



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

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

AGENDA

Tuesday, June 10, 2025, 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 4, 2024, Minutes**
4. **Consent Items:**
 - a. None
5. **Public Hearing:**
 - a. Public Hearing to Consider the Fiscal Year 2024-2025 Annual Report
6. **Non-Consent Items:**
 - a. Annual Review of the Infrastructure Financing Plan
7. **Correspondence**
8. **Chief Executive Office Report**
9. **Additional Matters**
10. **Adjournment**

PUBLIC COMMENT: Matters under the jurisdiction of the Public Financing Authority, and not on the posted agenda, may be addressed by the general public at the beginning of the regular agenda and any off-agenda matters before the Public Financing Authority for consideration. However, California law prohibits the Public Financing Authority from taking action on any matter which is not on the posted agenda unless it is determined to be an emergency by the Public Financing Authority. Any member of the public wishing to address the Public Financing Authority during the "Public Comment" period shall be permitted to be heard once for up to 5 minutes unless the Chairperson of the Public Financing Authority sets a different time limit. If you would like to provide a written comment, please email your comment to the Secretary at cavanahp@stancounty.com by 4:00 p.m. on Monday, the day before the meeting, and include the Agenda Item Number or Public Comment Period in the subject line of the email. Your written comment will be distributed to the Public Financing Authority and kept on file as part of the official record of the Board meeting.

ANY MEMBER OF THE AUDIENCE DESIRING TO ADDRESS AUTHORITY ON A MATTER ON THE AGENDA: Please raise your hand and at the time the item is announced by the Chairperson. In order that interested parties have an opportunity to speak, any person addressing the Authority will be limited to a maximum of 5 minutes unless the Chairperson of the Authority sets a different time limit.

AGENDAS AND MINUTES: Agendas are typically posted on Friday afternoons preceding a Tuesday meeting in the posting board on the Tenth Street Plaza and at the following website: <https://crowsbizpark.biz>

Materials related to an item on this Agenda submitted to the Public Financing Authority after distribution of the agenda packet are available for public inspection at the Chief Executive Office at 1010 10th Street, Suite 6800, Modesto, CA during normal business hours.

NOTICE REGARDING NON-ENGLISH SPEAKERS: Public Financing Authority meetings are conducted in English. Language assistance request should be made by noon the day before the meeting by contacting the Secretary at 209-525-6333.

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 Public Financing Authority to make reasonable arrangements to ensure accessibility to this meeting.



MEETING MINUTES (DRAFT)
Tuesday, June 4, 2024, 8:00 AM
Third Floor, Conference Room 3001
1010 10th Street
Modesto, CA

Regular Meeting

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

Members Absent: Supervisor Mani Grewal (county member)

Staff Present: Rob Taro (Stanislaus County Counsel), Tina Rocha (Stanislaus County Chief Executive Office), Erica Inacio (Stanislaus County Chief Executive Office), Patrick Cavanah (Stanislaus County Chief Executive Office/Secretary), Will Shirley (Stanislaus County Chief Executive Office/Recorder)

Call to Order: The meeting was called to order at 8:00 a.m. by Chair Condit

1. Welcome and Roll Call

Members Condit, Chiesa, Zipser, and White were present at the time of Roll Call.

2. Public Comment

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

3. Approval of June 6, 2023, Minutes

Approved minutes as submitted. (Chiesa/White, unanimous)

4. Consent Items:

None

5. Public Hearing:

Conducted the Public Hearing and adopted the Fiscal Year 2023-2024 Annual Report. No public comment was received. The Fiscal Year 2023-2024 Annual Report was adopted. (Chiesa/Zipser, unanimous)

6. Non-Consent Items:

Reviewed the Infrastructure Financing Plan. The plan was adopted in 2020. No revenue has been received, so the plan has not been implemented at this time. Member Chiesa asked if the group has been tracking EIFDs in other jurisdictions. Patrick Cavanah noted that it might be good to review the West Sacramento EIFD. (White/Chiesa, unanimous)

7. Correspondence:

None

8. Additional Matters:

Member Condit spoke on the potential for either a trauma center or hospital in the Patterson area.

Erica Inacio noted that Public Works Director, Dave Leamon, had reached out to Turlock Irrigation District about a solar farm at CLIBP. He will be meeting with them to discuss next week.

9. Adjournment

Meeting adjourned at 8:12 a.m.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Patrick Cavanah", with a stylized, flowing script.

Patrick Cavanah, Secretary

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

BOARD AGENDA: 5.a

AGENDA DATE: June 10, 2025

SUBJECT:

Public Hearing to Consider the Fiscal Year 2024-2025 Annual Report

STAFF RECOMMENDATIONS:

1. Conduct a public hearing to consider the Fiscal Year 2024-2025 Annual Report.
2. Adopt the Fiscal Year 2024-2025 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 2024-2025.
- 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 2024-2025.
- 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 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 on 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: 6.a
AGENDA DATE: June 10, 2025

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](#)