



Crows Landing Industrial Business Park  
Enhanced Infrastructure Financing District  
Public Financing Authority  
[www.crowsbizpark.biz](http://www.crowsbizpark.biz)

1010 10<sup>th</sup> Street, Suite 6800  
Modesto, CA 95354  
Phone: 209-525-6333

## MEETING MINUTES

Tuesday, August 25, 2020, 8:00 AM  
Third Floor, Conference Room 3001  
1010 10<sup>th</sup> Street  
Modesto, CA

Regular Meeting

**Members Present:** Supervisor Vito Chiesa (county member), Supervisor Jim DeMartini (county member), Supervisor Kristin Olsen (county member), David White (public member), Wayne Zipser (public member)

**Members Absent:** None

**Staff Present:** Patrick Cavanah (Chief Executive Office), Rob Taro (Assistant County Counsel), Keith Boggs (Crows Landing Industrial Business Park Project Manager by phone)

**Others Present:** Jamie Gomes (EPS/consultant by phone), Russ Powell (EPS/consultant by phone) Constantine Baranoff (KMTG/consultant by phone), Bill Ross (District Counsel, West Stanislaus Fire Protection District)

This meeting was held in person and any interested party was able to appear. However, social distancing and face coverings were required for in-person attendance at the meeting and audience seating capacity was limited. Members of the public could observe the meeting via telephone and also provide comments or protests to the Public Financing Authority via email in the manner described below:

1. Listen to the meeting by calling +1 (888) 370-6086 or +1 (559) 512-3189. When prompted enter Conference ID 965 674 134 and follow the instructions.
2. To provide written comment or written protest, submit your comments or protest via email by 8:00 a.m. on Tuesday, August 25, 2020. Email the Secretary at [cavanahp@stancounty.com](mailto:cavanahp@stancounty.com) and include "Infrastructure Financing Plan" in the subject line of the email. Comments or protests received by this time will be read aloud by the Secretary at the hearing.

**Call to Order:** The meeting was called to order at 8:00 a.m. by Chairman White

### 1. Welcome and Roll Call

All members of the PFA were present.

### 2. Public Comment\*

Individuals interested in providing written public comment were instructed to contact the PFA Secretary by 8:00 AM on August 25, 2020 via email. One letter from the West Stanislaus County Fire Protection District (an affected taxing entity) was received regarding the Public Hearing. No other written public comment was received.

Bill Ross, Counsel for the West Stanislaus Fire Protection District provided oral comment. He voiced concerns regarding the public hearing noticing process stating the Fire District had not received notices for the first two public hearings. In addition, he voiced concerns

that the notice did not include the meeting room location of the public hearing. He also voiced concerns related to compliance with the Brown Act since the meeting agenda, but not the entire agenda packet, is posted online.

### **3. Approval of July 14, 2020 Minutes**

Approved the minutes as submitted (Olsen/Zipser unanimous)

### **4. Consent Items:**

There were no consent items.

### **5. Public Hearing:**

**5.a** Conducted the third public hearing on the proposed Infrastructure Financing Plan. On August 24, 2020 a letter from the West Stanislaus Fire Protection District was received. The letter is attached and is incorporated as written comment on the Infrastructure Financing Plan.

Bill Ross, District Counsel for the West Stanislaus Fire Protection District provided oral comments on the Infrastructure Financing Plan. Additional comments and concerns included:

- Stated the Fire District had no record of receiving any prior public hearing notices (concerns with the adequacy of notice).
- Made verbal Public Records Act request for analysis on how the Infrastructure Financing Plan is consistent with the County General Plan and how fire safety is going to be addressed;
- Stated that new development should pay an impact fee for fire and the Fire District cannot put an impact fee in place;
- Concerned with the presentation of the financing plan. Sought clarity that the Fire District's tax increment is not included in the EIFD;
- Concerned the Fire District is not receiving a benefit from the EIFD, but other services are receiving a benefit.
- Stated the matter should be continued to a future meeting.

Constantine Baranoff (KMTG) provided clarification on the public hearing notice proceedings and confirmed Fire District's tax increment will not be contributed to the EIFD as the District is not a participating taxing entity. Jamie Gomes (EPS) stated the Fire District is not part of the proposed EIFD.

The Public Financing Authority voted to continue the public hearing to September 15, 2020 at 4:30 p.m. (Chiesa/Zipser unanimous)

### **6. Non-Consent Items:**

**6.a** No action was taken on the Resolution Proposing the Adoption of the Infrastructure Financing Plan and Formation of the Crows Landing Industrial Business Park Enhanced Infrastructure Financing District as the Public Hearing was continued to September 15, 2020.

**6.b.** No action was taken on the Ordinance Creating the Crows Landing Industrial Business Park Enhanced Infrastructure Financing District and Approving the Infrastructure Financing Plan as the Public Hearing was continued to September 15, 2020.

### **7. Correspondence:**

There was no correspondence.

**8. Additional Matters:**

There were no additional matters.

**9. Adjournment**

Meeting adjourned at 9:01 a.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Patrick Cavanah", with a long horizontal flourish extending to the right.

Patrick Cavanah, Secretary