

## **INSTRUCTIONS FOR THE June 10, 2020 PUBLIC FINANCING AUTHORITY MEETING**

The Public Financing Authority meeting for La Verne's Enhanced Infrastructure Financing District will be closed to the public in compliance with Governor Newsom's Executive Order to minimize the spread of the COVID-19 Virus. Additionally, the meeting will be conducted via teleconference with all Authority members participating remotely. Considering this, the customary meeting format has been modified. Even with this change in format, the City is still encouraging public participation and wishes to make residents aware of the following opportunities for participation:

- 1) View the meeting through the City's website at [www.cityoflaverne.org/stream](http://www.cityoflaverne.org/stream)
- 2) Send an email in advance if you wish to make a comment on a specific agenda item. Please submit your comments via email at [planning@cityoflaverne.org](mailto:planning@cityoflaverne.org). We ask that you provide those emails before 8:00 a.m. on June 10th so that staff will be prepared to read them aloud at the appropriate time during the meeting.
- 3) If you wish to make a comment during the meeting, we will be monitoring the above email address and will make every effort to include your comment into the records. Please be aware there is a delay in the live stream service and any comments should be submitted as soon as possible.
- 4) For individuals that wish to share their comments directly during the live stream, you may email the [planning@cityoflaverne.org](mailto:planning@cityoflaverne.org) by 8:00 a.m. on June 10th with a phone number and the item(s) you wish to speak on. We will call you back at the appropriate time during the meeting for your comment.

**CITY OF LA VERNE**  
**PUBLIC FINANCING AUTHORITY**  
**AGENDA**

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**Wednesday, June 10, 2020, 9:00 a.m.**

Watch Live at [www.cityoflaverne.org/stream](http://www.cityoflaverne.org/stream)

**3660 D Street, La Verne, CA 91750**

Attendance and participation at the Public Financing Authority meetings are welcomed and appreciated. As a result of the current stay-at-home orders, participation is limited to viewing the meeting online at [www.cityoflaverne.org/stream](http://www.cityoflaverne.org/stream) with submittal of public comments to [planning@cityoflaverne.org](mailto:planning@cityoflaverne.org) up to and during the public hearing. Community engagement provides the Authority with valuable information. In compliance with the American Disabilities Act, any person with a disability who requires a modification or accommodation in order to participate in a meeting should contact the Assistant City Clerk's Office at (909) 596-8726 at least 48 hours prior to the meeting.

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**1. CALL TO ORDER**

**Board Members:**

Robin Carder, Vice Chair, Elected Member  
Supervisor Kathryn Barger, Elected Member  
Mayor Tim Hepburn, Elected Member  
Gilbert Ivey, Member of the Public  
Raymond Skelton, Member of the Public

**Staff:**

Robert Russi, City Manager  
Eric Scherer, Director of Community Development  
Lupe Gaeta Estrella, Assistant City Clerk

**2. Approval of Minutes – May 6, 2020**

**3. Presentation of draft Amended and Restated Infrastructure Financing Plan (IFP) –  
Per the Authority's direction, staff has prepared a draft IFP which includes Los Angeles County's participation, which was approved by their Board of Supervisors on January 14, 2020. The Authority held a public hearing on May 6, 2020 with no comments received.**

**Staff Recommendation:**

Per State Law, the Authority Board should open the public hearing, accepting any public comment on the draft IFP, and then take action to modify or reject the IFP pursuant to Government Code Section 53398.66

4. **PUBLIC COMMENTS/ORAL COMMUNICATIONS** - This is the time set aside for anyone wishing to address the La Verne Financing Authority on items not listed in any other place on the agenda. Under the provisions of the Brown Act, the legislative body is prohibited from talking or engaging in discussion on any item not appearing on the posted agenda. However, your concerns may be referred to staff or set for discussion at a later date. Any person desiring to speak will need to email their comments to [planning@cityoflaverne.org](mailto:planning@cityoflaverne.org) prior to the close of the public comment period. Please include your name and address for the record. The Chair reserves the right to place limits on duration of comments.
  
5. **ADJOURNMENT** – The next meeting of the Public Financing Authority will be on July 29, 2020 at 9:00 AM and is expected to be streamed on the city's website [www.cityoflaverne.org/stream](http://www.cityoflaverne.org/stream) but may be held in person at City Hall, 3660 D Street, La Verne, California 91750 should state and county orders allow for public gatherings at that time.

**LA VERNE PUBLIC FINANCING AUTHORITY**  
**Enhanced Infrastructure Financing District (EIFD)**  
**Minutes of the Regular Meeting**  
Wednesday, May 6, 2020  
Teleconference

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1. The Public Financing Authority meeting for La Verne's Enhanced Infrastructure Financing District was closed to the public in compliance with Governor Newsom's Executive Order to minimize the spread of the COVID-19 Virus. Additionally, the meeting was conducted via teleconference with all Authority members participating remotely.
2. A regular meeting of the La Verne Public Financing Authority was called to order at 9:00 am.
3. Board Members Present: Vice-Chair and Mayor Pro Tem Robin Carder, Mayor Tim Hepburn, Raymond Skelton, and Gilbert Ivey.

Board Members Absent: Los Angeles County Supervisor Kathryn Barger.

Staff Present: Robert Russi, Executive Director and Eric Scherer, Community Development Director.

4. La Verne Public Financing Authority Enhanced Infrastructure Financing District (EIFD) Minutes      It was the consensus of the Authority to approve the La Verne Public Financing Authority Enhanced Infrastructure Financing District (EIFD) Minutes of May 15, 2020.
5. Presentation of draft Amended and Restated Infrastructure Financing Plan (IFP)      Community Development Director Scherer reported on the draft Amended and Restated Infrastructure Financing Plan (IFP). He stated that per the Authority's direction, staff has prepared a draft IFP which includes Los Angeles County's participation, which was approved by their Board of Supervisors on January 14, 2020. The IFP contains the same projects as the previous IFP, but the financial information has been updated to include the County's participation.

Per State Law, the Authority Board should open the public hearing, accepting any public comment on the draft IFP, and then close the public hearing pursuant to Government Code Section 53398.66.

Vice Chair Carder opened the public hearing and called for public comment on this matter.

There was no public comment.

The draft IFP was received and filed by the Authority.

6. Public Comment

**PUBLIC COMMENTS/ORAL COMMUNICATIONS** - This is the time set aside for anyone wishing to address the La Verne Financing Authority on items not listed in any other place on the agenda. Under the provisions of the Brown Act, the legislative body is prohibited from talking or engaging in discussion on any item not appearing on the posted agenda. However, your concerns may be referred to staff or set for discussion at a later date. Any person desiring to speak were asked to email their comments to [planning@cityoflaverne.org](mailto:planning@cityoflaverne.org) prior to the close of the public comment period including their name and address for the record. The Chair reserves the right to place limits on duration of comments.

There was none.

7. The meeting was adjourned at 9:22 am to June 10, 2020 at 9:00 AM and is expected to be streamed on the city's website [www.cityoflaverne.org/stream](http://www.cityoflaverne.org/stream) but may be held in person at City Hall, 3660 D Street, La Verne, California 91750 should state and county orders allow for public gatherings at that time.

Respectfully submitted,

By Lupe Gaeta Estrella, CMC  
Assistant City Clerk

# Agenda Report

CITY OF LA VERNE

**City Manager's Office**

**DATE:** June 10, 2020

**TO:** Public Financing Authority

**FROM:** Bob Russi, City Manager 

**SUBJECT:** Second Public Hearing on the draft Amended and Restated Infrastructure Financing Plan for the Enhanced Infrastructure Financing District (EIFD)

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## **AGENDA SUMMARY**

In October of 2017, the City Council and the Public Financing Authority (PFA) approved the Infrastructure Financing Plan (IFP) for the Enhanced Infrastructure Financing District (EIFD) and allocated the property tax increment for the District. Since then, Los Angeles County has agreed to participate in the District. In order to accommodate the County, the PFA directed staff to prepare an amendment to the IFP which would include the County's participation. This draft IFP has been approved by the County and the City and has been distributed to all property owners and taxing agencies in the District. Per state law, three (3) public hearings shall be held prior to the PFA adopting the IFP.

## **RECOMMENDATION**

For this second public meeting, per state law, the PFA is recommended to hold a public hearing, taking any additional public comment (or any that has been received), and then take action to modify or reject the IFP. If the IFP is not rejected, then a public protest hearing would be held on July 29, 2020 at 9:00 am.

## **BACKGROUND**

After the City formed the Public Financing Authority (PFA) and approved the Infrastructure Financing Plan (IFP) for the Enhanced Infrastructure Financing District (EIFD), staff continued discussions with Los Angeles County (County) on their participation in the EIFD. The County subsequently adopted a policy that identified the requirements for their participation.

Staff presented the concept of joining the EIFD to the County's Economic Development Committee, who eventually agreed with the proposal for the County to contribute 50% of their property tax increment to La Verne's EIFD. The Board of Supervisors voted to participate in La Verne's EIFD in January of 2020.

The financial information in the IFP needed to be updated to accurately reflect the City contributing 100% of its property tax increment and the County's 50% contribution. The amended IFP attached to this report reflects that change, and other references to the County's participation. In addition, with the County becoming an affected taxing entity, per EIFD law, they now must have a seat on the PFA. Previously the PFA was made up of former Mayor Pro-tem Rosales, current Mayor Hepburn and current Mayor Pro Tem Carder, and two members of the public (Gilbert Ivey and Raymond Skelton). With the County's participation, one of the three Councilmembers needed to be replaced by Supervisor Kathryn Barger. Ultimately, after former Mayor Pro Tem Rosales' retirement from the Council, Mayor Hepburn and Mayor Pro Tem Carder represent the City of the PFA.

Per state law, three public hearings before the PFA need to be held before the PFA can take action on the IFP as prepared. The PFA held a public hearing on May 6, 2020 to accept any public testimony, of which there was none. The purpose of this hearing is to determine if the IFP should be rejected outright, modified, or to continue as drafted to the protest hearing which is anticipated to be held on July 29, 2020.

The draft IFP was provided to all property owners and a public workshop was held on February 27, 2020, where only one property owner attended. However, an initial workshop on the EIFD was held in March of 2016 where several owners attended and did not express any concerns with the concept of the EIFD.

For background information on this process, the following information was previously provided to the Council when the original IFP was approved:

In response to the elimination of redevelopment agencies the State legislature approved SB 628 which created an easier path for the creation of tax increment financing for the purpose of funding public improvements referred to as Enhanced Infrastructure Financing District (EIFD). EIFD's provide an opportunity for agencies to issue bonds for an array of public projects as well as support economic development efforts in specific areas. Those areas of particular interest to La Verne are connected to improving sustainability and transportation oriented development projects.

Considering the areas that EIFD's can serve, the City Council requested staff to evaluate whether an EIFD could be used to facilitate development adjacent to the future Gold Line station and complete the public improvements to help fulfill critical elements of the City's OTLVSP that was adopted by the City Council in March of 2013.

To that end, numerous steps have been taken to assess the benefits of this approach. These have included hiring a consultant to evaluate different options for funding necessary improvements, understanding the financial pros and cons of increment financing, identifying projects to be funded through the EIFD, working in partnership with major stakeholders (ULV/Fairplex), meeting with property owners of the proposed district to gauge their support, and engaging the County on their possible participation in the District.

The IFP is the document that specifically defines the boundaries of the EIFD, identifies the proposed projects, and provides the financial analysis of expected tax increment over the life of the EIFD to allow for the issuance of bonds to pay for the listed improvements. As a summary:

Goals of District - Overarching purpose of La Verne's District is to fund the improvements necessary to accommodate Transit Oriented Development (TOD) in the corridor of the Gold Line rail system. This effort will be achieved in three specific areas: Improvements to aesthetics; enhancement of connectivity; and expansion of existing utilities.

District Boundaries – The District will be comprised of 83 parcels covering approximately 142 acres in three separate subareas. These subareas generally encompass First Street to the southern city Boundary from White Avenue to Fairplex Drive/E Street and undeveloped land west of Wheeler East of Flood Channel from Puddingstone Drive to Arrow Highway.

Improvements Proposed - It is proposed that 14 projects at an estimated cost of \$33 million will be funded by the district. The improvements are geared toward fulfilling the goals of the district. Examples include: Street and traffic improvements, pedestrian connectivity, and utility improvements.