

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.

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 jnquyen@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 or in the white box located in front of City Hall (701 East Carson Street). 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. Written comments dropped off at the Community Development Department or at

the white box 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 12, 2023, 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

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.

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.

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”)**

Recommended Actions:

1. OPEN the public hearing.
2. TAKE public testimony.
3. CLOSE the public hearing.
4. WAIVE further reading and ADOPT Resolution No. 24-001

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**

Recommended Action: WAIVE further reading and ADOPT Resolution No. 24-002.

Item No. 6 **Consider Resolution No. 24-003, A Resolution of the Carson EIFD PFA Adopting the Fiscal Year 2024/25 Budget and Approving Appropriations for the 2024/2025**

Recommended Action: WAIVE further reading and ADOPT Resolution No. 24-003.

Item No. 7 **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 two-year term starting July 1, 2024, 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.*

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.

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 12, 2023
11:00 A.M.**

CALL TO ORDER:

The meeting was called to order at 11:04 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, and Secretary Katie Pandolfo.

Board Members Absent: Board Member Jim Dear (Entered at 11:11 A.M.)

Also Present: Executive Director David Roberts, Director of Community Development Saied Naaseh, Authority Counsel Anita Luck, 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.

CONSENT (Item Nos. 1 through 4):

Upon motion by Vice-Chair Caroline Torosis, seconded by Secretary Katie Pandolfo, the Board unanimously approved Consent Items Nos. 1 through 4.

The motion to approve Consent Items Nos. 1 through 4, was unanimously carried by the following vote:

Ayes: Chair Davis-Holmes, Vice Chair Torosis, and Secretary Pandolfo

Noes: None

Abstain: None

Absent: Board Member Dear (Entered at 11:11 A.M.)

Item No. 1 Approval of Administrative Reimbursement Agreement between the City of Carson and the Carson Enhanced Infrastructure Financing District

Recommended Actions:

1. APPROVE the Agreement.
2. AUTHORIZE the Executive Director to execute the Agreement, following approval as to form by the Authority Counsel.

ACTION: Item No. 1 was approved on Consent.

Item No. 2 Consider Updates and Corrections to the Legal Description to the Carson EIFD Boundary

Recommended Actions:

1. RECEIVE, FILE, and RATIFY the updated and corrected legal description to the Carson EIFD boundaries and cover letter from Carson EIFD to the Los Angeles County Assessor.
2. RECEIVE, FILE, and RATIFY the letter containing an updated and corrected legal description from the Carson EIFD to the BOE.

ACTION: Item No. 2 was approved on Consent.

Item No. 3 Approval of On-call Contract Services Agreement with Kosmont & Associates, Inc.

Recommended Actions:

1. APPROVE the Agreement with Kosmont & Associates Inc to provide on-call EIFD Administration and Financial Services for a total amount not-to-exceed \$15,000 for a one-year term starting July 1, 2023, and ending June 30, 2024.
2. AUTHORIZE Executive Director to execute the Agreement, following approval as to form by the Authority Counsel

ACTION: Item No. 3 was approved on Consent

Item No. 4 Annual Meeting Pursuant to the Carson EIFD Bylaws (No Expiring Terms)

Recommended Action: RECEIVE and FILE

ACTION: Item No. 4 was approved on Consent

APPROVAL OF MINUTES (Item No. 5)

Item No. 5 Approval of August 1, 2022 Regular Meeting of the Carson EIFD Public Financing Authority Minutes.

Recommended Action: APPROVE the minutes as listed.

ACTION: It was moved to approve staff recommendation on motion of Pandolfo, seconded by Torosis, and unanimously carried by the following vote:

Ayes: Chair Davis-Holmes, Vice Chair Torosis, and Secretary Pandolfo
Noes: None
Abstain: None
Absent: Board Member Dear

PUBLIC HEARING (Item No. 6)

Item No. 6 Public Hearing of the Public Financing Authority to consider any written and oral comments and consider Resolution No. 23-001 to adopt the Carson EIFD Annual Report for Fiscal Year 2022-2023 (“Annual Report”)

Chair Davis Holmes read the title of Item No. 6, a public hearing, as shown above. She then asked Assistant Secretary Solis if the notice was properly posted, which Assistant Secretary confirmed. Special Projects Manager also confirmed.

Chair Davis-Holmes requested the staff report. Special Projects Manager, James Nguyen, gave a brief oral presentation.

Chair Davis-Holmes opened the public hearing and Consultant Dieguez answered questions from the board.

He stated that the Annual Report for the EIFD, along with the public hearing, were required to meet the requirements of EIFD law.

Special Projects Manager Nguyen informed the board that the Annual Report states zero dollars were expended, and zero dollars revenue received.

Chair Davis-Holmes opened the public hearing. Vice Chair Torosis asked Special Projects Manager Nguyen if he knew the projection of how much, or about how much, revenue will be received into the EIFD for the next fiscal year. He responded that there are revenue projections in the Infrastructure Financing Plan and additionally, under Consent Item No. 3, consultants from Kosmont & Associates would also be able to assist with projections.

Kosmont & Associates consultant, Joe Dieguez, addressed the board at the podium and stated that the first year projected was a little over \$500,000.00 for the next fiscal year.

Having no other comments from staff or the board, Vice Chair Torosis moved to adopt Resolution No. 23-001, and was seconded by Secretary Pandolfo.

Board Member Dear entered at 11:11 am and greeted all attendees. Chair Davis-Holmes asked if he would like to vote, and she stated that the motion was moved and properly seconded. Chair called the vote, the ayes were in the following order: Secretary Pandolfo, Chair Davis-Holmes, and Vice Chair Torosis. As Assistant Secretary Solis was calling the results of the motion passing, Board Member Dear stated that he abstained as he was not present when read. The motion was re-read by Vice Chair Torosis and Board Member Dear stated

that for the record that he votes “yes.”

Recommended Actions:

1. OPEN the public hearing.
2. TAKE public testimony.
3. CLOSE the public hearing.
4. WAIVE further reading and ADOPT Resolution No. 23-001

ACTION: It was moved to approve Resolution No. 23-001 on motion of Torosis, seconded by Pandolfo, and unanimously carried by a vote of 4/0 by the following:

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

Noes: None

Abstain: None

Absent: None

DISCUSSION (Item Nos. 7 through 8)

Item No. 7 Presentation on Current Development Projects within the Carson EIFD Boundary

Recommended Action: RECEIVE and FILE

The Chair gave the floor to Executive Director David Roberts, who thanked the Chair and informed that board that a brief presentation would be given by Special Projects Manager James Nguyen.

Special Projects Manager Nguyen gave a PowerPoint presentation that highlighted all of the development projects in Carson. The presentation was discussed, with questions answered by Special Projects Manager Nguyen, Community Development Director Naaseh, and Consultant Dieguez.

The presentation also provided an overview of the 23 EIFD projects that were either completed, in construction, approved, or were under review. He stated that these projects were from 2022 and later, so they may be factored in the tax increment.

The presentation showcased the completed projects of the Starbucks located at 860 E. Carson Street, the Panattoni Warehouse at 2112 E. 223rd Street, projects under construction included the Centerpoint Warehouse at 16627 Avalon Blvd., and Birch Project near the 110 freeway at 21809-21811 S. Figueroa Steet, and the 175 condominium units of Carson Landing residential project located on the Northeast corner of South Central and East Victoria Street. on the north end of Carson.

The approved projects that were not yet under construction, includes the following: two properties on the 157-acre Carson Reclamation project to include an industrial park and a country mart, as well as a mall, an In N-Out at 20512 S. Avalon Blvd., LIT 223rd Warehouse at 2104 E. 223rd Street., Sandhill Warehouse at 1055 E. Sandhill Ave., Perry Street Self Storage at 2161 Perry Street, a 19-unit residential development, Carson Lofts

at 21240 -21250 Main Street , Alondra Warehouse at 100 W. Alondra Blvd., and Marriott Towne Place Suites hotel at 888 E. Dominguez Street.

The projects under review included the Imperial Avalon Redevelopment at 21207 S. Avalon Blvd. of a 1,115-unit mixed use development.

Board Member Dear asked what Marriott intends for the property. Community Development Director Saied Naaseh stated that the hotel is not for long term stay.

Vice Chair Torosis requested to receive any presentations in advance of future meetings. She also asked the Special Projects Manager what was the context of projects that he shared in the presentation. Special Projects Manager Nguyen explained that the district is funded through tax increments and that the selection of the EIFD boundaries were selected so that the development projects could eventually generate revenue and fund the district. Vice Chair Torosis asked Special Projects Manager Nguyen other questions regarding the presentation and he, along with Community Development Director Naaseh replied.

Board Member Dear asked about the Imperial Avalon Redevelopment public access, specifically regarding a crossing public bridge. Community Development Director stated that the intent is that the bridge will be for the general public.

Chair Davis-Holmes inquired whether the projects were able to be completed without EIFD. Special Projects Manager clarified that the many of the projects would have occurred regardless, with the exception of the EIFD funding of the Victoria Golf course project and potentially the 157-acre project. Community Development Director Naaseh informed the Chair that the EIFD could help future projects in fundings.

Board Member Dear inquired if staff could estimate the amount of money generated in the next five to ten years to fund the outlet mall. Special Projects Manager referred to Kosmont & Associates consultant, Joe Dieguez. Consultant Dieguez stated that within five years, \$5 Million could be accumulated, the district could have an issuance of debt that would occur through a bond issuance, with \$17 Million in addition. He also estimated that within ten years, he anticipated over \$40 Million of spendable monies.

Board Member Dear and Vice Chair Torosis asked Dieguez questions regarding monies generated, which Dieguez answered. Community Development Naaseh emphasized that all of the dollars will be spent in Carson and that city's percentage is higher than the county's, but the dollar amount from each increment is equally placed into the EIFD fund from both the city and the county.

Vice Chair Torosis asked that the Infrastructure Financing Plan be placed in the binder for meetings. Special Projects Manager agreed and will provide at next meeting.

Secretary Pandolfo inquired about when a viable project is built on the county golf course if the money generated, tax increment, will be part of the EIFD. Special Projects Manager Nguyen confirmed.

Board Member Dear questioned if property taxes collected by a sub-leaser or the developer of the county

owned golf course, does state law require property tax be paid to the city. Consultant Dieguez said that a possessory interest tax would apply, the land is not taxed but the improvements would be taxed, and the splits of revenue would be split by the city and county.

As there were no other questions nor comments, Chair Davis-Holmes continued the next item.

Recommended Action: RECEIVE and FILE

Action: No action taken on this item.

Item No. 8 Consider Resolution No. 23-002, A Resolution of the Carson EIFD PFA Adopting the Fiscal Year 2023/24 Budget and Approving Appropriations for the 2023/2024

Special Projects Manager Nguyen gave a brief oral presentation stating that the resolution is to approve a budget of zero dollars as no there are no revenues and no monies spent. He stated the resolution may be brought back to be amended as needed.

Board Member Dear moved to waive further reading and adopt Resolution No. 23-002, seconded by Secretary Pandolfo.

Chair Davis-Holmes called for any discussion. Questions by Board Member Dear were answered by Special Projects Manager Nguyen and Community Development Director Naaseh.

Recommended Action: WAIVE further reading and ADOPT Resolution No. 23-002

ACTION: Chair asked all in favor to signify by saying ‘aye.’ Motion passed unanimously with a vote of 4/0 as follows:

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

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

Board Member Dear mentioned the Juneteenth celebration at Mills Park on Saturday, June 19, 2023, and Chair Davis-Holmes stated that the City of Carson was one of the first cities to celebrate Juneteenth.

Chair Davis-Holmes stated that the Filipino Celebration last Saturday, June 10, 2023, and was a success.

Vice Chair Torosis informed the attendees that on Sunday, June 18, 2023, Supervisor Mitchell will be celebrating Juneteenth at CicLAvia in Los Angeles.

ADJOURNMENT

Having no more business to transact, Chair Davis-Holmes adjourned the meeting at 11:42 AM.

Lula Davis-Holmes, Chairperson

ATTEST:

Katie Pandolfo
Secretary

ITEM NO. 2

Presentation on Current Development Projects within the Carson EIFD Boundary

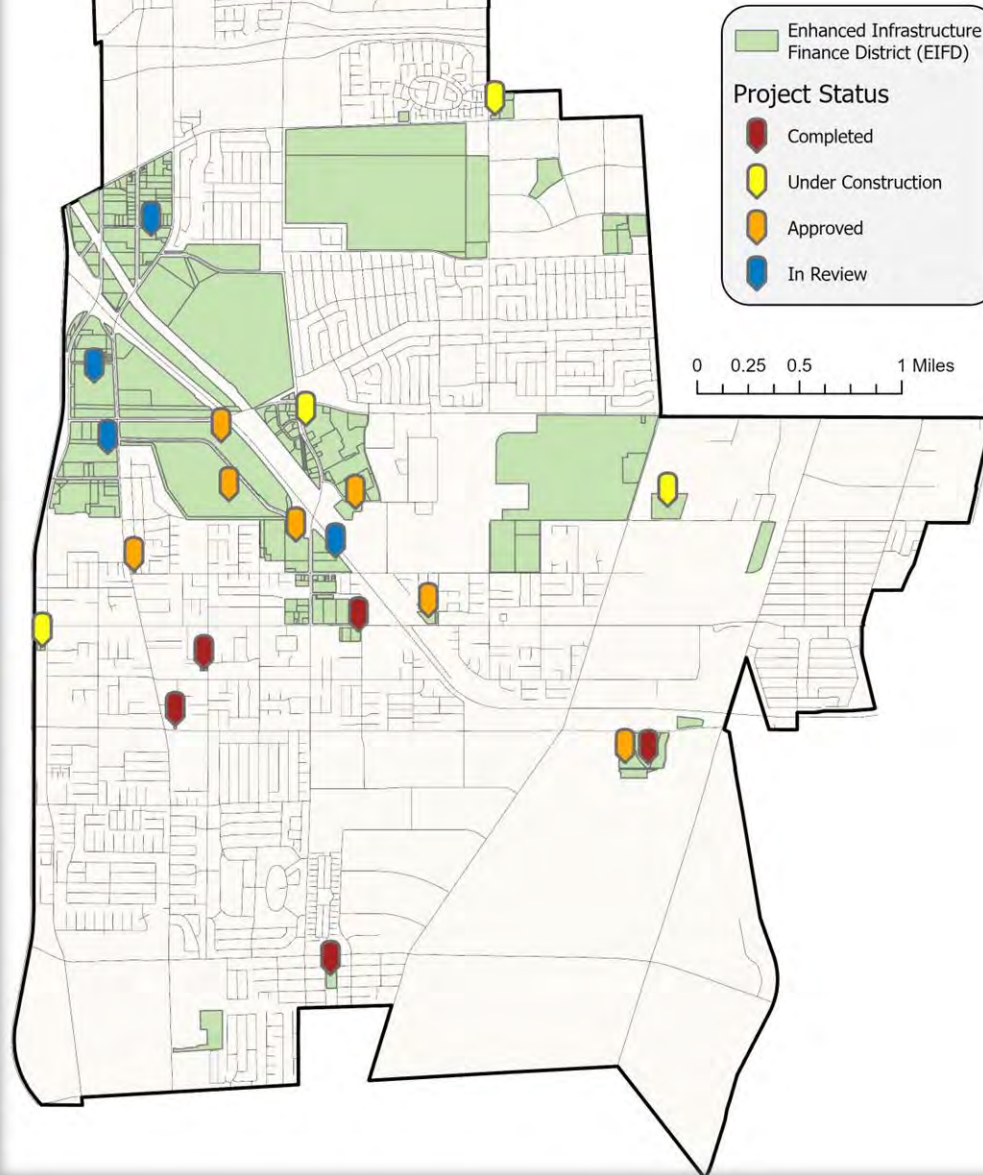
Carson EIFD 06.24.24

EIFD Overview

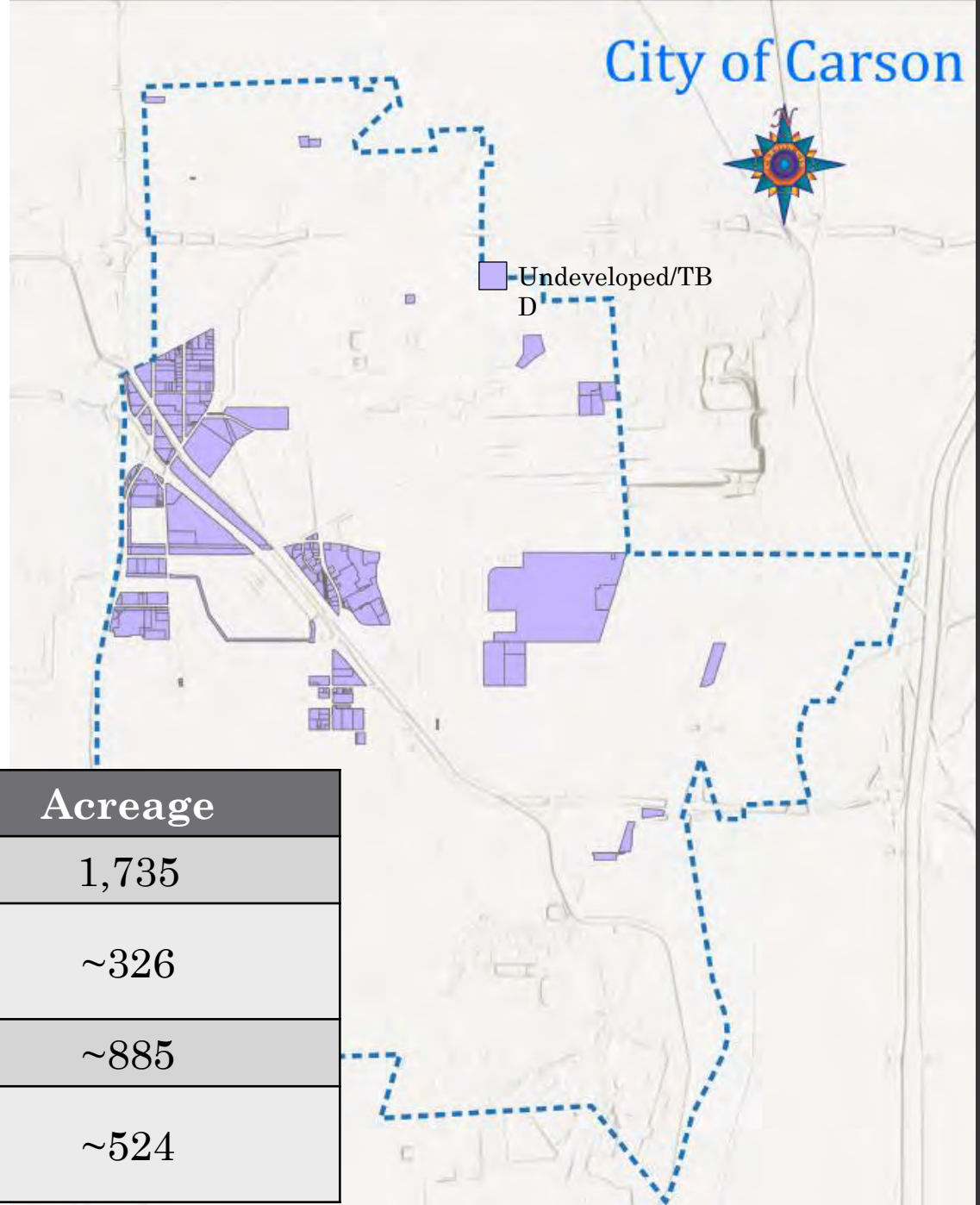
Project Status	# of Projects	Acreage
Completed	7	41.6
In Construction	6	50.8
Approved	7	177.1
In Review	4	56.2
TOTAL	24	325.7

**ALL
DEVELOPMENT
PROJECTS
WITHIN CARSON
EIFD BOUNDARY
(24 Projects)**

**Development Projects
City of Carson EIFD**

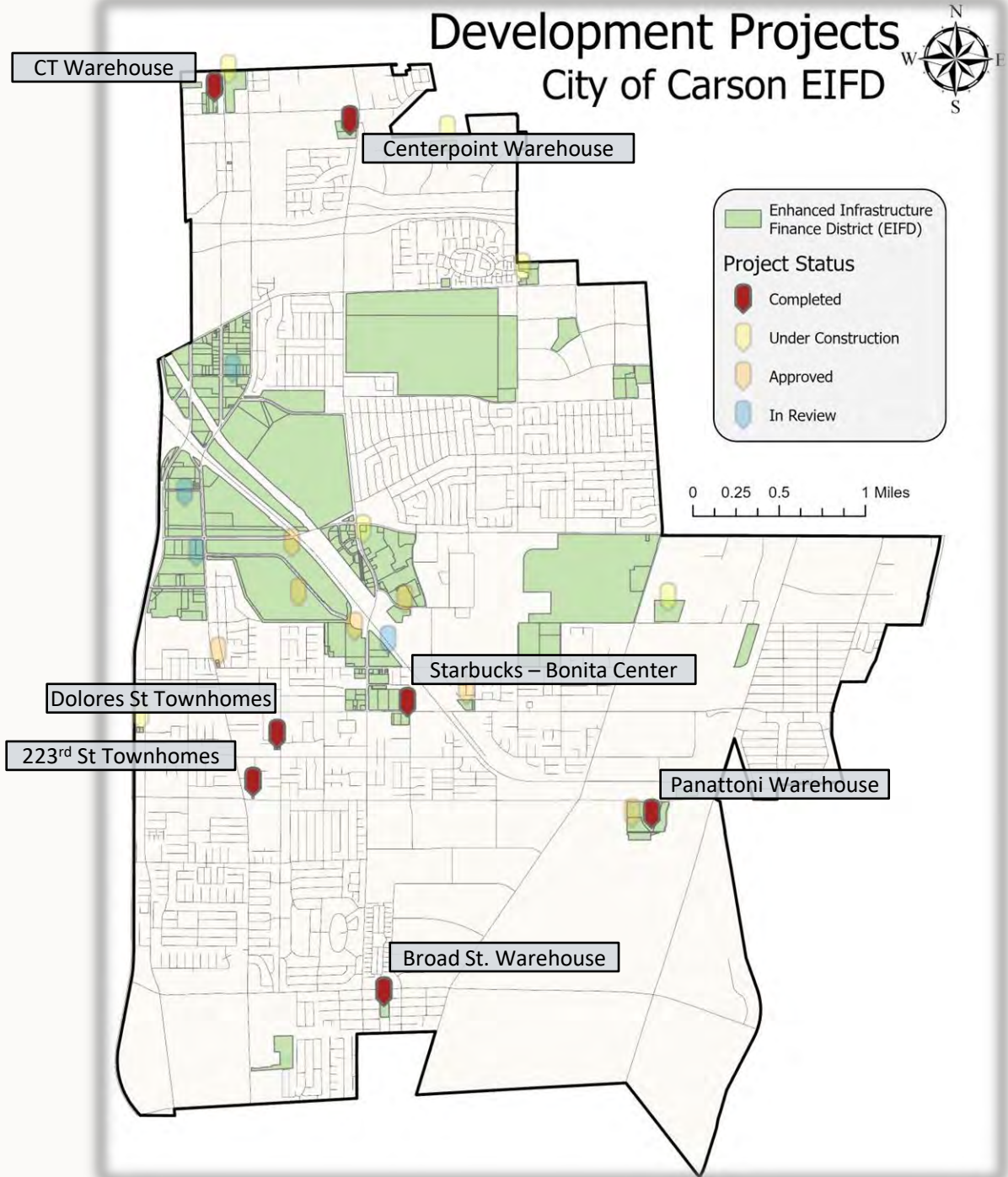


EIFD Parcels with No Current Development Projects & Acreage Count



Parcel Type	Acreage
Total EIFD	1,735
Developed/ Developing	~326
Undeveloped/TBD	~885
CSU Dominguez/ LA County	~524

**Completed
Development
Projects in
Carson EIFD
(7 Projects)**

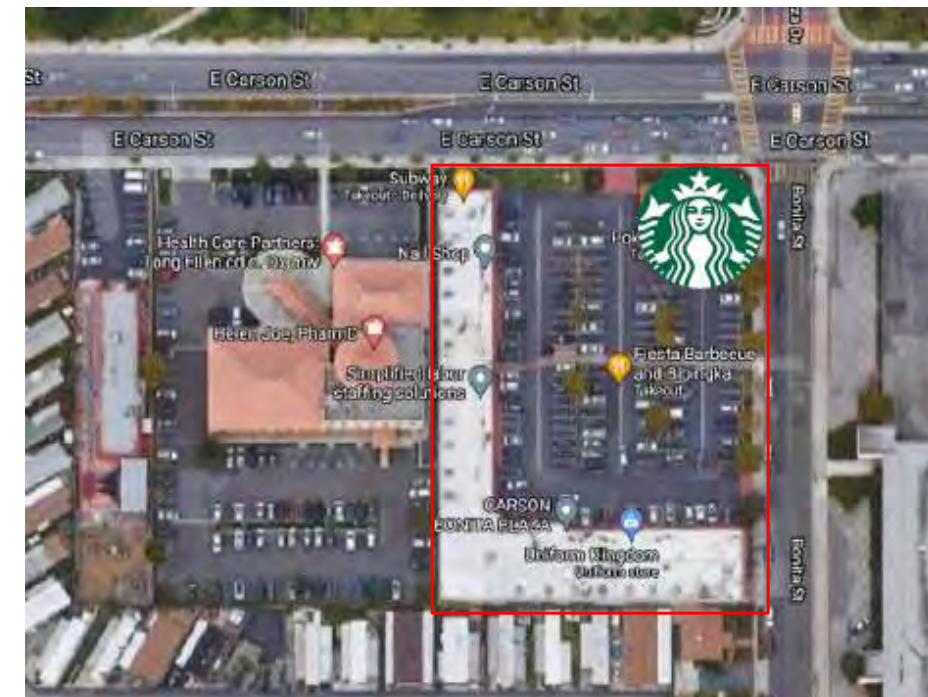




Starbucks
860 E. Carson St.



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.

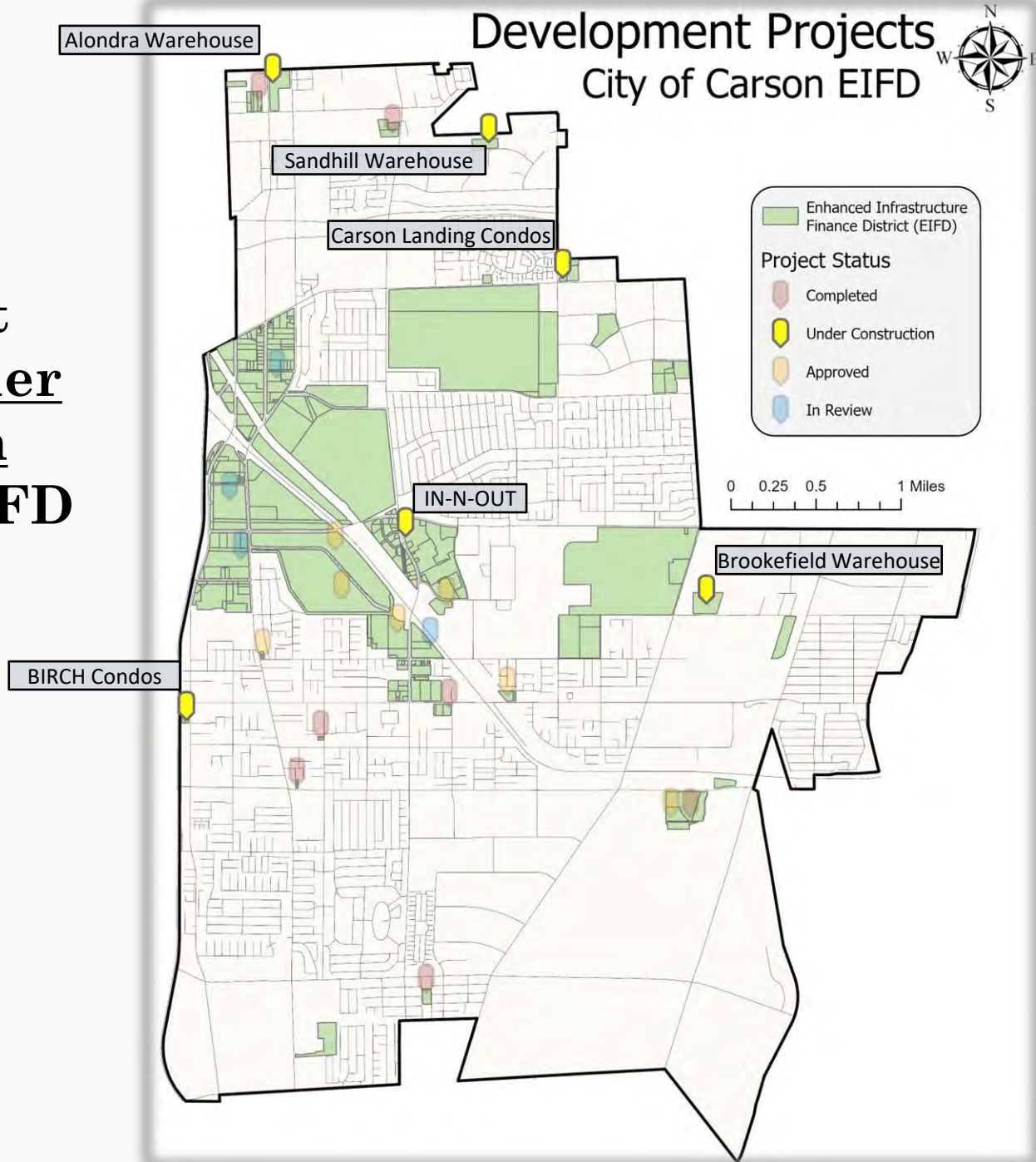
- 113,470 SF warehouse, 7,500SF office and Mezzanine space



- Upgraded landscaping along Avalon
- LEED-Certified Green Building

Development Projects Under Construction in Carson EIFD

(6 Projects)



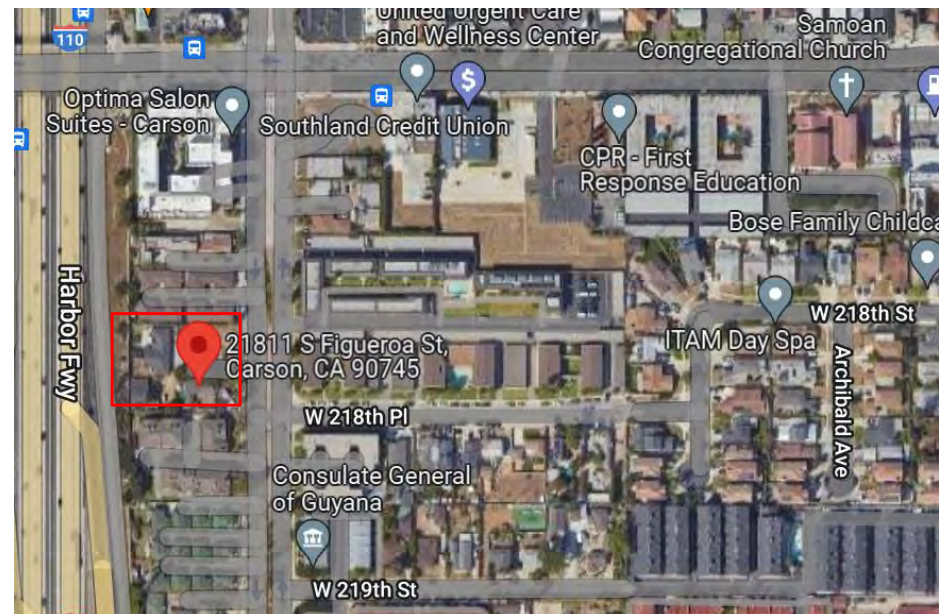
Birch Project

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





NORTHEAST ELEVATION



NORTHWEST ELEVATION



In-N-Out

20512 S. AVALON BLVD.

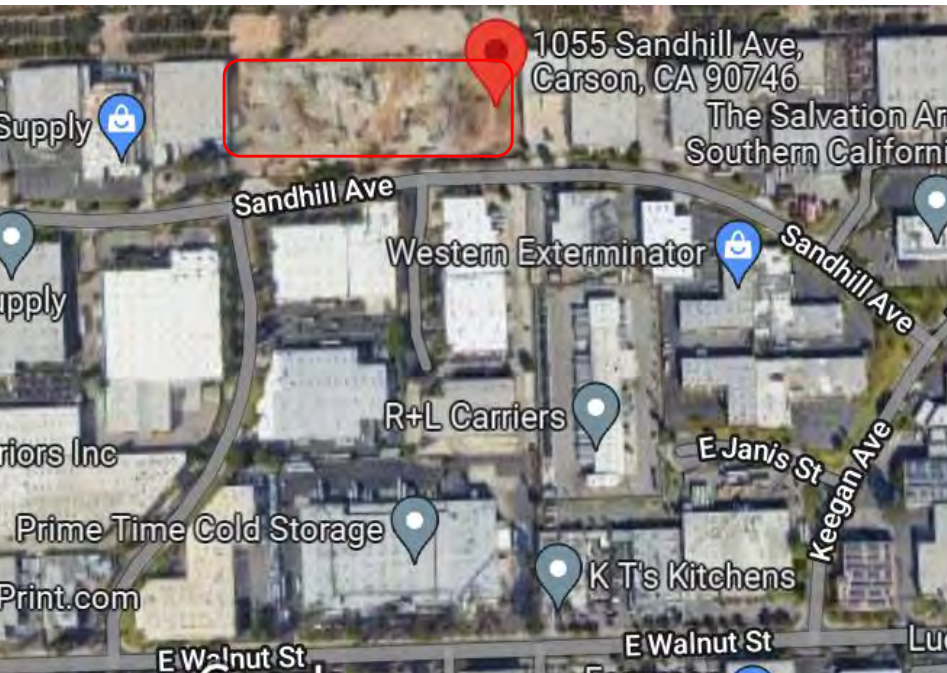
- 3,885 SF In-N-Out restaurant with drive-through
- New off-street parking improvements
- 7,650 SF of landscaping

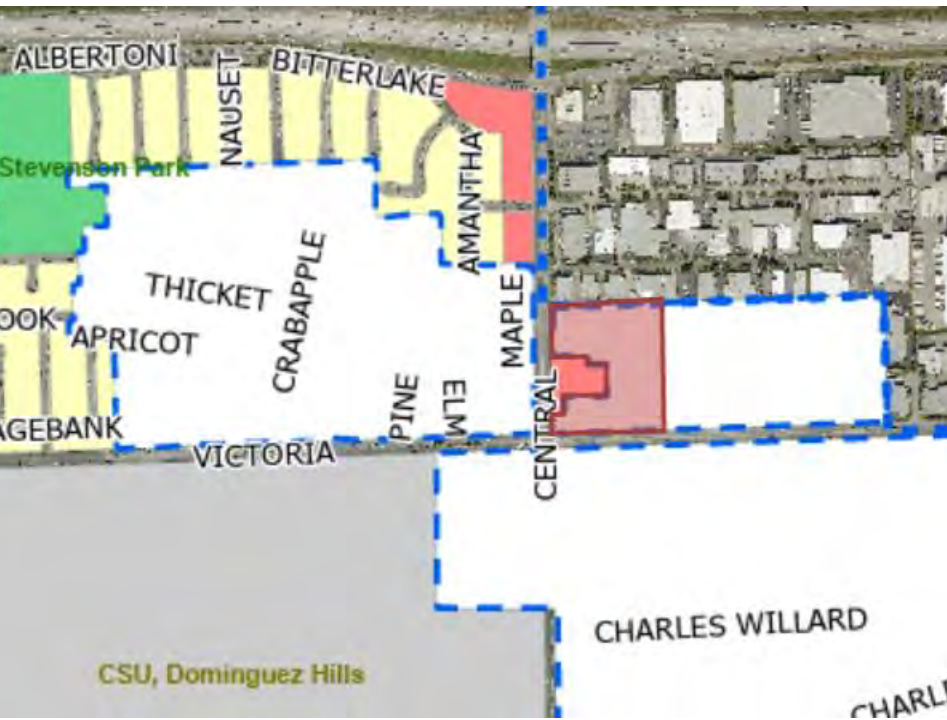


Sandhill Warehouse

1055 E. Sandhill Ave.

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





Carson Landing

N/E Corner S. Central & E. Victoria St.

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



Alondra Warehouse

100 W. Alondra Blvd.

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





Brookefield Warehouse

2001 E. Dominguez St.

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

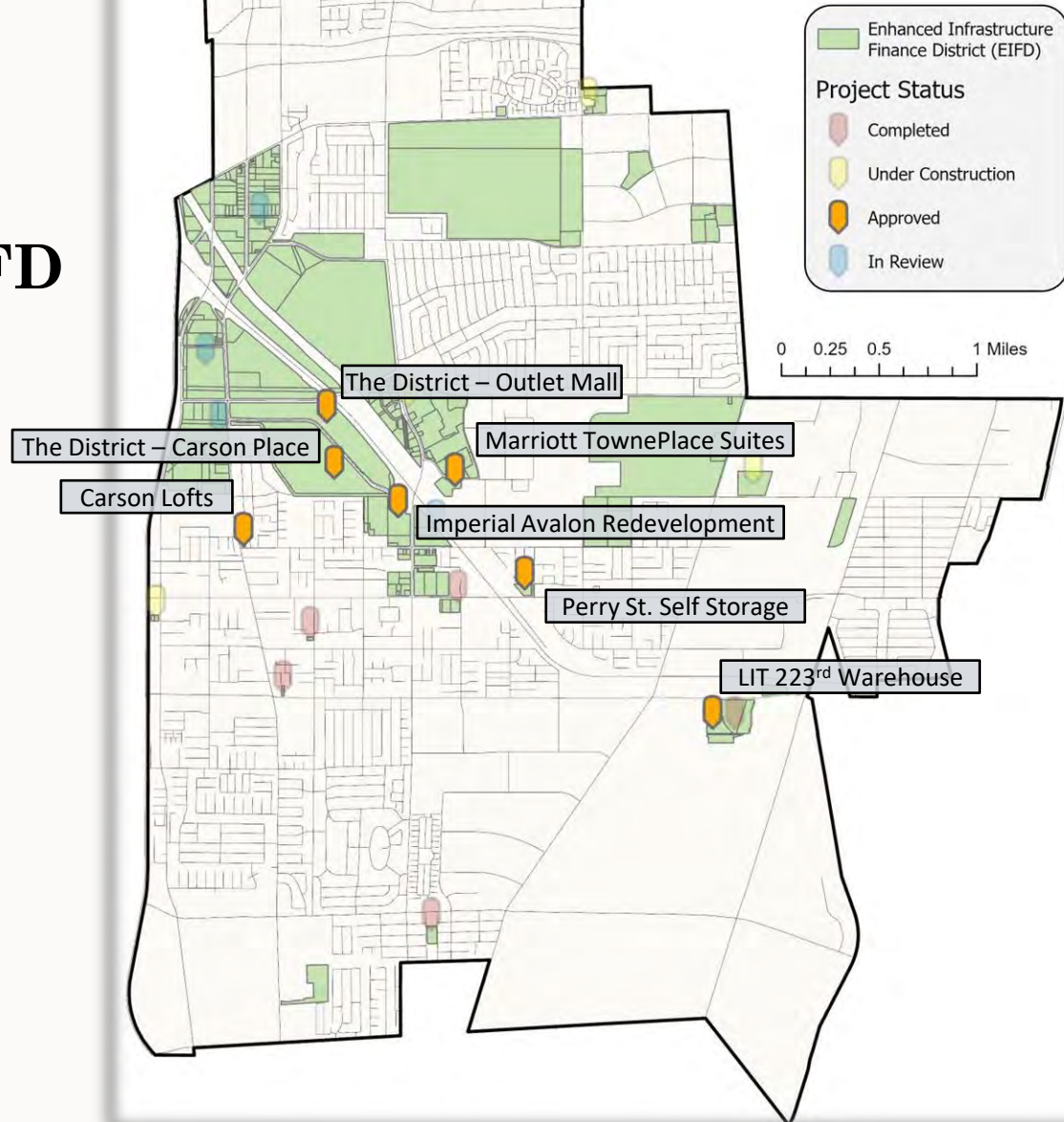


Development Projects City of Carson EIFD



Development Projects Approved in Carson EIFD

(7 Projects)





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

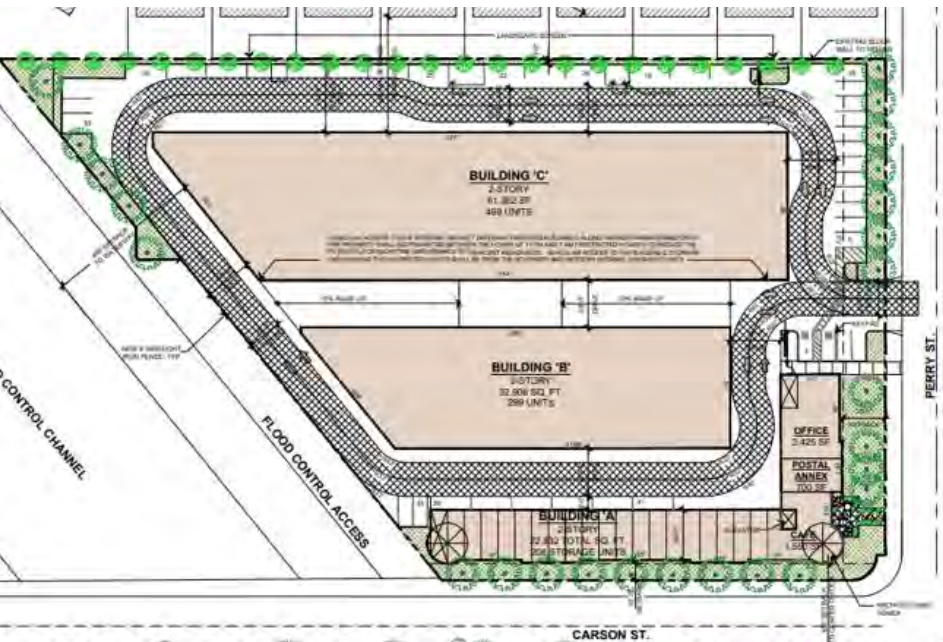


Perry St Self Storage

21611 Perry St.



- 113,714 SF Self-storage facility with cafe and office and retail space



- 12,134 SF of landscaping



SOUTHWEST RENDERING



NORTHWEST RENDERING

CARSON LOFTS

21240-21250 Main St.

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



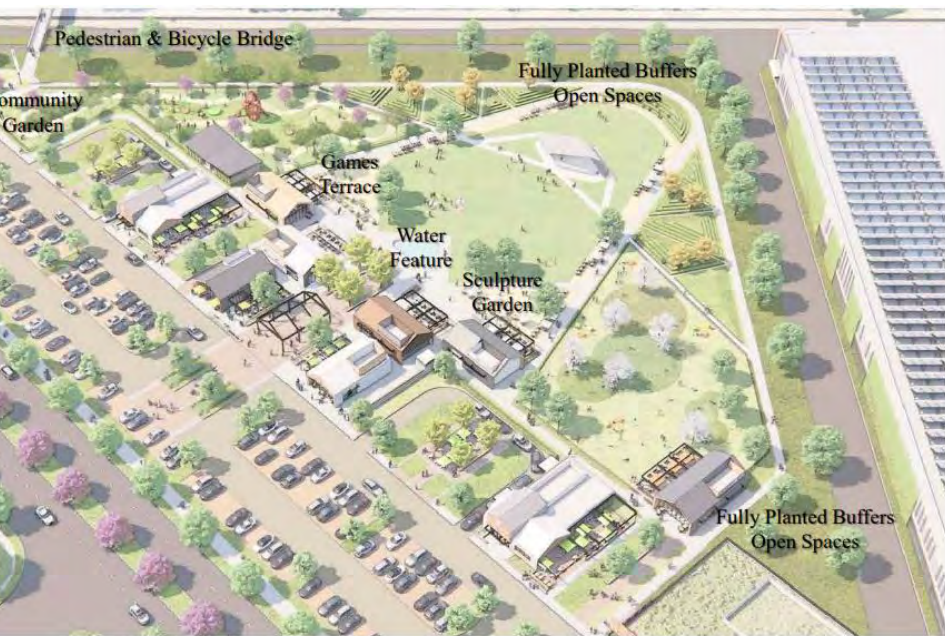


Marriott TownePlace Suites

888 E. Dominguez St.

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





The District – Industrial Park and 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



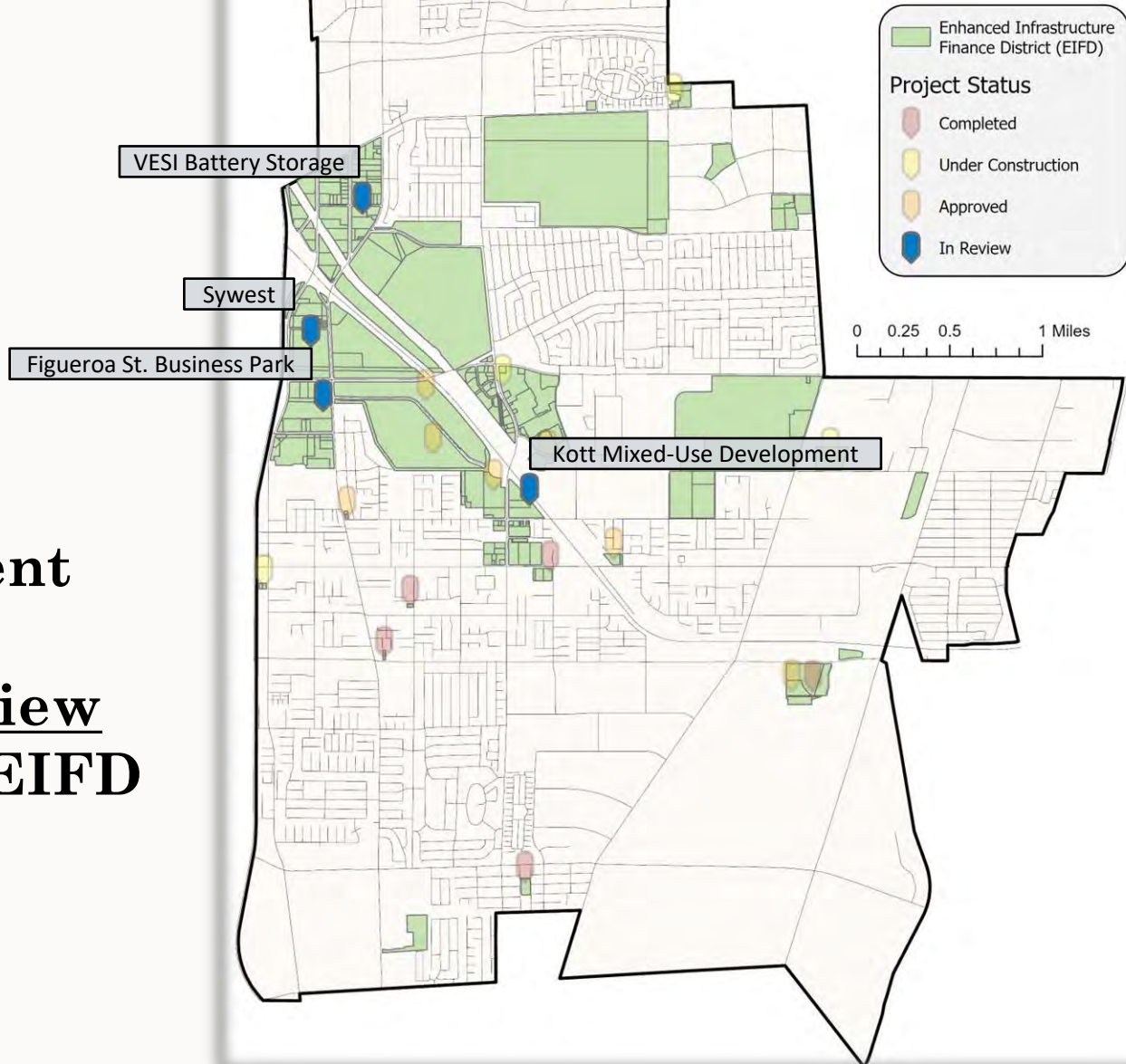
Imperial Avalon Redevelopment

21207 S. AVALON BLVD.

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



Development Projects City of Carson EIFD



Development Projects Under Review in Carson EIFD

(4 Projects)

- END -

ITEM NO. 3

**Presentation on City of Carson US EPA
and DTSC ECRG Grant Awards**

Carson EIFD 06.24.24

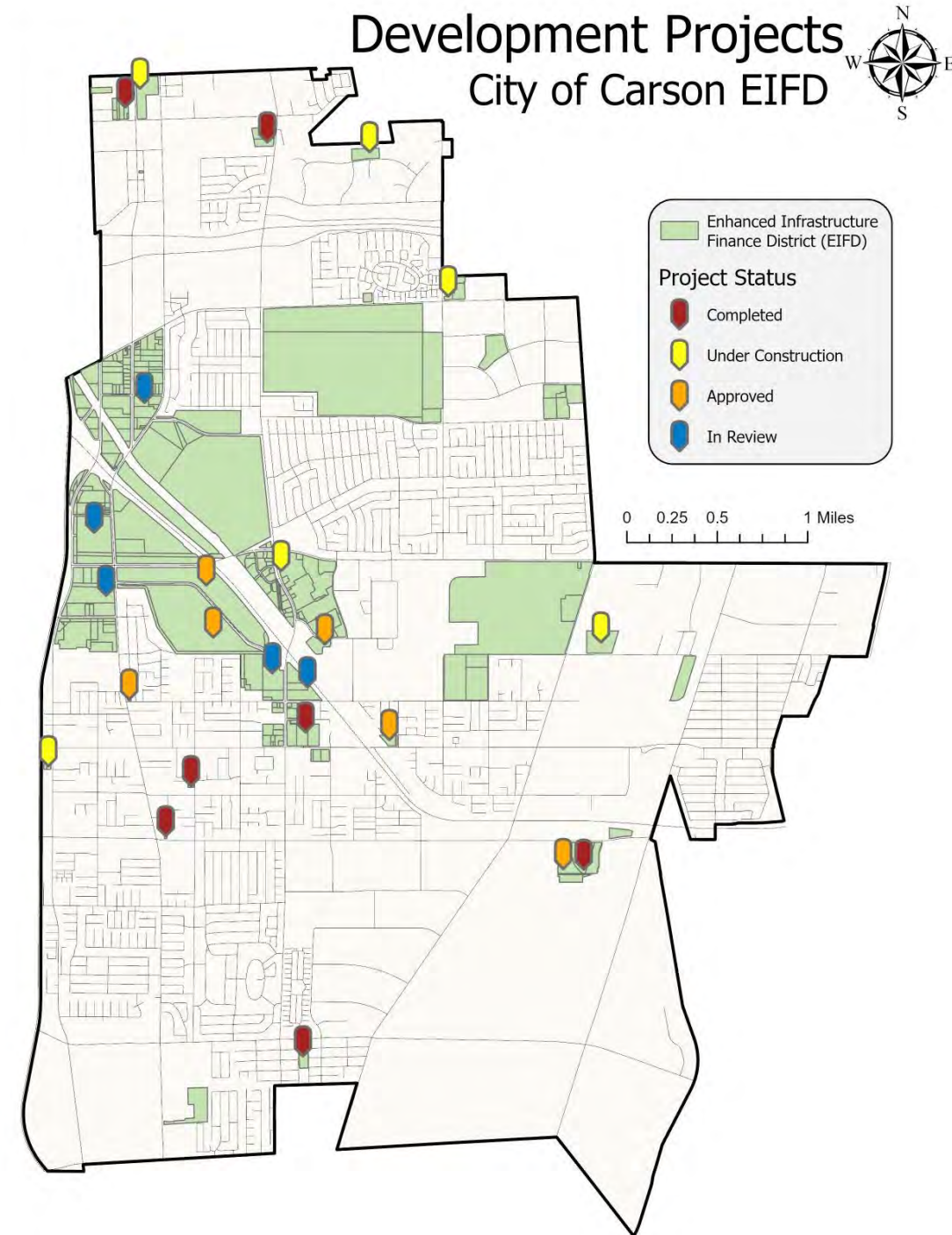
Community-wide Assessment Grants Overview

- Equitable Community Revitalization Grant (ECRG) with the State of California, Department of Toxic Substances (DTSC)
- Multipurpose, Assessment, and Clean Up (MAC) with United States, Environmental Protection Agency (US EPA)
- History of Brownfields In Carson
- Economic Development Strategic Plan (Gamechanger 6.E.):

Partner with property owners to assess, investigate, and clean-up contaminate sites, establishing Carson as a “national best-practices leader” in brownfield remediation and redevelopment

RELEVANCE TO EIFD

- Aids in accelerating redevelopment process, which may in turn accelerates property tax increment revenue to EIFD
- Many vacant sites in EIFD are former brownfields sites
- Under the IFP approximately 15 to 60 of the entire total EIFD budget allocation is allocated towards brownfields
- Section 3.2 of the Carson EIFD IFP states:
The PFA intends to utilize numerous funding sources and financing mechanisms to implement the projects identified in Section 3.2, potentially including District tax increment, grant sources, impact fees, private sector investment, and/or other sources.





FISCAL & ECONOMIC IMPACTS

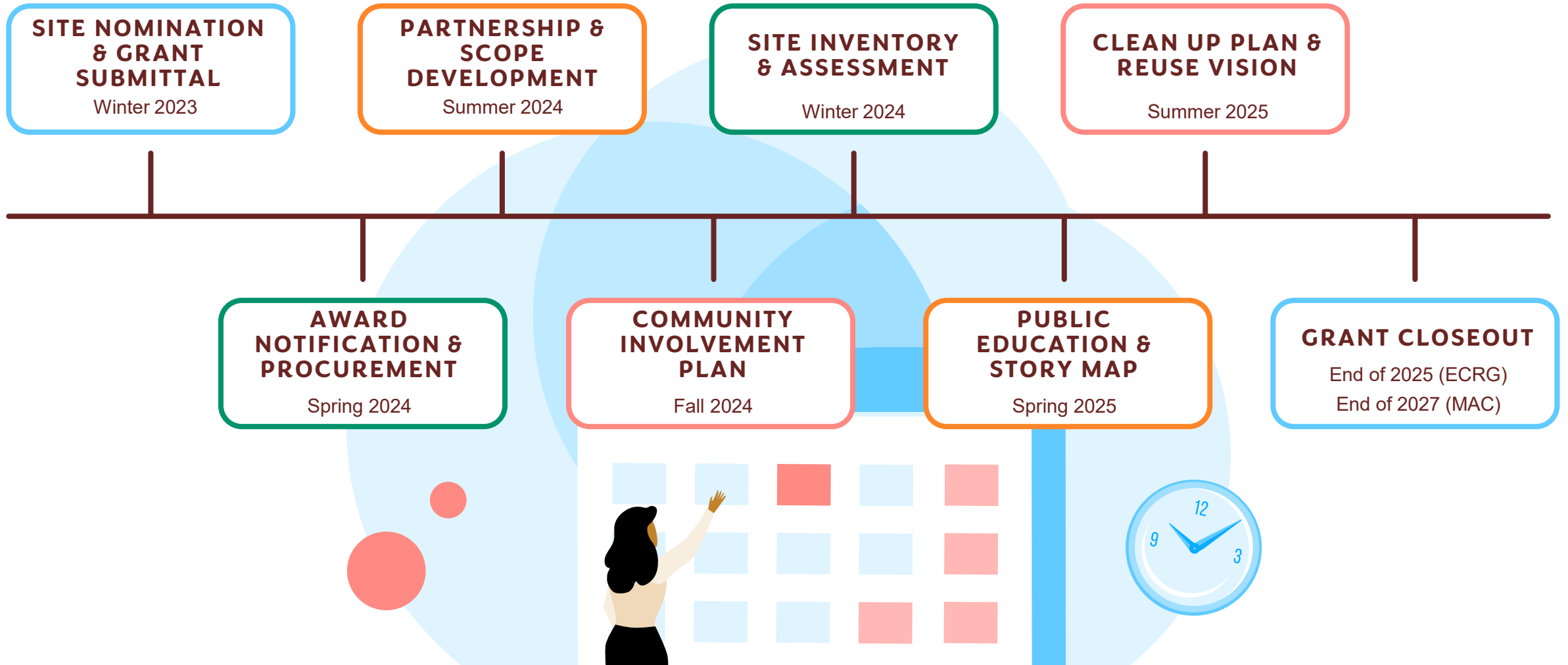
- Assessments provide greater certainty to developers or property owners, which may clear a hurdle in the redevelopment process
- Awarded activities sets Carson up for future larger investigation and clean-up grants, increasing the likelihood completed development
- Generate direct property tax increment generation to the EIFD and as well as other indirect and induced benefits
- Encourage reinvestment in the community and create local jobs (short term & long term)

PARTNERSHIPS & LONG-TERM OBJECTIVES

- Formation of Carson EIFD's Strengthened City's Grant Application
- Establishing New Partnerships as well as Building on Existing Partnerships Carry out Grant Activities
- Improve the environment, public health, and safety in partnership with regulatory agencies such as DTSC
- EIFD as a separate entity can also apply to brownfield (or any other grants)
- Carson is a Leader/ Efforts can expand to neighboring South Bay communities

ECRG vs. MAC Assessment Grants

COMPONENTS	DTSC's ECRG	US EPA's MAC
Eligible Areas & Projects	Areas with High CalEnviroScreen Scores (industrial & market rate housing ineligible)	City-Wide, subject to US EPA approval
Award Amount	\$350,000	\$500,000
Eligible Activities	Inventory development, community involvement, site reuse planning, assessment, investigation, and cleanup planning for brownfield sites	
Key EIFD Sites - Victoria Golf Course - Carson's 157 Acre	Ineligible (State Response Sites)	Likely Ineligible (to be re-evaluated)



Carson Brownfields Program Timeline (Work In Progress)

MARKETING & WEBPAGE INITIATED

Do you know of a property that requires clean up?

Help us transform Carson to its full potential

(and enter into a chance to win a raffle!)

The City has received state funding to access and investigate contaminated or perceived to be contaminated land in the City. These properties are commonly referred to as brownfields. We need the public's help in locating these sites.

What are Brownfields? Brownfields are properties that may have or potentially contain the presence of a hazardous substance, pollutant or contaminants that can affect or pollute the soil, air, and water.

Where are the Brownfields? Brownfield sites are often vacant and underutilized properties previously used for industrial or commercial activities that may have resulted in contamination. Examples include a historic factory, closed gas station, open dump site or vacant lot.

What are the benefits of brownfield redevelopment?

Property owners who cleanup and reuse brownfields provide many benefits including:

- Decrease community exposure to hazardous substances
- Increase neighborhood property values
- Generate job growth and services via new development
- Create new places and spaces for the community

How can you help?

We are asking members of the public to help us locate brownfield sites by filling out a site nomination form. Once nominated sites are brought to our attention, our team will work with the eligible property owners to find brownfield grant funding to transform these sites to its full redevelopment potential. Completed nomination forms submitted to the City will be enroll in a raffle for a chance to win gift cards to local Carson businesses.

SCAN QR CODE
FOR
NOMINATION FORM



<https://forms.office.com/g/WVFr7sV5Kp?origin=IprLink>

To learn more, please visit the [Brownfields Program webpage](#) or contact the City below:

Webpage: <https://ci.carson.ca.us/communitydevelopment/BrownFields.aspx>

Email: jnguyen@carsonca.gov or jcollins@carsonca.gov

Phone: (310) 952-1700, Ext. 1310 or 1327

Fun Fact

Did you know that the Porsche Experience Center in Carson is a brownfield redevelopment project? The 53-acre site was a former landfill and was transformed to a regional destination landmark for the City. The project features driver development track with eight educational modules totaling 4.1 miles, a changing race car exhibit, and a fine-dining restaurant.



SITE NOMINATIONS OPEN TO PUBLIC

14. What was the property historically used for?
Please provide as much detail as possible about how the previous owner(s) utilized the property.

Enter your answer

15. Are you aware of any contamination on the property? If so, please describe.

Enter your answer

16. If known, what is the property owner's intended use for the future of the site?

Enter your answer

17. What is your (the community) desired use for the future of this site?

Enter your answer

18. How will the future use and redevelopment of the property **benefit** the community?

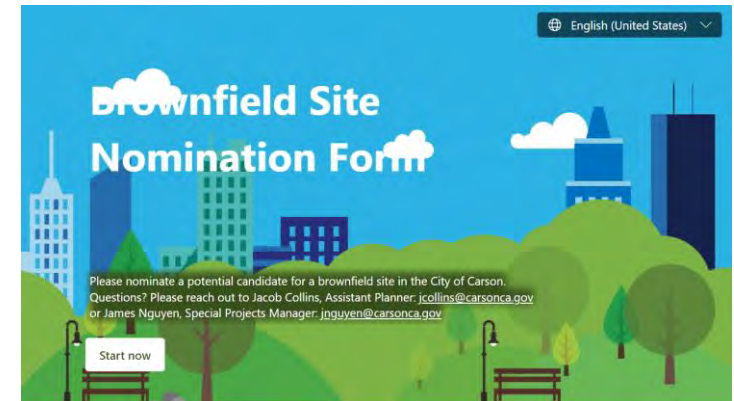
Please reference any new uses, removal of blight (molds, mildew, fungus), health/safety concerns or hazards, new jobs, private investment, or other benefits that may result as a result of the remediation.

Enter your answer

19. If you are interested in learning more about brownfield efforts in Carson, please check yes below to this question to receive email updates from the city. *

Yes

No



- END -

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

MEETING OF: JUNE 24, 2024

Item No. 4

SUBJECT: ADOPTION OF RESOLUTION NO. 24-001 ADOPTING THE ANNUAL REPORT FOR THE CARSON ENHANCED INFRASTRUCTURE FINANCING DISTRICT FOR FISCAL YEAR 2023-2024

I. SUMMARY

In accordance with Government Code Section 53398.66(j)(2) and (3), staff has prepared this Annual Report for Fiscal Year 2023-2024 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 2023-2024 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 first property tax increment revenues this fiscal year ending June 30, 2024, in the approximate amount of \$484,528.32. As provided in the Annual Report, 20 percent of collected revenues (\$96,905.66) were deposited in the Affordable Housing account, 40 percent (\$193,881.33) were deposited in the Victoria Golf Course Approved Remediation and Infrastructure Projects account, and the remaining 40 percent (\$193,811.33) are to be used for any remaining EIFD Projects and Activities. Last year, the PFA approved the reimbursement agreement with the City for the City to provide certain administrative services including repayment to the City for EIFD formation services. As such, the \$193,811.33 is spent in Fiscal Year 23-24 in accordance with the reimbursement agreement from the “any remaining EIFD Projects and Activities” category.

II. RECOMMENDATION

TAKE the following actions:

1. OPEN the public hearing.
2. TAKE public testimony.
3. CLOSE the public hearing.
4. ADOPT Resolution No. 24-001

III. ALTERNATIVES

TAKE another action the Carson EIFD PFA deems appropriate.

IV. BACKGROUND

None.

V. EXHIBITS

1. Proof of Publications (pgs. 3-9)
2. Resolution No. 24-001 (pgs. 10-11)
 - a. Carson EIFD Annual Report for Fiscal Year 2023-2024 (pgs. 12-21)

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 2024, 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 23rd day of May 2024, 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 24th day of May 2024, 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 28, 2024



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

EXHIBIT A

NOTICE OF PUBLIC HEARING
MAILED TO LANDOWNERS, RESIDENTS, AND TAXING ENTITIES

NOTICE OF PUBLIC HEARING

Item No. 4

NOTICE IS HEREBY GIVEN that the Public Financing Authority (PFA) of the Carson Enhanced Infrastructure Financing District (Carson EIFD) and City Staff on behalf of the City will hold a meeting and public hearing at 11:00 a.m., Monday, June 24, 2024, to consider any written and oral comments and take action to adopt the Carson EIFD Annual Report for Fiscal Year 2023-2024 ("Annual Report"). The meeting will be located at the Helen Kawagoe Council Chambers (2nd Floor), Carson City Hall, 701 E. Carson Street, Carson, California 90745.

Pursuant to Government Code Section 53398.66(j)(2)-(3), the Carson EIFD is required to report annually certain information to the PFA and the public on or before June 30, 2024. A copy of the draft Annual Report is now available on the Carson EIFD's website: <https://ci.carson.ca.us/communitydevelopment/EIFD.aspx> and at the City of Carson Community Development Department located in Carson City Hall at 701 East Carson Street, Carson, California 90745. The public is welcome to provide any relevant comments to the PFA on the draft Annual Report.

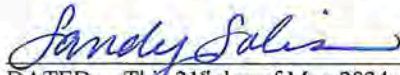
Any person having any questions or comments on the draft Annual Report may contact the Carson EIFD as provided below.

1. *Email: You can email questions or comments to jnguyen@carsonca.gov.*
2. *Telephone: You can record your questions or comments at (310) 952-1700 Ext. 1310.*
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).*
4. *Live Participation at the Public Hearing.*

NOTE: 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/>.

If you wish to legally challenge any action taken by the PFA on the above matter, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the PFA at, or prior to, the public hearing as provided above.

This notice constitutes the notice required pursuant to Government Code Section 53398.66(j)(2).



DATED: This 21st day of May 2024
Sandy Solis, Assistant Secretary

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Public Financing Authority (PFA) of the Carson Enhanced Infrastructure Financing District (Carson EIFD) and City Staff on behalf of the City will hold a meeting and public hearing at 11:00 a.m., Monday, June 24, 2024, to consider any written and oral comments and take action to adopt the Carson EIFD Annual Report for Fiscal Year 2023-2024 ("Annual Report"). The meeting will be located at the Helen Kawagoe Council Chambers (2nd Floor), Carson City Hall, 701 E. Carson Street, Carson, California 90745.

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This notice constitutes the notice required pursuant to Government Code Section 53398.66(j)(2).



DATED: This 21st day of May 2024
Sandy Solis, Assistant Secretary

EXHIBIT B
NOTICE OF PUBLIC HEARING
POSTED ON WEBSITE



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Public Financing Authority (PFA) of the Carson Enhanced Infrastructure Financing District (Carson EIFD) and City Staff on behalf of the City will hold a meeting and public hearing at 11:00 a.m., Monday, June 24, 2024, to consider any written and oral comments and take action to adopt the Carson EIFD Annual Report for Fiscal Year 2023-2024 ("Annual Report"). The meeting will be located at the Helen Kawagoe Council Chambers (2nd Floor), Carson City Hall, 701 E. Carson Street, Carson, California 90745.

Pursuant to Government Code Section 53398.66(j)(2)-(3), the Carson EIFD is required to report annually certain information to the PFA and the public on or before June 30, 2024. A copy of the draft Annual Report is now available on the Carson EIFD's website: <https://ci.carson.ca.us/communitydevelopment/EIFD.aspx> and at the City of Carson Community Development Department located in Carson City Hall at 701 East Carson Street, Carson, California 90745. The public is welcome to provide any relevant comments to the PFA on the draft Annual Report.

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This notice constitutes the notice required pursuant to Government Code Section 53398.66(j)(2).



 DATED: This 21st day of May 2024
 Sandy Sohis, Assistant Secretary

EXHIBIT C

NOTICE OF PUBLIC HEARING
PUBLISHED IN THE DAILY BREEZE

NOTICE OF PUBLIC HEARING

Item No. 4

NOTICE IS HEREBY GIVEN that the Public Financing Authority (PFA) of the Carson Enhanced Infrastructure Financing District (Carson EIFD) and City Staff on behalf of the City will hold a meeting and public hearing at 11:00 a.m., Monday, June 24, 2024, to consider any written and oral comments and take action to adopt the Carson EIFD Annual Report for Fiscal Year 2023-2024 ("Annual Report"). The meeting will be located at the Helen Kawagoe Council Chambers (2nd Floor), Carson City Hall, 701 E. Carson Street, Carson, California 90745.

Pursuant to Government Code Section 53398.66(1)(2)-(3), the Carson EIFD is required to report annually certain information to the PFA and the public on or before June 30, 2024. A copy of the draft Annual Report is now available on the Carson EIFD's website: <https://cl.carson.ca.us/communitydevelopment/EIFD.aspx> and at the City of Carson Community Development Department located in Carson City Hall at 701 East Carson Street, Carson, California 90745. The public is welcome to provide any relevant comments to the PFA on the draft Annual Report.

Any person having any questions or comments on the draft Annual Report may contact the Carson EIFD as provided below.

1. Email: You can email questions or comments to nguyen@carsonca.gov.
2. Telephone: You can record your questions or comments at (310) 952-1700 Ext. 1310.
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).
4. Live Participation at the Public Hearing.

NOTE: 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://cl.carson.ca.us/>.

If you wish to legally challenge any action taken by the PFA on the above matter, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the PFA at, or prior to, the public hearing as provided above.

This notice constitutes the notice required pursuant to Government Code Section 53398.66(1)(2).

DATED: This 21st day of May 2024

Sandy Solts, Assistant Secretary

Daily Breeze
Published: 5/24/24

CITY OF CARSON ENHANCED INFRASTRUCTURE FINANCING DISTRICT

PUBLIC FINANCING AUTHORITY

RESOLUTION NO. 24-001

**A RESOLUTION OF THE PUBLIC FINANCING AUTHORITY OF
THE CITY OF CARSON ENHANCED INFRASTRUCTURE
FINANCING DISTRICT ADOPTING THE ANNUAL REPORT FOR
THE FISCAL YEAR 2023-2024**

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 2023-2024 (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 2023-2024 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 24th day of June, 2024.

CHAIR

ATTEST:

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 24, 2024, by the following vote.

AYES:
NOES:
ABSENT:
ABSTAIN:

SECRETARY

Exhibit A
Fiscal Year 2023-24 Annual Report

CARSON ENHANCED INFRASTRUCTURE FINANCING DISTRICT

FISCAL YEAR 2023-2024 ANNUAL REPORT

Prepared For:

The City of Carson and the County of Los Angeles



Prepared By:



MAY 2024

Table of Contents

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2.0 Description of Projects in FY 2023-24	4
3.0 Revenue and Expenses	5
4.0 Tax Increment Revenue	6
5.0 EIFD Project Status	7
6.0 Revenue Expended for Private Business	8

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.

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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 2023-24

There were no projects undertaken in FY 2023-24, which is consistent with the progress expected to be made at this point.

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.

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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	\$484,528.32	(\$193,811.33)	\$290,716.99

It should be noted that all values should be considered preliminary, as property tax allocations are typically not finalized until August or September of each calendar year, based on the standard property tax reporting cycle. Final Fiscal Year 2023-2024 figures will be confirmed and updated as appropriate in Fiscal Year 2024-2025 reporting.

In accordance with the IFP, the allocation of EIFD revenues for FY 2023-24 are broken down as follows:

- \$96,905.66 – 20% Affordable Housing Set-Aside for Affordable Housing Development in Carson
 - This amount was set aside and not spent in FY 2023-24.
- \$193,811.33 – 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.
- \$193,811.33 – The remaining EIFD revenues are allocated to all other EIFD projects and activities.
 - This \$193,811.33 was expended in FY 23-24 pursuant to the Reimbursement Agreement with the City of Carson to reimburse the cost of forming the Carson EIFD (direct expenses only).

These breakdowns are detailed further in Tables 2-4.



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.

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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	\$96,905.66	\$0.00	\$96,905.66

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	\$193,811.33	\$0.00	\$193,811.33

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)	\$207,711.55	\$193,811.33	(\$193,811.33)	\$0.00

4.0 Tax Increment Revenue

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

*Table 5: Tax Increment Revenue Received – **Total EIFD***

Year	Annual EIFD Revenues	Cumulative EIFD Revenues
FY 2022-23	\$0.00	\$0.00
FY 2023-24	\$484,528.32	\$484,528.32

It should be noted that all values should be considered preliminary, as property tax allocations are typically not finalized until August or September of each calendar year, based on the standard property tax reporting cycle. Final Fiscal Year 2023-2024 figures will be confirmed and updated as appropriate in Fiscal Year 2024-2025 reporting. Details for the cumulative revenues of the various EIFD sub-funds are provided in Tables 6-8.

*Table 6: 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	\$96,905.66	\$96,905.66

*Table 7: 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	\$193,811.33	\$193,811.33

*Table 8: 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	\$193,811.33	\$193,811.33

5.0 EIFD Project Status

The EIFD is in the early phase of building a stabilized revenue stream that could be leveraged for a future debt issuance. No EIFD projects have been funded, which is consistent with expectations at this time.

DRAFT



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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



**Carson Enhanced Infrastructure
Financing District (EIFD)
Annual Report for Fiscal Year 2023-2024**

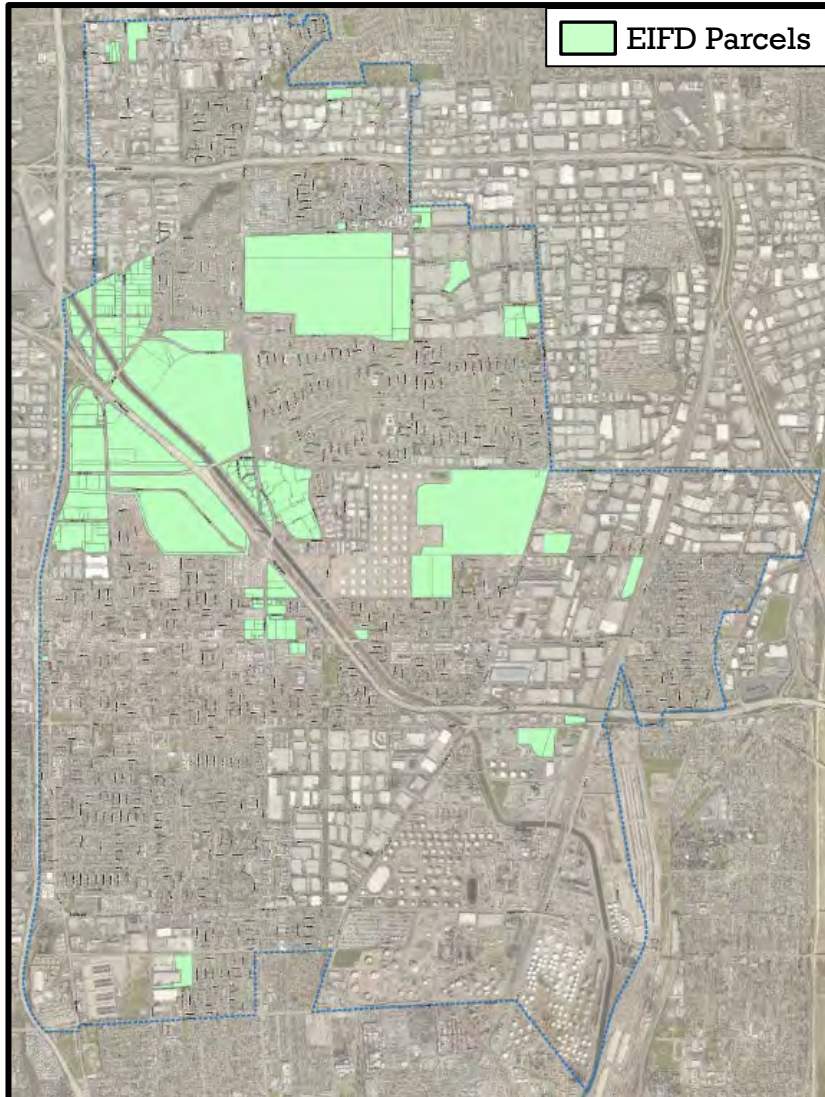
June 24, 2024

**Prepared by:
Kosmont Companies**

Executive Summary

- City of Carson and County Los Angeles established the Carson EIFD in 2022 as a means to support and catalyze growth in various areas of the City over the next 20 years and beyond
- The EIFD will fund major infrastructure improvements to support revitalization, including:
 - Remediation of landfills and other contaminated sites
 - Roadway / pedestrian / bicycle / streetscape / beautification improvements
 - Affordable housing
- Base year for the EIFD was 2022-2023, and so current FY 2023-2024 is the first year of revenue (revenues in early years are typically minimal)
- The purpose of today's meeting is to hold the required Annual Meeting of the PFA to present the FY 23-24 Annual Report and consider amendments to the governing Infrastructure Financing Plan (IFP)
- At this time, given that the EIFD was just formed in August 2022, staff and consultants are not recommending any changes to the IFP
- Staff will continue to evaluate potential early uses of EIFD revenues to catalyze growth, for future consideration by the PFA prior to implementation

Draft Carson EIFD Boundary



- Total 1,735 acres (~14% of City acreage)
- Includes 669 acres of landfills in Carson
- Sites needing environmental clean-up
- Targeted sites for mixed-income housing
- Responsive to infrastructure needs of the community

Fiscal Year 2023-2024 Summary

Year	Annual EIFD Revenues
FY 2022-23 (<i>base year</i>)	\$0.00
FY 2023-24	\$484,528.32

- As is typical, the first few years of EIFD revenues are minimal, while assessed values grow beyond the baseline established at district formation (in FY 2022-23)
- City staff and consultants have coordinated with State Board of Equalization staff and County Auditor-Controller staff and have confirmed methodology and reporting procedures
- Actual revenues are tracking originally projected revenues relatively closely (\$485K vs. \$519K)
- It should be noted that all values should be considered preliminary, as property tax allocations are typically not finalized until August or September of each calendar year, based on the standard property tax reporting cycle; final Fiscal Year 2023-2024 figures will be confirmed and updated as appropriate in Fiscal Year 2024-2025 reporting

FY 2023-2024 Revenue Breakdown

Total FY 23-24 EIFD Revenue	\$484,528.32
20% Set Aside for Affordable Housing	\$96,905.66
50% of Remaining Amount Dedicated for Victoria Golf Course Projects	\$193,811.33
50% of Remaining for Other EIFD Projects and Activities (incl. admin)	\$193,811.33

Next Steps / Action Items

- Conduct a public hearing on the Annual Report of the Carson Enhanced Infrastructure Financing District
- Adopt a resolution adopting the Annual Report for fiscal year 2023-2024 of the Carson Enhanced Infrastructure Financing District
- All EIFD documents available at <https://ci.carson.ca.us/communitydevelopment/EIFD.aspx>

THANK YOU

Questions?

Kosmont Companies

1601 N. Sepulveda Blvd. #382 Manhattan Beach, CA 90266

Ph: (424) 297-1070 | Fax: (424) 286-4632

www.kosmont.com



Disclaimer

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.

Discussions or descriptions of potential financial tools that may be available to the City are included for informational purposes only and are not intended to be to be “advice” within the context of this Analysis.

Municipal Advisory activities are conducted through Kosmont Companies’ affiliate, Kosmont Transaction Services, which is Registered as a Municipal Advisor with the SEC and MSRB.

Appendix: Carson EIFD Background

Future Development Assumptions

Absorption Assumed over First 20 Years of District Lifetime

Anticipated future private development is summarized below, anticipated to occur across the Vision Plan area, Civic Center area, the CSUDH campus, and other targeted opportunity site areas within the EIFD:

Development Type	SF / Units	AV Per SF / Unit	Estimated AV at Buildout (2021\$)
Rental Residential	2,619 units	\$300,000 per unit	\$785,700,000
For Sale Residential	662 units	\$400,000 per unit	\$264,800,000
Commercial / Retail	965,348 SF	\$285 PSF	\$275,124,200
Office	780,000 SF	\$225 PSF	\$175,500,000
Hotel	118 rooms	\$200,000 per room	\$23,600,000
Recreational	598,500 SF	\$350 PSF	\$209,475,000
Industrial	5,632,961 SF	\$160 PSF	\$901,273,800
Estimated Total			\$2,635,473,000

*Note: AV at buildout values in 2021 dollars
Source: City of Carson Community Development Staff*

Targeted Infrastructure and Improvement Projects

#	PROJECT	ESTIMATED ALLOCATION	ESTIMATED TIMING
1	Affordable Housing Development in Carson (20% Minimum County Requirement)	\$26,800,000	Year 1 to Year 50
2	Victoria Golf Course Approved Remediation and Infrastructure Projects	\$10,000,000	Year 1 to Year 20 (up to \$10,000,000)
3	Brownfield Site Remediation	\$10,000,000 to \$75,000,000	Year 1 to Year 50
4	Park and Recreational Development	\$5,000,000 to \$15,000,000	Year 10 to Year 50
5	Dominguez Channel / Bicycle Master Plan Improvements / Pedestrian Networks	\$2,500,000 to \$5,000,000	Year 15 to Year 50
6	Future City Street / Road Improvements and Other Infrastructure	\$10,000,000 to \$30,000,000	Year 15 to Year 50
7	Commercial Façade Program	\$2,500,000 to \$5,000,000	Year 15 to Year 50
	Estimated Total EIFD Budget Allocation	\$134,000,000	<i>(present value dollars)</i>

Financing Section

- City commits **52%** of its future property tax increment within the boundary for approx. 50 years (remaining 48% flows to General Fund) – totals approximately \$156M in nominal dollars and \$67M in present-value dollars
- County matches City commitment **dollar-for-dollar**, which equates to 25% of County share of increment (also \$156M in nominal dollars and \$67M in present-value dollars)
- Total EIFD funding of **\$313M** in nominal dollars over 50 years (**\$134M** in present-value dollars)

Regional and Communitywide Significance

Infrastructure investments support local and regional goals:

- Housing – **3,200 housing units** at various income levels, including **voluntary affordable housing set aside**
- Economic development – **9,400+** direct, permanent jobs plus additional indirect and induced jobs and wages from construction and ongoing operation
- Environment and sustainability – site remediation, beneficial reuse of landfill and vacant contaminated sites, environmental justice
- Significant positive net fiscal impact to **City** General Fund – **\$75M** over 50 years in present-value dollars (**\$175M** in 2021 dollars)
- Significant positive net fiscal impact to **County** General Fund – **\$529M** over 50 years in present-value dollars (**\$1.3B** in 2021 dollars)

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

MEETING OF: JUNE 24, 2024

Item No. 5

SUBJECT: ADOPTION OF RESOLUTION NO. 24-002, A RESOLUTION OF THE CARSON ENHANCED INFRASTRUCTURE FINANCING DISTRICT (EIFD) AMENDING THE FISCAL YEAR 2023/24 BUDGET AND APPROVING APPROPRIATIONS FOR FISCAL YEAR 2023-2024

I. SUMMARY

On August 1, 2022, the Carson EIFD PFA adopted Resolution No. 22-005 (Exhibit No. 1) approving the Infrastructure Financing Plan (“**IFP**”), forming the City of Carson Enhanced Infrastructure Financing District (“**Carson EIFD**”), authorizing a judicial validation action, and authorizing certain other actions relating thereto. With the formation process completed, the Carson EIFD now legally constitutes as a local government entity separate and distinct from the City and the 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. As such, the Carson EIFD may adopt a budget to account for anticipated revenues and allow for certain expenditures.

The Carson EIFD formed in Fiscal Year 2022-2023, and as such, no property tax increment revenues were collected during that fiscal year as this was the base year of the Carson EIFD. At last year’s Annual Meeting on June 12, 2023, the PFA adopted Resolution No. 23-002 with revenue and expenditure of \$0 for Fiscal Year 2023-2024 given the uncertainty in the beginning years following EIFD formation. At that time, the staff report stated that should the revenue and expenditure amounts necessitate change during Fiscal Year 2023-2024, another meeting will be scheduled with the PFA to take any required action(s).

The Carson EIFD received its first property tax increment revenues this fiscal year ending June 30, 2024, in the approximate amount of \$484,528.32. With revenues now received, staff is now recommending the adoption of Resolution No. 24-002 to amend the Fiscal Year 2023/2024 budget to account for the revenues in the amount of \$484,528.32 to be received. Specifically, 20 percent of collected revenues (\$96,905.66) were deposited in the Affordable Housing program, 40 percent (\$193,881.33) were deposited in the Victoria Golf Course Approved Remediation and Infrastructure Projects program, and the remaining 40 percent (\$193,811.33) are to be used for any remaining EIFD Projects and Activities.

The Carson EIFD spent \$193,811.23 in the same Fiscal Year 2023/2024. A budget amendment is needed to retroactively authorize payment of a previously approved Reimbursement Agreement with the City of Carson (“**City**”) for the City to provide certain EIFD administrative services. This includes repayment to the City for EIFD formation services and for any other

direct expense incurred on or after July 1, 2020. A breakdown of these expenses can be found in the March 6, 2024, City Council staff report enclosed under Exhibit No. 2.

In summary, the costs of forming the Carson EIFD (direct expenses only) amounted to approximately \$425,037.88 over a three-year period from July 1, 2020, to June 30, 2023. The County previously contributed \$50,000 towards the formation which reduces costs to \$375,037.88. The \$193,811.33 is spent in Fiscal Year 23-24 in accordance with the Reimbursement Agreement from the “any remaining EIFD Projects and Activities” category. No expenditures from the Affordable Housing program and Victoria Golf Course funds will be made. Any outstanding formation and administration costs under the Reimbursement Agreement will be reimbursed in subsequent years when sufficient funds are available. Staff anticipates that the upcoming Fiscal Year 2024-2025 revenues will be sufficient to cover all remaining formation and administration costs.

II. RECOMMENDATION

TAKE the following action:

1. WAIVE further reading and ADOPT Resolution No. 24-002.

III. ALTERNATIVES

TAKE another action the Carson EIFD PFA deems appropriate.

IV. BACKGROUND

None.

V. EXHIBITS

1. Resolution No. 24-002 (pgs. 3-5)
2. March 6, 2024, City Council Report (pgs. 6-18)

Prepared by: James Nguyen, Special Projects Manager

CITY OF CARSON ENHANCED INFRASTRUCTURE FINANCING DISTRICT

PUBLIC FINANCING AUTHORITY

RESOLUTION NO. 24-002

**A RESOLUTION OF THE PUBLIC FINANCING AUTHORITY
AMENDING THE FISCAL YEAR 2023/24 BUDGET AND
APPROVING APPROPRIATIONS FOR THE 2023/2024 FISCAL
YEARS**

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 City; and

WHEREAS, the PFA adopted the Fiscal Year 2023/24 on June 12, 2023, budget with \$0 revenues and expenditure due to the uncertainty as the amounts of tax increment revenue following the first year of the formation of the Carson EIFD and;

WHEREAS, revenues were received by the Carson EIFD during the Fiscal Year 2023/24 amounts to approximately \$484,528.32; and

WHEREAS, the PFA has determined that it is necessary to approve an amendment to the Carson EIFD's budget to account for the revenues received, effective July 1, 2023; 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; and

WHEREAS, the PFA and the City approved a reimbursement agreement authorizing the City to provide certain administrative services to the Carson EIFD including the reimbursement of past formation efforts and administration of all direct expenses starting July 1, 2020; and

WHEREAS, from July 1, 2020, to June 30, 2023, the total cost of forming the Carson EIFD is \$425,037.90; and

WHEREAS, the County also contributed to the formation effort in the amount of \$50,000,

WHEREAS, the IFP designated 20% of all funds to be first allocated to "affordable housing" and the next 50 percent to be allocated to Victoria Golf Course remediation project up to \$10 million dollars, leaving a net revenue amount of \$193,811.33 in Fiscal Year 23/24 for other projects.

WHEREAS, Carson EIFD will utilize the net revenue amount of \$193,811.33 to partially pay eligible formation costs as authorized under the reimbursement agreement with a retroactive effective date of July 1, 2020, leaving \$231,226.57 in unreimbursed formation expenses.

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, 2023, and ending June 30, 2024, is hereby amended. 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 2023/24 for each of the several items set forth in the proposed budget, as adopted.

4. The sum of \$193,811.33 is hereby appropriated to the funds of the Carson EIFD for expenditure during Fiscal Year 2023/24.

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 2023/24 on file, and effective as of July 1, 2023, the same shall be in force and effect.

PASSED, APPROVED, and ADOPTED this 24th day of June, 2024.

CHAIR

ATTEST:

SECRETARY

I HEREBY CERTIFY that the foregoing Resolution No. 24-002 was adopted by votes of the City of Carson Enhanced Infrastructure Financing District Public Financing Authority at its regular meeting on June 24, 2024, by the following vote.

AYES:
NOES:
ABSENT:
ABSTAIN:

SECRETARY

Exhibit A

Carson EIFD FY 2023-24 Budget

Revenue (Estimated):

Account Number	Description	Short Description	Amount
292-99-999-999-4041	Property Tax Increment Revenue	EIFD	\$193,811.33
292-99-999-999-4401	Interest Income	Int. Income	\$0
292-99-999-999-9201	Operating Transfer In	TransIn	\$0
292-99-999-706-4041	Prop Tax Increment Rev (EIFD) – Affordable Housing	EIFD	\$96,905.66
292-99-999-705-4401	Prop Tax Increment Rev (EIFD) – Victoria Golf	EIFD	\$193,811.33

Expenditure:

Account Number	Description	Short Description	Amount
292-70-790-708-5002	EIFD Full-Time Salaries	FT Sal	\$0
292-70-790-708-6003	Printing/ Binding / Duplication	Printing	\$0
292-70-790-708-6004	EIFD Professional Services	Pro Svcs	\$193,811.33
292-70-790-708-6055	EIFD - Legal	Legal	\$0
292-70-790-706-XXXX	Affordable Housing Fund	Housing	\$0
292-70-790-705-XXXX	Victoria Golf Course Approved Remediation and Infrastructure Project	Victoria Golf	\$0

Projected Balance 06/30/24:

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	\$96,905.67
292-70-790-705-XXXX	Victoria Golf Course Approved Remediation and Infrastructure Project	Victoria Golf	\$193,811.33



File #: 2024-0173, Version: 1

Report to Mayor and City Council

Wednesday, March 06, 2024

Consent

SUBJECT:

CONSIDER APPROVAL OF AN ADMINISTRATIVE REIMBURSEMENT AGREEMENT BETWEEN THE CITY OF CARSON AND THE CARSON ENHANCED INFRASTRUCTURE FINANCING DISTRICT (CITY COUNCIL)

I. SUMMARY

Since 2017, the City of Carson (“City”) initiated efforts to form the Carson Enhanced Infrastructure Financing District (“Carson EIFD”). The initial efforts led by the City include preparing an EIFD feasibility analysis, conducting outreach to potential public partners, and initiating formation efforts. In 2020, the County of Los Angeles (“County”) expressed its intent to participate as a taxing entity to the Carson EIFD by adoption of a resolution. The efforts led by the City, and in partnership with the County, has resulted in the successful formation of the Carson EIFD.

The newly formed EIFD aims 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”). However, the Carson EIFD does not have any personnel, official equipment, or other facilities necessary to conduct its essential operations and to carry out its remediation and project development programs. The City is best positioned to aid the Carson EIFD in the form of personnel and City services in order for the Carson EIFD to function efficiently and to fulfill the purposes for which it was formed.

Attached for the City Council’s approval is the Administrative Reimbursement Agreement (“Agreement”) (Exhibit No. 1) which allows the City to provide certain administrative services to the Carson EIFD provided that the Carson EIFD reimburse the City for such services. This Agreement was previously approved by the Carson EIFD Public Financing Authority (“PFA”) at its annual meeting on June 12, 2023.

II. RECOMMENDATION

TAKE the following Action:

1. **APPROVE** the Agreement; **AND**
2. **AUTHORIZE** the Mayor to execute the Agreement, following approval as to form by the City Attorney.

III. ALTERNATIVES

TAKE another action the City Council deems appropriate.

IV. BACKGROUND

Although City efforts to form the Carson EIFD began in 2017, staff acting in capacity as staff to the Carson EIFD, has proposed, and the PFA has approved, the reimbursement of direct City expenses starting July 1, 2020 (i.e., Fiscal Year 2020-2021) and onward. The proximate date was selected as the start date for the reimbursement because it was around the same time the County have expressed its intent to participate as a taxing entity to the Carson EIFD. All costs incurred before July 1, 2020, would be absorbed by the City. The intent of the Agreement is to reimburse the City the EIFD formation costs as much as possible under EIFD laws and the adopted bylaws. The Agreement will also reimburse the City on a going forward basis for EIFD services.

At this time, the approximate direct formation costs include the following:

- **Legal Description Engineering Consultant - \$52,505.79.** This is the total cost for legal description services performed by P.A. Arca Engineering to form the Carson EIFD boundaries.
- **EIFD Consultant - \$22,153.30.** This amount is for work performed by Kosmont & Associates, Inc. preparing the IFP and related exhibits and financial projections, attendance at various meetings, and providing consultation throughout the whole formation process.
- **Legal Fees - \$209,528.79.** This amount is for legal guidance throughout the formation process and include the review and/or preparation of contracts, resolutions, bylaws, and other documents items that may require legal input. This amount includes the recent validation taken by the City and the Carson EIFD as directed by Council under Resolution No. 22-142.

- **Direct Staff Time - \$106,000 (estimate).** This estimate includes the cost of two City staff members (Manager and Administrative Secretary) directly involved with the day-to-day operations of the Carson EIFD at 15% Full Time Equivalent (FTE). Not included in this amount are indirect City staff costs including IT, GIS, accounting, planning, other administrative and executive staff even though these members may to some degree assisted with the Carson EIFD formation efforts.
- **Operations (Printing & Noticing) - \$18,000 (estimate).** Some direct operation costs such as printing and public noticing are included in this estimate. Overhead costs such as borrowing of equipment, renting of facilities, and more are not included in the formation cost estimate.
- **State Board of Equalization (BOE) Filing Fee - \$16,850.00.** The formation of the Carson EIFD required a filing with the State BOE. This amount is for the fee associated with the filing.
- **County EIFD Contribution - (\$50,000).** As part of the Memorandum of Agreement between the City and County, the County contributed \$50,000 towards the formation of the Carson EIFD. This amount is deducted from the total formation costs.

Over a three-year period, the total cost of forming the Carson EIFD (direct expenses only) is approximately \$425,000 (i.e., approximately \$141,667 per year). The County previously contributed \$50,000 towards the formation which reduces the formation costs to \$375,000 or \$125,000 per year. Prior to any reimbursement to the City, a final accounting of these expenses would be provided to the Carson EIFD at a later time for approval. At that time, the EIFD Board will adopt a budget resolution to finalize the transfer of funds to the City.

V. FISCAL IMPACT

The fiscal impacts of the Agreement for formation costs are provided in detail in the above background section. In summary, the general fund may be reimbursed one-time in the amount of \$375,000 by EIFD revenues (contributed by both the County and the City) for formation efforts. Additionally, on a recurring and future basis, fees incurred by the City for the operations of the Carson EIFD would be reimbursable resulting in future savings to the City's general fund.

VI. EXHIBITS

1. Reimbursement Agreement (pgs.5 -12)

Prepared by: James Nguyen, Special Projects Manager / Saied Naaseh, Director of Community Development

**ADMINISTRATIVE REIMBURSEMENT AGREEMENT BETWEEN
THE CITY OF CARSON AND THE CARSON ENHANCED INFRASTRUCTURE
FINANCING DISTRICT**

THIS ADMINISTRATIVE REIMBURSEMENT AGREEMENT (“**Agreement**”) is executed this ____ day of June, 2023, by and between the CITY OF CARSON, a California municipal corporation (“**City**”), and CARSON ENHANCED INFRASTRUCTURE FINANCING DISTRICT, a California financing district (“**District**”) (collectively, the “**Parties**”).

R E C I T A L S:

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 and counties 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 District and formed the Public Financing Authority of the Carson EIFD as the governing body of the District (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 District and form the PFA; and

WHEREAS, the City Council of the City and the PFA previously directed the City Manager/Executive Director, other appropriate City staff, Kosmont & Associates Inc., the City’s authorized EIFD consultant 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, following three public hearings and approval of the IFP by the City

and the County, the PFA properly adopted the IFP and formed the District in the form and manner required by law; and;

WHEREAS, the purpose of the District is to assist in the provision of public facilities of communitywide significance that provide significant benefits and promote economic development within the District and City of Carson. The District aims 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 IFP; and

WHEREAS, the District does not have any personnel, office equipment, or other facilities necessary to conduct its essential operations and to carry out its remediation and project development programs and has requested that City provide such assistance; and

WHEREAS, the City is best positioned to provide assistance to the District in the form of personnel and City services in order for the District to function efficiently and to fulfill the purposes for which it was formed; and

WHEREAS, the City Manager, and the Community Development Director’s designated staff act as ex officio officers of the District, to wit, the Executive Director and Assistant Secretary: and

WHEREAS, the City began providing such services on or about July 1, 2020, in order to facilitate the formation of the District and to meet existing and ongoing obligations and other contractual commitments; and

WHEREAS, the Parties desire to memorialize this cooperative arrangement by entering into a written agreement pursuant to which the City shall provide certain administrative services to the District and the District shall reimburse the City for such services in accordance with the terms and conditions herein.

NOW, THEREFORE, for the purposes set forth herein, and for good and valuable consideration, the adequacy of which is hereby acknowledged, the Parties hereby agree as follows:

T E R M S:

Section A. General Provisions; Purpose

1. The Recitals set forth above are true and correct and are hereby incorporated by reference as though fully set forth herein.
2. The purpose of this Agreement is to establish a mechanism pursuant to which the District shall reimburse the City for costs incurred and funds advanced by the City to or for the benefit of the District.
3. City’s authority:

- a. City has sole discretion to select and assign specific City employee or employees and contractors to work on District projects.
 - b. City has sole discretion to direct the work, hire and evaluate the performance of the employees and contractors assigned to work on District projects, and retains the right to terminate or replace at any time any such person.
 - c. City has sole discretion to determine the amount of compensation paid to employees or contractors assigned to work on District projects.
 - d. City, not District, shall pay employees and contractors assigned to work on the District projects from a City account.
4. The Executive Director and his or her designee, currently the Community Development Director, are hereby designated as the primary contacts for the District and all District projects and work shall be coordinated with the Executive Director and Community Development Director.
 5. The City will exercise good faith efforts to cause consultants and other professional services providers retained by City to act in a diligent and expeditious manner in performing work for the District. To the extent that consultants and professionals must work overtime at the premium rates to expedite the process, the District shall pay for such expedited rates. Similarly, if the District requests expedited performance from City, the District shall reimburse the City for any additional expenditures associated with such expedited services, including without limitation, costs of expedited services performed by third party consultants retained by the City for that purpose. To the extent the District hires a Consultant, the City is authorized to administer such agreement.

Section B. Reimbursable City Costs

The City may request reimbursement for, and the District shall reimburse the City, for the following costs (collectively, "**City Costs**"):

- (a) Any and all administrative costs incurred by the City in furtherance of the establishment, management and operation of the District, and any staff time and overhead costs associated with services provided to the District, including without limitation, planning and architectural review, accounting and financial management, processing of entitlements, and engineering services.
- (b) In addition to the costs outlined in subsection (a) above, to the extent permitted by law, the District shall reimburse the City for costs it has incurred in connection with third-party service providers retained or deployed at District's request, including but not limited to, the following:
 1. preparing, reviewing, negotiating, and approving any legal documents in connection with the District or carrying out of the purposes and obligations set

- forth in the IFP;
2. providing legal services related to the District, including without limitation, litigation and defense services related to any claim filed against the District;
 3. retaining consultants in connection with the District, including without limitation, financial advisors, environmental consultants, engineers, and planning specialists;
 4. providing studies, reports, design services and other professional services and documents; and
 5. any and all other expenses incurred by the City in connection with the District.

Section C. Invoicing and Payments; Accounting

1. Invoices

Each month, City shall furnish to District an original invoice for all City Costs incurred during the preceding month. The invoice shall detail City Costs by the following categories: labor (by sub-category), travel, materials, equipment, supplies, and subcontractor contracts. Except as to any charges disputed by the District, the District shall use its best efforts to cause City to be paid within 15 days of receipt of City invoice. In the event any charges or expenses are disputed by the District, the original invoice shall be returned to City for correction and resubmission. Review and payment by District of any invoice provided by the City shall not constitute a waiver of any rights or remedies provided herein or any applicable law.

2. Accounting; District's Right to Review City Records

City shall keep an accounting of the City Costs and all payments made by the District to the City. Upon written request, the City shall make available for District's review City records evidencing invoiced City Costs. Upon written request, which shall be reasonable and in accordance with all laws, the City shall make available for County's review City records evidencing invoiced City Costs.

Section D. Effective Date and Term

This Agreement shall be effective as of June 12, 2023 ("**Effective Date**"), and shall continue in full force and effect until the District has fully satisfied all outstanding reimbursement obligations pursuant to this Agreement, unless earlier terminated by one party providing the non-terminating party a 30-day written notice ("**Early Termination**"). An Early Termination does not operate as a waiver of the District's obligation to reimburse the City for any City Costs incurred and not yet invoiced as of the time the notice was provided.

Section E. Indemnification

District agrees to indemnify, protect, defend, and hold harmless the City and its

officials, officers, employees, agents, elected boards, commissions, departments, agencies, and instrumentalities thereof (collectively, “**City**”), from any and all actions, suits, claims, demands, writs of mandamus, liabilities, losses, damages, penalties, obligations, expenses, and any other actions or proceedings (whether legal, equitable, declaratory, administrative, or adjudicatory in nature), and alternative dispute resolution procedures (including, but not limited to, arbitrations, mediations, and other such procedures) asserted by third parties against the City that challenge, or seek to void, set aside, or otherwise modify or annul, the action of, or any approval by, the City for or concerning this Agreement (including, but not limited to, reasonable attorneys’ fees and costs) (herein the “**Claims and Liabilities**”) whether such Claims and Liabilities arise under federal, state, or local statute, law, ordinance, rule, regulation, or any decision of a competent jurisdiction. In the event any action for any Claims and Liabilities is brought against the City, upon City’s notification to District of the pendency of a claim or suit, District shall make a minimum deposit sufficient to pay all of District’s indemnification obligations for the following 90 days, which includes legal costs and fees anticipated to be incurred as reasonably determined by the City. District shall make deposits required under this section within 5 days of the City’s written request. At no point during the pendency of such claim or suit, shall the minimum balance of the deposit fall below twenty-five thousand dollars (\$25,000). The obligations of District under this Section shall not apply to any claims, actions, or proceedings arising from the sole negligence or willful misconduct of the City. The obligations for indemnity under this Section E shall begin upon the Effective Date and shall survive termination or expiration of this Agreement.

Section F. Governing Law and Consent to Venue

This Agreement shall be governed exclusively by the provisions hereof and shall be construed and interpreted in accordance with the laws of the State of California. Any legal action or proceeding brought to interpret or enforce this Agreement, or which in any way arises out of the Parties’ activities undertaken pursuant to this Agreement, shall be filed and prosecuted in the appropriate California State Court in the County of Los Angeles, California. All references to District include all personnel, employees, and agents of District, except as otherwise specified in this Agreement. All references to City include its elected officials, appointed boards and commissions, officers, employees, agents, and volunteers.

Section G. Notices

All notices, demands, invoices, and communications shall be in writing and delivered to the following addresses or such other addresses as the Parties may designate by written notice:

To District: Carson Enhanced Infrastructure Financing District
 701 E. Carson St.
 Carson, CA 90745
 Telephone: 310-830-7600
 email: droberts@carson.ca.us

Attn.: David Roberts, Executive Director

copy to: Aleshire & Wynder, LLP
18881 Von Karman Ave., Suite 1700
Irvine, CA 92612
Telephone: 949-223-1170
Fax: 949-223-1180
email: aluck@awattorneys.com
Attn.: Anita Luck, District Counsel

To City: City of Carson
701 E. Carson St.
Carson, CA 90745
Telephone: 310-830-7600
email: droberts@carson.ca.us
Attn.: David Roberts, City Manager

copy to: Aleshire & Wynder, LLP
18881 Von Karman Ave., Suite 1700
Irvine, CA 92612
Telephone: 949-223-1170
Fax: 949-223-1180
email: ssoltani@awattorneys.com
Attn.: Sunny Soltani, City Attorney

Section H. Section Headings

All section headings are for convenience of reference only and are not intended to define or limit the scope or intent of any provision of this Agreement.

Section I. Amendments, Changes and Modifications

No supplement, modification, or amendment of this Agreement shall be binding unless executed in writing and signed by both Parties.

Section J. Severability

If any part of this Agreement is held to be illegal or unenforceable by a court of competent jurisdiction, the remainder of this Agreement shall be given full force and effect.

Section K. Time is of the Essence

Time is of the essence with respect to this Agreement.

Section L. Counterparts

This Agreement may be signed in counterparts, each of which shall constitute an

original and which collectively shall constitute one instrument.

Section M. Entire Agreement

This Agreement contains the entire agreement between City and District and supersedes any prior oral or written statements or agreements between City and District with respect to the subject matter of this Agreement.

IN WITNESS THEREOF, the Parties hereto have executed this Agreement as of the day and year written alongside the respective signature lines below.

[SIGNATURES ON FOLLOWING PAGE]

**“DISTRICT”
CARSON ENHANCED FINANCING
DISTRICT**

**“CITY”
CITY OF CARSON**

David Roberts, Executive Director

Lula Davis Holmes, Mayor

Executed on: _____

Executed on: _____

ATTEST:

ATTEST:

District Secretary

Dr. Khaleah Bradshaw, CMC
City Clerk

APPROVED AS TO FORM:

Sunny Soltani
City Attorney

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

MEETING OF: JUNE 24, 2024

Item No. 6

SUBJECT: ADOPTION OF RESOLUTION NO. 24-003, A RESOLUTION OF THE CARSON ENHANCED INFRASTRUCTURE FINANCING DISTRICT (EIFD) ADOPTING THE FISCAL YEAR 2024/25 BUDGET AND APPROVING APPROPRIATIONS FOR FISCAL YEAR 2024-2025

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 has prepared for the Carson EIFD PFA's consideration and approval Resolution No. 24-003 (Exhibit No. 1) adopting the Fiscal Year 2024-2025 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 2024/2025 is approximately \$1,176,391. However, based on the initial property tax increment revenues received so far for this fiscal year, staff is estimating a slightly lower revenue amount than the original IFP projection. Therefore, staff is lowering the revenue estimates to \$1,000,000 for Fiscal Year 2024/2025.

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. 24-003 would approve the following:

- \$200,000 to be deposited to the Affordable Housing Fund (no expenditures to be made)
- \$400,000 to be deposited to the Victoria Golf Course (no expenditures to be made)
- \$400,000 is reserve for all other EIFD projects, of which the following expenditures would be authorized:
 - \$50,000 is spent on EIFD staffing in Fiscal Year 24-25
 - \$2,500 is spent on printing and public noticing in Fiscal Year 24-25
 - \$17,500 is spent on legal services in Fiscal Year 24-25; and
 - \$330,000 is spent on remaining EIFD formation costs or administration costs from prior years which includes legal, staffing, and professional services. Professional services for current Fiscal Year 24-25 are included in this amount.

II. RECOMMENDATION

TAKE the following action:

1. WAIVE further reading and ADOPT Resolution No. 24-003.

III. ALTERNATIVES

TAKE another action the Carson EIFD PFA deems appropriate.

IV. BACKGROUND

None.

V. EXHIBITS

1. Resolution No. 24-003 (pgs. 3-6)

Prepared by: James Nguyen, Special Projects Manager

CITY OF CARSON ENHANCED INFRASTRUCTURE FINANCING DISTRICT

PUBLIC FINANCING AUTHORITY

RESOLUTION NO. 24-003

**A RESOLUTION OF THE PUBLIC FINANCING AUTHORITY OF
ADOPTING THE FISCAL YEAR 2024/25 BUDGET AND
APPROVING APPROPRIATIONS FOR THE 2024/2025**

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 2024/25; 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, 2024, and ending June 30, 2025, 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 2024/25 for each of the several items set forth in the proposed budget, as adopted.
4. The sum of \$400,000 is hereby appropriated to the funds of the Carson EIFD for expenditure during Fiscal Year 2024/25.
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 2024/25 on file and effective as of July 1, 2024, the same shall be in force and effect.
7. This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED, and ADOPTED this 24th day of June, 2024.

CHAIR

ATTEST:

SECRETARY

I HEREBY CERTIFY that the foregoing Resolution No. 24-003 was adopted by votes of the City of Carson Enhanced Infrastructure Financing District Public Financing Authority at its regular meeting on June 24, 2024, by the following vote.

AYES:
NOES:
ABSENT:
ABSTAIN:

SECRETARY

Exhibit A

Carson EIFD FY 2024-25 Budget

Revenue (Estimated):

Account Number	Description	Short Description	Amount
292-99-999-999-4041	Property Tax Increment Revenue	EIFD	\$400,000
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	\$200,000
292-99-999-705-4401	Prop Tax Increment Rev (EIFD) – Victoria Golf	EIFD	\$400,000

Expenditure:

Account Number	Description	Short Description	Amount
292-70-790-708-5002	EIFD Full-Time Salaries	FT Sal	\$50,000
292-70-790-708-6003	Printing/ Binding / Duplication	Printing	\$2,500
292-70-790-708-6004	EIFD Professional Services	Pro Svcs	\$330,000
292-70-790-708-6055	EIFD - Legal	Legal	\$17,500
292-70-790-706-XXXX	Affordable Housing Fund	Housing	\$0
292-70-790-705-XXXX	Victoria Golf Course Approved Remediation and Infrastructure Project	Victoria Golf	\$0

Projected Balance 06/30/25:

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 24, 2024

Item No. 7

**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 24, 2024, 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 for as long as such person is on the PFA and meets the foregoing definition.

The current Secretary’s term is ending on June 30, 2024. An election must be held to fill the role of Secretary for the next two-year term starting July 1, 2024, and ending June 30, 2026.

II. RECOMMENDATION

TAKE the following action:

1. ELECT a PFA Board Member to the position of Secretary for the Carson EIFD PFA for a two-year term starting July 1, 2024, 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. 2-3)
 - a. Amended and Restated Bylaws (pgs. 4-9)

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

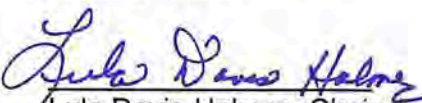
WHEREAS, the City of Carson staff and the County of Los Angeles staff have proposed changes to the Bylaws that, in summary, pertain to PFA membership roles, officer duties, approval authority and other related matters (the "Amended and Restated Bylaws"); and

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

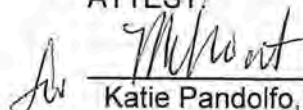
NOW, THEREFORE, THE PUBLIC FINANCING AUTHORITY OF THE CITY OF CARSON ENHANCED INFRASTRUCTURE FINANCING DISTRICT DOES RESOLVE AS FOLLOWS:

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

RESOLUTION NO. 22-002
Page 2

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 recusal 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 administrating 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

Laura Gonzalez
For Secretary

5/16/22
Date