)	\$0.00

4.0 Tax Increment Revenue

Annual and cumulative EIFD tax increment revenues are outlined in Table 2 below.

*Table 5: Annual and Cumulative Tax Increment Revenue Received – **Total EIFD***

Year	Annual EIFD Revenues	Cumulative EIFD Revenues
FY 2022-23	\$0.00	\$0.00
FY 2023-24	\$271,063.92	\$271,063.92
FY 2024-25	\$564,503.64	\$835,567.56

Details for the cumulative revenues of the various EIFD sub-funds are provided in Tables 6-8.

*Table 6: Annual and Cumulative Tax Increment Revenue Received – **20% Affordable Housing Fund***

Year	Annual EIFD Revenues	Cumulative EIFD Revenues
FY 2022-23	\$0.00	\$0.00
FY 2023-24	\$54,212.78	\$54,212.78
FY 2024-25	\$112,900.73	\$167,113.51

*Table 7: Annual and Cumulative Tax Increment Revenue Received – **Victoria Golf Course Approved Remediation and Infrastructure Projects***

Year	Annual EIFD Revenues	Cumulative EIFD Revenues
FY 2022-23	\$0.00	\$0.00
FY 2023-24	\$108,425.57	\$108,425.57
FY 2024-25	\$225,801.46	\$334,227.02

Table 8: Annual and Cumulative Tax Increment Revenue Received – Remaining EIFD Projects and Activities

Year	Annual EIFD Revenues	Cumulative EIFD Revenues
FY 2022-23	\$0.00	\$0.00
FY 2023-24	\$108,425.57	\$108,425.57
FY 2024-25	\$225,801.46	\$334,227.02

Please note that actual revenues are dated as of June 2, 2025, which is the date of the most recent property tax distribution from the Los Angeles County Auditor-Controller at the time this report was prepared. The Auditor-Controller's office is expected to continue property tax distributions for Fiscal Year 2024-25 through August 2025, and so reported revenues are expected to increase until then. Final Fiscal Year 2024-25 revenues will be updated and reported with the Fiscal 2025-26 Annual Report.

5.0 EIFD Project Status

No EIFD projects have been funded, which is consistent with expectations at this time. However, the EIFD is now entering the phase where initial projects should be prioritized for funding. The current level of property tax increment revenue may soon be able to support a tax increment bond financing, subject to the tax increment revenue calculations being finalized by the County-Auditor Controller later this year. City staff and Kosmont are currently in discussions regarding priority projects that would be eligible for EIFD funding in this next fiscal year.

DRAFT

6.0 Revenue Expended for Private Business

As of the date of this Annual Report, no revenue have been expended to assist private businesses. This is consistent with expectations at this time.

DRAFT

**REPORT TO CITY OF CARSON ENHANCED INFRASTRUCTURE FINANCING DISTRICT
PUBLIC FINANCING AUTHORITY (PFA)**

MEETING OF: JUNE 23, 2025

Item No. 5

**SUBJECT: ADOPTION OF RESOLUTION NO. 25-002, A RESOLUTION OF THE
CARSON ENHANCED INFRASTRUCTURE FINANCING DISTRICT (EIFD)
ADOPTING THE FISCAL YEAR 2025/26 BUDGET AND APPROVING
APPROPRIATIONS FOR FISCAL YEAR 2025-2026**

I. SUMMARY

As a local government entity separate and distinct from the City and the County, the Carson EIFD may adopt a budget to account for anticipated revenues and allow for certain expenditures. Staff have prepared for the Carson EIFD PFA's consideration and approval Resolution No. 25-002 (Exhibit No. 1) adopting the Fiscal Year 2025-2026 budget and approving appropriations.

The budget is prepared in accordance with the Carson EIFD's adopted Infrastructure Financing Plan ("IFP") and consistent with the Memorandum of Agreement ("MOA") between the City of Carson and County of Los Angeles. The IFP projects that the total taxes allocated to the EIFD for Fiscal Year 2025/2026 are approximately \$1,512,494. However, based on the early property tax increment revenues received so far for this fiscal year, staff is estimating a significantly lower revenue amount than the original IFP projection. Therefore, staff is lowering the revenue estimates to \$800,000 for Fiscal Year 2025/2026.

The IFP calls for 20 percent of total collected revenues to be deposited in the Affordable Housing fund, the next 50 percent (same as 40 percent of total revenues) to be deposited in the Victoria Golf Course Approved Remediation and Infrastructure Projects (up to \$10,000,000 cap), and the remaining 50 percent (same as 40 percent of total revenues) can be used any remaining EIFD Projects and Activities.

Adoption of Resolution No. 25-002 would approve the following:

- \$160,000 to be deposited into the Affordable Housing Fund (no expenditures to be made)
- \$320,000 to be deposited to the Victoria Golf Course (no expenditures to be made)
- \$320,000 is reserved for all other EIFD projects, of which the following expenditures would be authorized:
 - \$7,500 is spent on EIFD staffing in Fiscal Year 25-26
 - \$2,500 is spent on printing and public noticing in Fiscal Year 25-26
 - \$10,000 is spent on legal or professional services in Fiscal Year 25-26; and
 - \$300,000 is spent on remaining EIFD formation costs or administration costs from prior years which include legal, staffing, and professional services.

II. RECOMMENDATION

TAKE the following action:

1. WAIVE further reading and ADOPT Resolution No. 25-002.

III. ALTERNATIVES

TAKE another action the Carson EIFD PFA deems appropriate.

IV. BACKGROUND

None.

V. EXHIBITS

1. Resolution No. 25-002 (pgs. 2-5)

Prepared by: James Nguyen, Special Projects Manager

CITY OF CARSON ENHANCED INFRASTRUCTURE FINANCING DISTRICT

PUBLIC FINANCING AUTHORITY

RESOLUTION NO. 25-002

**A RESOLUTION OF THE PUBLIC FINANCING AUTHORITY OF
ADOPTING THE FISCAL YEAR 2025/26 BUDGET AND
APPROVING APPROPRIATIONS FOR THE 2025/2026**

WHEREAS, the California Legislature enacted 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”) authorizing cities to designate enhanced infrastructure financing districts (“EIFD”) and authorizing EIFDs to use specified property tax increment revenue generated within their boundaries to finance certain public facilities and projects of communitywide significance that provide significant benefits to the EIFDs or the surrounding community; and

WHEREAS, in enacting the EIFD Law, the California Legislature found and declared that with the dissolution of redevelopment agencies, public benefits will accrue, if local agencies finance certain public facilities and projects authorized under the EIFD Law; and

WHEREAS, the City of Carson (“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 after numerous public hearings and approval of the Infrastructure Financing Plan (“IFP”) and the formation of the Carson EIFD from the County and the City, the PFA pursuant to a resolution adopted on August 1, 2022, approving the IFP, forming the Carson EIFD, authorizing a judicial validation action, and authorizing certain other actions relating thereto; and

WHEREAS, on January 17, 2023, the Honorable Michael Shultz ordered a default judgment of validation, in the Superior Court of State of California, County of Los Angeles, in the case of *City of Carson and City of Carson Enhanced Infrastructure Financing District v. All Persons Interested, et. al.* (Case No. 22CMCV00316), which deemed all such actions, proceedings and elections related to the Carson EIFD and the IFP, valid, legal and binding, and in conformity with the applicable provisions of all laws and enactments at any time in force or controlling upon such proceedings, whether imposed by law, constitution, statute, charter, or ordinance, and whether federal, state, or municipal; and

WHEREAS the purpose of the formed Carson EIFD is to assist in the provision of public facilities of communitywide significance that provide significant benefits, assist in the remediation of property, the development of affordable housing and promote economic development in the Carson EIFD and the City; and

WHEREAS, staff has prepared and submitted to the PFA a proposed budget for Fiscal Year 2025/26; and

WHEREAS, the PFA has determined, for the efficient management of the Carson EIFD, that it is also necessary to approve that certain sums be appropriated to the various activities of the Carson EIFD for expenditure.

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

1. The PFA hereby finds that the facts set forth in the recitals to this Resolution are true and correct and establish the factual basis for the PFA's adoption of this Resolution.
2. The budget for the Carson EIFD for the fiscal year beginning July 1, 2025, and ending June 30, 2026, is hereby adopted. Said budget being proposed as reviewed and amended in open session before the PFA, a copy of which is on file in the Carson EIFD Secretary's Office.
3. The sums of money therein set forth under "Exhibit A" are hereby appropriated to the respective accounts and funds for expenditure during Fiscal Year 2025/26 for each of the several items set forth in the proposed budget, as adopted.
4. The sum of \$800,000 is hereby appropriated to the funds of the Carson EIFD for expenditure during Fiscal Year 2025/2026.
5. The Executive Director is hereby instructed to have copies hereof duplicated and distributed to all departments, officials and interested parties as soon as convenient.
6. The Secretary shall certify to the adoption of this resolution and shall keep a copy of this resolution attached to the budget for Fiscal Year 2025/26 on file and effective as of July 1, 2025, the same shall be in force and effect.
7. This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED, and ADOPTED this 23rd day of June, 2025.

CHAIR

ATTEST:

SECRETARY

I HEREBY CERTIFY that the foregoing Resolution No. 25-002 was adopted by votes of the City of Carson Enhanced Infrastructure Financing District Public Financing Authority at its regular meeting on June 23, 2025, by the following vote.

AYES:

NOES:

ABSENT:

ABSTAIN:

SECRETARY

Exhibit A

Carson EIFD FY 2025-26 Budget

Revenue (Estimated):

Account Number	Description	Short Description	Amount
292-99-999-999-4041	Property Tax Increment Revenue	EIFD	\$800,000
292-99-999-999-4401	Interest Income	Int. Income	\$0
292-99-999-999-9201	Operating Transfer In	TransIn	\$0
292-99-999-706-4401	Prop Tax Increment Rev (EIFD) – Affordable Housing	EIFD	\$160,000
292-99-999-705-4401	Prop Tax Increment Rev (EIFD) – Victoria Golf	EIFD	\$320,000

Expenditure:

Account Number	Description	Short Description	Amount
292-70-790-708-5002	EIFD Full-Time Salaries	FT Sal	\$7,500
292-70-790-708-6003	Printing/ Binding / Duplication	Printing	\$2,500
292-70-790-708-6004	EIFD Professional Services	Pro Svcs	\$305,000
292-70-790-708-6055	EIFD - Legal	Legal	\$5,000
292-70-790-706-XXXX	Affordable Housing Fund	Housing	\$0
292-70-790-705-6004	Victoria Golf Course Approved Remediation and Infrastructure Project	Victoria Golf	\$300,000

Projected Balance 06/30/26:

Account Number	Description	Short Description	Amount
292-70-790-708-XXXX	All Other EIFD Projects	EIFD	\$0
292-70-790-706-XXXX	Affordable Housing Fund	Housing	\$296,905.66
292-70-790-705-XXXX	Victoria Golf Course Approved Remediation and Infrastructure Project	Victoria Golf	\$593,811.33

**REPORT TO CITY OF CARSON ENHANCED INFRASTRUCTURE FINANCING DISTRICT
PUBLIC FINANCING AUTHORITY (PFA)**

MEETING OF: JUNE 23, 2025

Item No. 6

**SUBJECT: ANNUAL MEETING AND ELECTION OF AUTHORITY BOARD
SECRETARY PURSUANT TO THE CARSON EIFD BYLAWS**

I. SUMMARY

In accordance with the Amended and Restated Bylaws (“**Bylaws**”) of the Carson EIFD adopted under Resolution No. 22-002 (Exhibit No. 1), the Carson EIFD PFA (“**PFA**”) must meet at least annually, at an agreed upon time and place (“**Annual Meeting**”), for the purpose of adopting an annual report on or before June 30 of each year after holding a public hearing. Today’s June 23, 2025, meeting is the Carson EIFD’s Annual Meeting.

Additionally, during this Annual Meeting, the PFA shall also elect Officers eligible for election to replace those whose terms will expire at the end of the fiscal year. Officers of the Carson EIFD include the Chair, Vice-Chair and the Secretary.

The Chair shall be the highest-ranking City officer that is on the PFA (i.e. Mayor, Mayor Pro-Tem, Councilmember in that order). The Vice Chair shall be the highest-ranking County officer that is on the PFA (i.e., County Supervisor or County’s Supervisor Designee). Officers shall serve two-year terms, except that the position of Chair and Vice Chair shall serve as long as such person is on the PFA and meets the foregoing definition.

Secretary Pandolfo has indicated that today’s meeting will be her last meeting serving on the PFA. Therefore, an election must be held to fill the role of Secretary. The current Secretary term ends on June 30, 2026. The elected Secretary shall serve until then.

II. RECOMMENDATION

TAKE the following action:

1. ELECT a PFA Board Member to the position of Secretary for the Carson EIFD PFA for a term starting June 27, 2025, and ending June 30, 2026.

III. ALTERNATIVES

TAKE another action the Carson EIFD PFA deems appropriate.

IV. BACKGROUND

None.

V. EXHIBITS

1. Resolution No. 22-002 (pgs. 2-9)
 - a. Amended and Restated Bylaws

Prepared by: James Nguyen, Special Projects Manager

CITY OF CARSON ENHANCED INFRASTRUCTURE FINANCING DISTRICT

PUBLIC FINANCING AUTHORITY

RESOLUTION NO. 22-002

**A RESOLUTION OF THE PUBLIC FINANCING AUTHORITY OF
THE CITY OF CARSON ENHANCED INFRASTRUCTURE
FINANCING DISTRICT APPROVING THE PUBLIC FINANCING
AUTHORITY AMENDED AND RESTATED BYLAWS**

WHEREAS, the Public Financing Authority (the "PFA") of the City of Carson Enhanced Infrastructure Financing District (the "Carson EIFD"), pursuant to Resolution No. 21-005 adopted on June 14, 2021 ("Resolution Approving Bylaws"), approved the bylaws (the "Bylaws") for governing the actions of the PFA; and

WHEREAS, the City of Carson staff and the County of Los Angeles staff have proposed changes to the Bylaws that, in summary, pertain to PFA membership roles, officer duties, approval authority and other related matters (the "Amended and Restated Bylaws"); and

WHEREAS, the PFA now desires to approve the Amended and Restated Bylaws.


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 adopts the Amended and Restated Bylaws attached hereto as Attachment "A" by this reference incorporated herein.
3. The Amended and Restated Bylaws shall be kept with the records of the PFA and the Carson EIFD.
4. The Effective Date of the Amended and Restated bylaws shall be the date that the Amended and Restated bylaws is approved by both the Carson City Council and the County of Los Angeles Board of Supervisors.

PASSED, APPROVED, and ADOPTED this 16th day of May, 2022.


Lula Davis-Holmes, Chair

ATTEST:


Katie Pandolfo, Secretary

SECRETARY

I HEREBY CERTIFY that the foregoing Resolution No. 22-002 was adopted by votes of the City of Carson Enhanced Infrastructure Financing District Public Financing Authority at its regular meeting on May 16, 2022, by the following vote.

AYES:	3
NOES:	0
ABSENT:	0
ABSTAIN:	0


Katie Pandolfo, Secretary

ATTACHMENT "A"
AMENDED AND RESTATED BYLAWS

[see attached]

AMENDED AND RESTATED BYLAWS
City of Carson Enhanced Infrastructure Financing
District Public Finance Authority

ARTICLE I — NAME AND PURPOSE

Section 1 — Name: The name of the governing body for the City of Carson Enhanced Infrastructure Financing District (District) shall be the City of Carson Enhanced Infrastructure Financing District Public Financing Authority (Authority). The District is a legally constituted local governmental entity separate and distinct from the City of Carson (City) and the County of Los Angeles (County), subject to the Ralph M. Brown Act (open meeting laws), as well as the California Public Records Act and Political Reform Act of 1974. The District was established for the sole purpose of financing public facilities, remediation, affordable housing or other projects as authorized by Chapter 2.99 of the California Government Code (the “EIFD Law”).

Section 2 — Purpose: The District is organized exclusively for implementing the District Infrastructure Financing Plan (Plan) prepared and adopted pursuant to Sections 53398.59 – 53398.74 of the Government Code.

ARTICLE II — MEMBERSHIP

Section 1 — Membership: The Authority shall consist of a Board of Directors (collectively, the "Authority Board" or individually, "Directors") comprised of two members of the City Council of the City, one member of the County of Los Angeles ("County") Board of Supervisors or his/her designee and two members of the public, one chosen by the City Council and one chosen by the County Board of Supervisors (“County Supervisors”). Members of the public with respect to the City shall be appointed by a majority vote of the Council and shall serve at the pleasure of the Council and until their successor assumes office. Members of the public with respect to the County shall be appointed by a majority of the County Supervisors and shall serve at the pleasure of the County Supervisors.

Section 2 — Alternates: The County Supervisor appointed to the Authority Board may designate, in writing submitted to the Chair of the Authority Board, a Deputy or other official in that Supervisor's District Office to act for him or her and represent him or her at any or all meetings of the Authority Board.

Section 3 — Authority Board Role and Compensation: The Authority Board is responsible for overall policy and direction of the District and delegates responsibility of day-to-day operations to staff of the City. Directors shall receive no compensation for their service on the Authority Board, but may receive reimbursement for actual and necessary expenses incurred in the performance of their official duties pursuant to Section 53398.51.1(c) of the Government Code.

Section 4 — Vacancies: When a vacancy on the Authority Board exists, the Chair of the Authority Board shall notify the Chair of the County Board of Supervisors and or Mayor of the City and request that a replacement be approved by the applicable body to fill the vacancy. Vacancies of public members shall be filled in compliance with Government Code Section 54974.

Section 5 — Resignation: Resignation from the Authority Board must be in writing and received by the Secretary and delivered to the City Council or Board of Supervisors, as appropriate.

ARTICLE III - MEETINGS

Section 1 — Meetings and notice: All meetings of the Authority Board shall be noticed in accordance with the Ralph M. Brown Act. The Authority Board shall meet at least annually, at an agreed upon time and place, for the purpose of adopting an annual report on or before June 30 of each year after holding a public hearing. The Authority may hold remote meetings as provided by law.

Section 2 — Quorum: A majority of the total membership of the Authority Board constitutes a quorum for the transaction of business. No act of the Authority Board shall be valid or binding unless a majority of all the Directors are present. The abstention or refusal of a Director who is nonetheless present for discussion and voting on an item shall not affect the presence of a quorum.

Section 3 — Special meetings: Special meetings of the Authority Board shall be called and held in accordance with the Ralph M. Brown Act.

Section 4 — Robert's Rules: The rules contained in the current edition of *Robert's Rules of Order Newly Revised* shall govern the Authority Board meetings in all cases to which they are applicable and in which they are not inconsistent with these bylaws and any applicable federal, State and local laws, including but not limited to, the Ralph M. Brown Act. Failure to follow the parliamentary rules of procedures as prescribed in *Robert's Rules of Order Newly Revised* shall not invalidate any action taken by the Authority Board.

Section 5 — Public Participation: Members of the public may address the Authority Board on a particular agenda item or during public comment by submitting a written request to Authority Board staff. A person requesting to address the Authority Board will be allowed a total of three (3) minutes per item. The Chair may, in his or her sole discretion, subject to action by a majority of the Authority Board, choose to limit or expand public testimony as necessary to ensure the Authority Board's ability to conduct its business in a reasonably efficient manner. Notwithstanding the previous sentence, public participation in remote on-line meetings may be as permitted by law.

ARTICLE IV – OFFICERS

Section 1 — Officers and Duties: There shall be three Officers of the Authority Board (or staff of the City, acting for the Authority), consisting of a Chair, Vice-Chair, and Secretary. Their duties are as follows:

- *The Chair* shall convene regularly scheduled Authority Board meetings, shall preside or arrange for other members of Authority Board to preside at each meeting in the following order: Chair, Vice-Chair, Secretary. The Chair shall be the highest ranking City officer that is on the Authority Board (i.e. Mayor, Mayor Pro-Tem, Councilmember in that order)
- The Vice Chair shall be the highest ranking County officer that is on the Authority Board (i.e., County Supervisor or County's Supervisor Designee). If there are no County officers on the Authority Board, the Vice Chair shall be the second highest ranking City officer that is on the Authority Board (i.e. Mayor Pro-Tem, Councilmember in that order).
- *The Secretary* shall be responsible for keeping records of Authority Board actions, including overseeing the taking of minutes at all Authority Board meetings, sending out meeting announcements, distributing copies of minutes and the agenda to each Director, and assuring that Authority records are maintained. The Executive Director of the Authority or his/her designee or the Community Development Director of the City shall designate the Assistant Secretary of the Authority Board, and the Assistant Secretary shall undertake all the duties on behalf of the Secretary. The Authority may only direct the Secretary or Assistant Secretary, as secretary to take such actions as required of such officer hereunder, under the EIFD Law, and election functions in accordance with Government Code Section 53398.70 or as otherwise allowed under law or permitted by the City Council.

Section 2 — Terms: All Officers except the Assistant Secretary (who shall serve as long as so designated), shall serve two-year terms, except that the position of Chair and Vice Chair shall serve for as long as such person is on the Authority Board and meets the definition above. To the extent a vacancy occurs, the Authority Board may appoint a new officer. The initial officers designated in Resolution No. 21-001, except the initial Vice Chair, shall remain in office until June 30, 2022. The Vice Chair shall be the designee of the member of County Board of Supervisors.

Section 3 — Authority Board Officer Elections: During the annual meeting, the Authority Board shall elect Officers eligible for election to replace those whose terms will expire at the end of the fiscal year. This election shall take place during a regular meeting of the Authority Board, called in accordance with the provisions of these bylaws.

Section 4 — Election procedures: Officers eligible for election shall be elected by a majority of Directors present at a meeting of the Authority Board, provided there is a quorum present. Officers so elected shall begin serving a term beginning on the first day of the next fiscal year or as otherwise directed by the Authority Board.

Section 5 — Vacancies: When a vacancy in an Officer position occurs, the Chair of the

Authority Board shall call an election to fill the vacancy at the next meeting of the Authority Board, provided there is a quorum present. An officer so elected shall serve for the remainder of the term of the Officer who vacated the position.

Section 6 – Endorsements: Subject to the provisions of applicable law, any note, mortgage, evidence of indebtedness, contract, conveyance or other instrument in writing and any assignment or endorsement thereof approved by the Authority Board to be executed or entered into between the Authority Board and any other person, when signed by an Officer, shall be valid and binding on the Authority Board in the absence of actual knowledge on the part of the other person that the signing officers had no authority to execute the same. Any such instruments may be signed by any other person or persons and in such manner as from time to time shall be determined by resolution of the Authority Board, and, unless so authorized by the Authority Board, no officer, agent or employee shall have any power or authority to bind the Authority Board or the District by any contract or engagement or to pledge its credit or to render it liable for any purpose or amount.

ARTICLE V — DIRECTOR AND STAFF

Section 1 — Executive Director: The City Manager of the City of Carson shall act as Executive Director of the Authority.

Section 2 — Executive Director Responsibilities: Under the direction of the Authority Board, the Executive Director has day-to-day responsibilities for the District, including carrying out the organization's goals and policies. The Executive Director or his/her designee will attend all Authority Board meetings, report on the progress of the District, answer questions of the Directors and carry out the duties described in the job description. The Authority Board can designate other duties as necessary.

Section 3 — Other Staff. The Executive Director may utilize other City staff to carry out the work of the District as needed.

ARTICLE VI — AMENDMENTS

Section 1 — Amendments: Any provision of these bylaws may be amended when necessary by majority vote of the Authority Board.

ARTICLE VII - CITY COUNCIL RECOMMENDATIONS

Section 1 — Recommendations: The following actions of the Authority Board must be preceded by recommendations of the City Council of the City of Carson:

(a) The commitment or determination to fund projects with District funds (tax increment or bond proceeds), including infrastructure projects, housing or development projects, except for any projects designated in the infrastructure financing plan as "County Projects". Such recommendations shall include information, among other items, related to amount, scope and timing of the funding.

(b) Amendments to the Bylaws related to ARTICLE II – MEMBERSHIP (Section 1 – Membership) and ARTICLE VII – CITY COUNCIL RECOMMENDATIONS.

(c) Any expenses of the EIFD in excess of \$25,000 not linked to an item in (a) through (b) of this Article VII.

ARTICLE VIII BOARD OF SUPERVISORS RECOMMENDATIONS

Section 1 — *Recommendations*: The following actions of the Authority Board must be preceded by recommendations of the Board of Supervisors of the County of Los Angeles, or its designee:

(a) Any changes to the commitment of the District, County and City to affordable housing (20% commitment) or projects designated as "County Projects" in the infrastructure financing plan, or any amended infrastructure financing plan, including the Victoria Golf Course Approved Remediation and Infrastructure Projects.

(b) Amendments to the Bylaws related to ARTICLE II – MEMBERSHIP (Section 1 – Membership) and ARTICLE VIII – BOARD OF SUPERVISORS RECOMMENDATIONS.

ARTICLE IX - EXPENSES

All of the City expenses incurred in forming the EIFD and administering the EIFD may be paid by funds of the EIFD so long as such expenses are permitted under applicable laws.

CERTIFICATION

These Amended and Restated bylaws were approved at a meeting of the Authority Board by a majority vote on May 16, 2022


For Secretary

5/16/22
Date