



## **AGENDA**

Tuesday, June 15, 2021, 4:00 PM  
Third Floor, Conference Room 3001  
1010 10<sup>th</sup> Street  
Modesto, CA

- 1. Welcome and Roll Call**
- 2. Public Comment\* - Please see instructions below**
- 3. Approval of September 15, 2020 Minutes**
- 4. Election of Chair/Vice Chair**
- 5. Consent Items:**
  - a. None
- 6. Public Hearing:**
  - a. Public Hearing to Consider the Fiscal Year 2020-2021 Annual Report
- 7. Non-Consent (Action) Items:**
  - a. Annual Review of the Infrastructure Financing Plan
- 8. Correspondence**
- 9. Additional Matters**
- 10. Adjournment**

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

1. You may 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. If you prefer to provide written comment, please submit your comments via email by 4:00 p.m. on Tuesday, June 15, 2021. Please email the Secretary at [cavanahp@stancounty.com](mailto:cavanahp@stancounty.com) and include "Crows Landing Industrial Business Park" in the subject line of the email. Comments received by this time will be read aloud by the Secretary at the meeting.

\*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  
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 (DRAFT)**  
Tuesday, September 15, 4:30 PM  
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), Wayne Zipser (public member)

**Members Absent:** David White (public member)

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

**Others Present:** Richard Geiser (public by phone), Jamie Gomes (consultant by phone), Russ Powell (consultant by phone), 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 552 613 314# 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, September 15, 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 4:33 p.m. by Vice Chair Chiesa

**1. Welcome and Roll Call**

Members Chiesa, DeMartini, Olsen, and Zipser were present.

**2. Public Comment\***

Individuals interested in providing written public comment were instructed to contact the PFA Secretary by 4:00 PM on September 15, 2020 via email. Written comments received were regarding the Public Hearing. No additional public comment was received.

**3. Approval of August 25, 2020 Minutes**

Approved the minutes as submitted (Zipser/DeMartini unanimous)

**4. Consent Items:**

There were no consent items.

**5. Public Hearing:**

Conducted the continuation of the third public hearing on the proposed Infrastructure Financing Plan. Two written comments were received and read into the record. These comments include:

- Richard Gaiser – email dated September 15, 2020
- William D. Ross, West Stanislaus County Fire Protection District Counsel – letter dated September 14, 2020

In addition, Mr. Gaiser spoke as part of public comment and stated that the fire protection district has worked with the County before and hopes to work with the County in the future to supplement the income needed to provide the needed level of fire service to the CLIBP.

Further discussion between Vice Chair Chiesa and Mr. Gaiser occurred regarding impact and development fees. Vice Chair Chiesa clarified that the EIFD doesn't pertain to fire fees and shouldn't preclude the County from having the conversation about implementing impact/development fees for the West Stanislaus Fire Protection District in the future.

No written or oral protests to the Infrastructure Financing Plan were received from landowners or residents living in the area.

No action was taken as part of the public hearing.

**6. Non-Consent (Action) Items:**

Approved a Resolution Proposing the Adoption of the Infrastructure Financing Plan and Formation of the Crows Landing Industrial Business Park Enhanced Infrastructure Financing District.

Approved an Ordinance Creating the Crows Landing Industrial Business Park Enhanced Infrastructure Financing District and Approving the Infrastructure Financing Plan.

(Olsen/Zipser unanimous)

**7. Correspondence**

None

**8. Additional Matters**

None

**9. Adjournment**

Meeting Adjourned at 4:52 p.m.

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

BOARD AGENDA: 6.a  
AGENDA DATE: June 15, 2021

**SUBJECT:**

Public Hearing to Consider the Fiscal Year 2020-2021 Annual Report

**STAFF RECOMMENDATIONS:**

1. Conduct a public hearing to consider the Fiscal Year 2020-2021 Annual Report.
2. Adopt the Fiscal Year 2020-2021 Annual Report.

**DISCUSSION:**

Annually, 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 30<sup>th</sup> 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 2020-2021.
- 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 2020-2021.
- Contain an assessment of the status regarding completion of the EIFD's projects.
- Provide the amount of revenue expended to assist private business.

Since the EIFD was formed in the current fiscal year and 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, which is anticipated in 2022-2023 once the site is shovel ready.

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

**POLICY ISSUE:**

This recommendation is consistent with the Board of Supervisors' direction of pursuing an EIFD as a necessary tool to assist in financing the development of the Crows Landing Industrial Business Park.

**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: 7.a  
AGENDA DATE: June 15, 2021

**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:**

This recommendation is consistent with the Board of Supervisors' direction of pursuing an EIFD as a necessary tool to assist in financing the development of the Crows Landing Industrial Business Park.

**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](#)