



AGENDA

Tuesday, June 14, 2022, 8:00 AM
Third Floor, Conference Room 3001
1010 10th Street
Modesto, CA

- 1. Welcome and Roll Call**
- 2. Public Comment* - Please see instructions below**
- 3. Approval of June 15, 2021, Minutes**
- 4. Election of Chair/Vice Chair**
- 5. Appointment of Tina Rocha as Executive Director**
- 6. Consent Items:**
 - a. None
- 7. Public Hearing:**
 - a. Public Hearing to Consider the Fiscal Year 2021-2022 Annual Report
- 8. Non-Consent Items:**
 - a. Annual Review of the Infrastructure Financing Plan
- 9. Correspondence**
- 10. Additional Matters**
- 11. Adjournment**

*PUBLIC COMMENT: Limit comments to five (5) minutes so that everyone may be heard. Matters under the jurisdiction of the Authority and not on this posted agenda may be addressed by the general public at this time, and the Authority may consider adding the item to the next month's agenda for further consideration. California law prohibits the Authority from taking any action on a matter that is not on the posted agenda unless it is determined to be an emergency by the Authority.

REASONABLE ACCOMMODATIONS: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Patrick Cavanah at (209) 525-6333. Notification 72 hours prior to the meeting will enable the Council to make reasonable arrangements to ensure accessibility to this meeting.



Crows Landing Industrial Business Park
Public Financing Authority
www.crowsbizpark.biz

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Crows Landing Industrial Business Park

MEETING MINUTES (DRAFT)
Tuesday, June 15, 2021, 4:00 PM
Third Floor, Conference Room 3001
1010 10th Street
Modesto, CA

Regular Meeting

Members Present: Supervisor Vito Chiesa (county member), Supervisor Channce Condit (county member), Supervisor Mani Grewal (county member), Dave White (public member)

Member Absent: Wayne Zipser (public member)

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

Others Present: Constantine Baranoff (consultant by phone)

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 429 128 110# and follow the instructions.
2. To provide written comment or written protest, submit your comments or protest via email by 4:00 p.m. on Tuesday, June 15, 2021. Email the Secretary at cavanahp@stancounty.com and include "Crows Landing Industrial Business Park" 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 4:07 p.m. by Chair White

1. Welcome and Roll Call

Members Chiesa, Condit, Grewal, and White were present.

2. Public Comment* - Please see instructions below

No public comment was provided in-person or by email.

3. Approval of September 15, 2020 Minutes

Due to turnover on the PFA, there was not a quorum of eligible members available to approve the minutes. The members voted to accept the minutes as a draft. (Condit/Chiesa, unanimous)

4. Election of Chair/Vice Chair

Member White was elected as Chair and Member Condit was elected as vice-chair. (Grewal/Chiesa, unanimous)

5. Consent Items:

None

6. Public Hearing:

Conducted the Public Hearing and adopted the Fiscal Year 2020-2021 Annual Report. No public comment was received. The Fiscal Year 2020-2021 Annual Report was adopted. (Chiesa/Condit, unanimous)

7. Non-Consent (Action) Items:

Reviewed the Infrastructure Financing Plan. No amendments were made and no action was taken.

8. Correspondence:

None

9. Additional Matters:

None

10. Adjournment:

Meeting adjourned at 4:22 p.m. (Condit/Grewal, unanimous)

**Public Financing Authority of the
Crows Landing Industrial Business Park Enhanced Infrastructure Financing District
Agenda Item**

BOARD AGENDA: 5
AGENDA DATE: June 14, 2022

SUBJECT:

Approval to Appoint Tina Rocha as the Executive Director

STAFF RECOMMENDATIONS:

1. Appoint Tina Rocha as the Executive Director.

DISCUSSION:

In its first meeting held on February 4, 2020, the Public Financing Authority (PFA) adopted a resolution which, among other actions, appointed the County Assistant Executive Officer to serve as the Executive Director of the PFA. The first Executive Director of the Authority was Keith Boggs who has since left county employment.

Tina Rocha is currently a County Assistant Executive Officer, and it is recommended to appoint her as the Executive Director of the PFA.

POLICY ISSUE:

Public Financing Authority approval is needed to appoint a new Executive Director.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

CONTACT PERSON:

Patrick Cavanah, Sr. Management Consultant Telephone: 209.525.6333

ATTACHMENTS:

None

**Public Financing Authority of the
Crows Landing Industrial Business Park Enhanced Infrastructure Financing District
Agenda Item**

BOARD AGENDA: 7.a

AGENDA DATE: June 15, 2021

SUBJECT:

Public Hearing to Consider the Fiscal Year 2021-2022 Annual Report

STAFF RECOMMENDATIONS:

1. Conduct a public hearing to consider the Fiscal Year 2021-2022 Annual Report.
2. Adopt the Fiscal Year 2021-2022 Annual Report.

DISCUSSION:

The Public Financing Authority (PFA) for the Crows Landing Industrial Business Park (CLIBP) Enhanced Infrastructure Financing District (EIFD) is required to adopt an annual report on or before June 30th of each year after conducting a public hearing.

Pursuant to Government Code Section 53398.66(j)(2) the annual report is to include the following information:

- Provide a description of the projects undertaken in Fiscal Year 2021-2022.
- Compare actual revenue and expenses, including administrative costs, of the PFA to the budgeted revenue and expenses.
- Include the amount of tax increment revenue received in Fiscal Year 2021-2022.
- Contain an assessment of the status regarding completion of the EIFD's projects.
- Provide the amount of revenue expended to assist private business.

Since all property owned within the EIFD is government-owned no property tax increment has been collected, and no infrastructure has been funded through the EIFD. Property tax increment revenue will not be received until private development occurs.

As required by law, this annual report was posted online and mailed to Stanislaus County as a participating taxing agency/landowner and NASA (as a current landowner).

POLICY ISSUE:

Enhanced Infrastructure Financing District (EIFD) Law requires the Public Financing Authority to adopt an annual report by June 30th of each year after conducting a public hearing.

FISCAL IMPACT:

The EIFD's funding of infrastructure costs will be limited to new incremental property tax revenue that is directly derived from development within the proposed EIFD boundary. Stanislaus County is the only participating taxing agency.

CONTACT PERSON:

Patrick Cavanah, Sr. Management Consultant Telephone: 209.525.6333

ATTACHMENTS:

1. [Annual Report](#)

**Public Financing Authority of the
Crows Landing Industrial Business Park Enhanced Infrastructure Financing District
Agenda Item**

BOARD AGENDA: 8.a
AGENDA DATE: June 14, 2022

SUBJECT:

Annual Review of the Infrastructure Financing Plan

STAFF RECOMMENDATIONS:

1. Review the Infrastructure Financing Plan.
2. Make any amendments that are necessary and appropriate.

DISCUSSION:

On September 15, 2020, the Public Financing Authority adopted the Infrastructure Financing Plan for the Crows Landing Industrial Business Park (CLIBP) Enhanced Infrastructure Financing District (EIFD). The Infrastructure Financing Plan (IFP) defines the fiscal parameters of the EIFD, analyzes its impacts, outlines the goals and objectives, and describes the public facilities and other developments proposed in the EIFD.

The EIFD will assist in financing the critical infrastructure identified in the project's Specific Plan. These infrastructure improvements are identified generally in the IFP, and include transportation improvements, sewer improvements, potable water and non-potable water improvements, and storm drainage improvements. In addition, incidental expenses associated with the construction of the infrastructure can also be funded by the EIFD including the costs of engineering, planning, and surveying among others.

Critical components of the IFP are setting the maximum portion of incremental tax revenue to commit to the EIFD, the total cumulative dollar amount committed to the EIFD, and identifying when the EIFD will terminate. The IFP includes the following:

- Maximum portion of increment tax revenue allocated to the EIFD – Set at 100% of the property tax increment.
- Maximum number of dollars of property tax revenue that may be allocated to the EIFD – Not to exceed \$400 million
- Date that the EIFD will cease to exist – The EIFD will terminate the earlier of 45 years following the first bond issuance by the PFA; or 45 years after the County approves a loan to the EIFD. The specific date is unknown at this time, but the EIFD will cease to exist no later than June 30, 2100.

Setting the maximum portion at 100% of the property tax increment doesn't require the County contribute 100% of property tax to the EIFD. This plan only sets the maximum and the actual amount can be adjusted as needed by the PFA. It is anticipated the EIFD will receive 100% of the property tax increment through the development of Phase 1A, and 75% of the property tax increment beginning in Phase 1B.

POLICY ISSUE:

Enhanced Infrastructure Financing District (EIFD) Law requires the Public Financing Authority review the Infrastructure Financing Plan annually and make any amendments that are necessary and appropriate.

FISCAL IMPACT:

The EIFD's funding of infrastructure costs will be limited to new incremental property tax revenue that is directly derived from development within the proposed EIFD boundary. Stanislaus County is the only participating taxing agency.

CONTACT PERSON:

Patrick Cavanah, Sr. Management Consultant Telephone: 209.525.6333

ATTACHMENTS:

1. [Infrastructure Financing Plan](#)