

RESOLUTION NO. 21-021

A RESOLUTION OF INTENTION THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, TO ESTABLISH THE CARSON ENHANCED INFRASTRUCTURE FINANCING DISTRICT TO FINANCE THE CONSTRUCTION, AND/OR ACQUISITION OF CAPITAL IMPROVEMENTS, THE REMEDIATION OF BROWNFIELDS AND THE PROVISION OF LOW AND MODERATE INCOME HOUSING; TO ESTABLISH A PUBLIC FINANCING AUTHORITY; AND AUTHORIZE CERTAIN OTHER ACTIONS RELATED THERETO

WHEREAS, pursuant to Chapter 2.99 of Part 1 of Division 2 of Title 5 of the California Government Code (commencing with Section 53398.50) (the "EIFD Law"), the City Council (the "Council") of the City of Carson (the "City") is authorized to initiate the process to establish an Enhanced Infrastructure Financing District (the "EIFD"); and

WHEREAS, in accordance with Section 53398.54, the City has complied with the prerequisites prior to initiating the creation of or participating in the governance of the EIFD and will provide the required certification to the Department of Finance within 10 days of this action in accordance with the EIFD Law; and

WHEREAS, pursuant to Resolution No. 19-192 adopted on December 3, 2019 ("Resolution 19-192"), the Council proposed to establish an EIFD; and

WHEREAS, certain changes in the proposed boundaries, purposes and participation have occurred since adoption of Resolution No. 19-192 and therefore the Council proposes to amend and restate Resolution No. 19-192 as provided herein; and

WHEREAS, the Council proposes the establishment of an EIFD to finance certain public facilities, the remediation and environmental mitigation of brownfields and other property and to provide low and moderate income housing as allowed pursuant to the EIFD Law, including but not limited to the activities listed in Section 53398.52 and allowed pursuant to Section 53398.55(b), as applicable; and

WHEREAS, the Council desires to name the proposed EIFD the "City of Carson Enhanced Infrastructure Financing District" (the "Carson EIFD"); and

WHEREAS, pursuant to Resolution of Intent to participate in the Carson EIFD adopted on November 24, 2020, the Board of Supervisors of the County of Los Angeles (the "County") has determined to participate as a taxing entity in the Carson EIFD, and

WHEREAS, the proposed boundaries of the Carson EIFD are identified on Exhibit A entitled "Proposed Boundaries of Carson EIFD", attached hereto and incorporated herein by this reference; and

WHEREAS, pursuant to the EIFD Law, the Council is required to establish the “Public Finance Authority of the Carson Enhanced Infrastructure Financing District” (the “PFA”) to act as the governing board of the proposed Carson EIFD at the same time that the Council adopts its intention to form the proposed Carson EIFD; and

WHEREAS, pursuant to Section 53398.59, the Council now desires to commence the proceedings to establish the Carson EIFD by adopting this Resolution stating: (1) the Carson EIFD is proposed to be established under the EIFD Law; (2) the boundaries of the proposed Carson EIFD; (3) the types of public facilities, brownfield remediation, environmental mitigation and other development activities proposed to be financed or assisted by the Carson EIFD; (4) the need for the Carson EIFD and the goals the Carson EIFD proposes to achieve; (5) that incremental property tax revenue from the City and some, all or none of the affected taxing entities within the Carson EIFD may be used to finance these activities; and (6) a time and place for a public hearing on the proposed Carson EIFD; and

WHEREAS, the Council desires to commence these Carson EIFD proceedings in order to proceed with the formation of the Carson EIFD under the EIFD Law.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CARSON, DOES HEREBY RESOLVE AS FOLLOWS:

1. Recitals. The Council finds and determines that all the foregoing recitals are true and correct and incorporated herein by this reference.

2. Intention and Proposal to Establish Enhanced Infrastructure Financing District. The Council proposes and intends to cause the establishment of the Carson EIFD under the provisions of the EIFD Law.

3. Name of Enhanced Infrastructure Financing District. The name proposed for the enhanced infrastructure financing district is the “City of Carson Enhanced Infrastructure Financing District”.

4. Description of Boundaries. The proposed boundaries of the Carson EIFD are as shown on the map on Exhibit A and incorporated herein by this reference, which boundaries are hereby preliminarily approved and to which map reference is hereby made for further particulars and which map is on file in the Office of the City Clerk of the City of Carson and in the Office of the Recorder of the County.

5. Description of Facilities, Brownfields, Environmental Mitigation and Affordable Housing. The types of public facilities proposed to be financed by the Carson EIFD and pursuant to the EIFD Law are those listed as facilities on Exhibit B as “Public Facilities”, attached hereto and incorporated herein (the “Facilities”). The Carson EIFD will also finance brownfield

rehabilitation and environmental mitigation of property (“Remediation”). The Carson EIFD will also fund the development of low-and-moderate income housing within the City (“Low-and-Moderate Income Housing”).

6. Necessity of EIFD and Goals. The Council hereby finds that the Carson EIFD is necessary to support the provisions of needed public infrastructure, low-and-moderate income housing, including workforce housing, and to provide for the rehabilitation and environmental mitigation of brownfields and other property within the Carson EIFD and the City. The Council desires to create the means by which to assist in the provision of public facilities of communitywide significance that provide significant benefits and promote economic development within the boundaries of the Carson EIFD or the surrounding community and, for those facilities located outside the Carson EIFD boundaries, also have a tangible connection to the Carson EIFD. The Council’s goal is also to assist properties to be developed as low-and-moderate income housing and properties which are brownfields and environmental hazards by providing funding for remediation of such properties and promote development of such properties.

7. Use of Incremental Tax Revenues. The Council hereby declares that, pursuant to the EIFD Law and if approved by resolution pursuant to Government Code Section 53398.68, incremental property tax revenue from the City and the County may finance the Facilities, Low-and-Moderate Income Housing and the Remediation. The incremental property tax financing will be described in an IFP to be prepared for the PFA and the Council and the Board of Supervisors of the County under the EIFD Law.

8. Establishment of Public Financing Authority. The Council hereby establishes the “Public Financing Authority for the Carson Enhanced Infrastructure Financing District” to serve as the governing board of the Carson EIFD. The PFA membership shall be comprised of two members of the Council, one member or his/her designee of the County Board of Supervisors and two members of the public (one each to be appointed by the County and the City). The initial Council members shall be the Mayor and Mayor Pro Tem. The Council members shall be appointed by a majority of the Council and shall serve to earlier of the time when such members’ terms on the Council ceases or until their successor assumes office or until the Council appoints other members. The initial member of the public on behalf of the City shall be Katie Pandolfo. All future public member appointments following the initial appointment shall comply with Government Code Section 54574. Members of the public shall be appointed by a majority vote of the Council and shall serve at the pleasure of the Council and until their successor assumes office.

The Council further declares that, pursuant to Section 53398.51, should another taxing entity agree to participate in the Carson EIFD, then the PFA membership shall be comprised as provided by law.

The PFA is authorized and directed to adopt such bylaws, rules, regulations, and procedures as the PFA deems necessary or desirable for performance of its functions, all in accordance with the EIFD Law.

9. Preparation of Infrastructure Financing Plan. The Council hereby requests and directs the PFA to work with the City Manager, other appropriate City Staff, Kosmont & Associates Inc., the City's authorized EIFD consultant ("Kosmont"), and the County to prepare the IFP in accordance with Sections 53398.62 and 53398.63 of the EIFD Law. The PFA shall provide all required notices and information, and conduct the public hearings regarding the IFP, all in accordance with the EIFD Law, and perform all other duties of the PFA under the EIFD Law, as necessary or desirable from time to time.

10. Distribution of Infrastructure Financing Plan. The Council hereby directs City Staff to distribute the IFP to each owner of land within the boundaries of the Carson EIFD and each affected taxing entity, together with any reports required by the California Environmental Quality Act. The Council hereby authorizes City Staff to also distribute the IFP to the PFA and the City's Planning Commission. In lieu of distributing the IFP, City Staff may distribute a notice with a short summary of the IFP and information relating to where to view the IFP.

11. Public Hearing. The Council hereby establishes May , 2021, at the hour of am/pm or as soon as possible thereafter as the matter may be heard, at the Council Chambers, 701 E. Carson Street, Carson, California, as the time and place, when and where the PFA and City staff on behalf of the City will conduct a public hearing on the proposed establishment of the Carson EIFD proposal and the IFP. The PFA may establish another date to the extent another date is appropriate for the PFA.

12. Mailing and Publication of Notice. Pursuant to Section 53398.60, the City Clerk is hereby directed to mail a copy of this Resolution to the PFA and each owner of land (as defined in the EIFD Law), or alternatively with respect to the owners of land may mail a single-page notice of intention identified in Section 53398.60(b), within the Carson EIFD and to each affected taxing entity (as defined in the EIFD Law). In addition, the City Clerk is hereby directed to cause notice of the public hearing to be published if required by the EIFD law.

13. Successor Agency Findings of Completion. The City solely in its capacity as the designated successor agency to the former Carson Redevelopment Agency ("Successor Agency") has received a finding of completion, dated as of August 9, 2013, as specified in California Health and Safety Code Section 34179.7.

14. DOF Certification. In accordance with Section 53398.54, the City certifies to the California Department of Finance (DOF) and to the PFA that no former assets of the Carson Redevelopment Agency that are the subject of litigation involving the State of California, where the City or the Successor Agency are a named plaintiff, have been or will be used to benefit any efforts of the Carson EIFD. The City Clerk is authorized and directed on behalf of the City to

provide or make this certification to the DOF within 10 days after the date of adoption of this Resolution, by delivery of a copy of this Resolution or signing a separate certification, if and as required by the DOF.

15. State Controller Review. The State Controller has completed its review as specified in California Health and Safety Code Section 34167.5 of asset transfers between the Carson Redevelopment Agency, the City or any other public agency. The Successor Agency and the City have complied with all of the State Controller's findings and orders stemming from such review.

16. Current EIFD Law, Effect of Resolution No. 19-192. It is the intent of the Council, by the adoption of this Resolution, that the formation of the Carson EIFD shall proceed under the now existing and current EIFD Law as effective on the date of this Resolution. Resolution No. 19-192 is hereby amended and restated by this Resolution. Any conflicting provisions in Resolution No. 19-192 are hereby repealed.

17. Formation of Carson EIFD. This Resolution in no way obligates the PFA or the City or the County to form the Carson EIFD. The formation of the Carson EIFD is subject to the approval of the County and of the City by resolution and an ordinance following the holding of the public hearings as required by law.

18. Severability. If any section, subsection, phrase or clause of this Resolution is for any reason found to be invalid, such section, subsection, phrase or clause shall be severed from, and shall not affect the validity of, all remaining portions of this Resolution that can be given effect without the severed portion.

19. General Authorization. The City Clerk and all other officers and agents of the City are hereby authorized and directed to take all actions necessary or advisable to give effect to the transactions contemplated by this Resolution.

20. Effective Date. This Resolution shall be effective immediately upon its adoption.

21. Certify. The City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Carson at a regular meeting held on the 16th day of March, 2021.

APPROVED AS TO FORM:

CITY OF CARSON:

Sunny K. Soltani, City Attorney

Lula Davis-Holmes, Mayor

ATTEST:

Donesia Gause-Aldana, MMC, City Clerk

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF CARSON)

I, Donesia Gause-Aldana, City Clerk of the City of Carson, California, hereby attest to and certify that the foregoing resolution, being Resolution No. 21-021, adopted by the City of Carson City Council at its meeting held on March 16, 2021, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

Donesia Gause-Aldana, MMC, City Clerk

EXHIBIT A

CITY OF CARSON
Enhanced Infrastructure Financing District
Proposed Boundaries of Carson EIFD

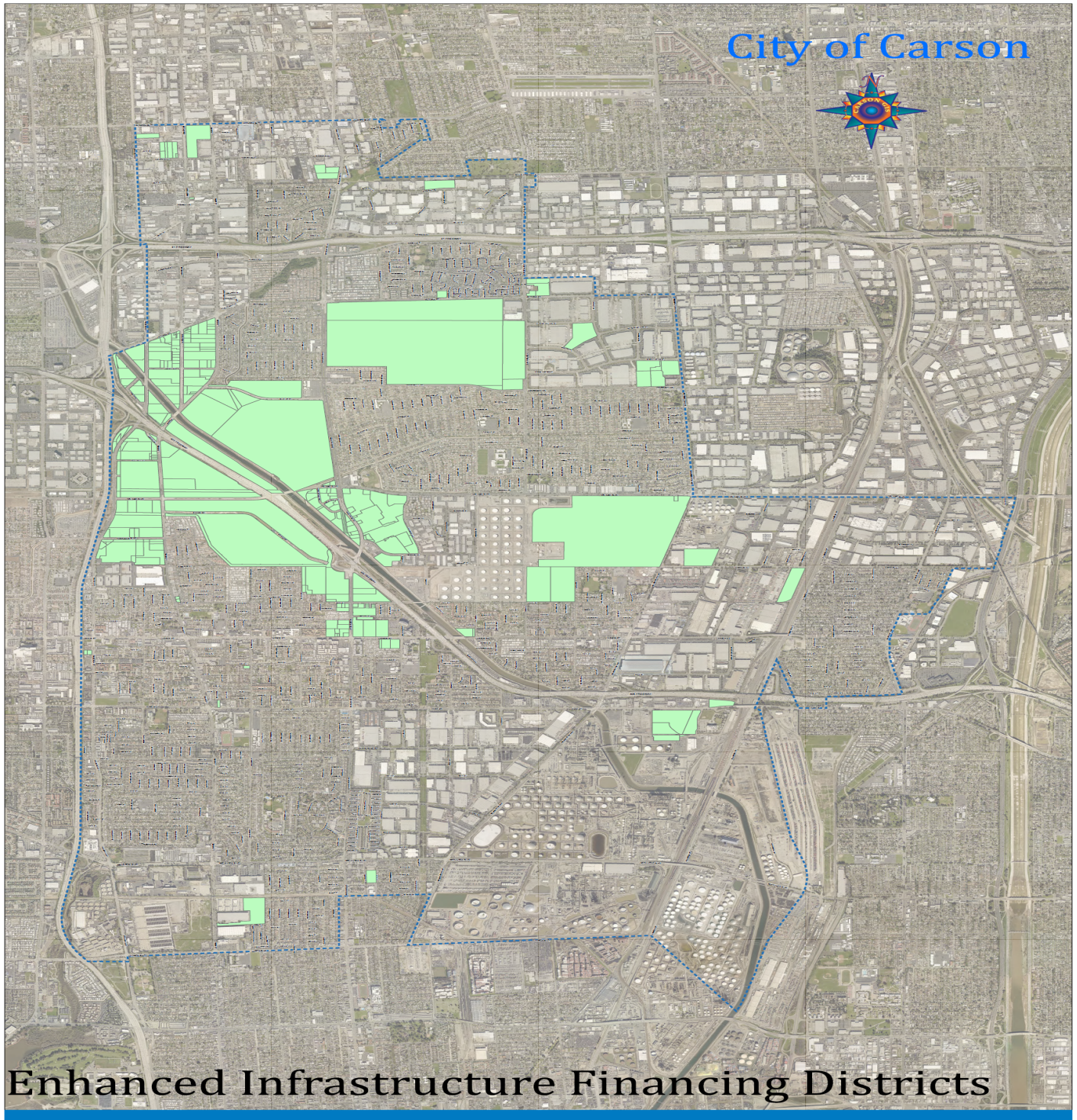


EXHIBIT B

CITY OF CARSON Enhanced Infrastructure Financing District List of Authorized Public Facilities

The Carson EIFD will finance the purchase, construction, expansion, improvement, seismic retrofit, or rehabilitation of any real or other tangible property with an estimated useful life of 15 years or longer and are projects of communitywide significance that provide significant benefits to the district or the surrounding community. The Carson EIFD may also finance the ongoing or capitalized costs to maintain public capital facilities financed in whole or in part by the Carson EIFD. Any facilities located outside the boundaries of the Carson EIFD shall also have a tangible connection to the work of the Carson EIFD as detailed in the infrastructure financing plan. The Carson EIFD will also finance planning and design activities that are directly related to the purchase, construction, expansion, or rehabilitation of these projects. The Carson EIFD may finance costs described in Government code sections 53398.52, 53398.56 and 53398.57. Projects financed by the Carson EIFD may include, but not be limited to, all of the following:

- Highways, interchanges, and ramps;
- Bridges;
- Arterial streets;
- Parking facilities;
- Transit facilities;
- Parks, recreational facilities, and open space;
- Sewage treatment and water reclamation plants and interceptor pipes;
- Facilities for the collection and treatment of water for urban uses;
- Facilities for the transfer and disposal of solid waste, including transfer stations and vehicles;
- Storm water conveyance and collection facilities;
- Flood control levees and dams, retention basins, and drainage channels;
- Child care facilities;
- Community and Civic Facilities, including libraries, community center and civic facilities;
- Broadband and telecommunications infrastructure;
- Sidewalks and streetscape improvements;
- Bicycle lanes and paths;
- Public art;
- Corporation yards;
- Police facilities;
- Projects that implement a sustainable communities strategy and transit priority projects; and
- Acquisition, construction, or repair of industrial structures for private use; and
- Projects that enable communities to adapt to the impacts of climate change.

The EIFD will also fund the following:

- Brownfield restoration and environmental remediation; and
- Affordable housing as authorized under the EIFD Law.

All facilities must be in addition to those provided in the territory of the EIFD prior to creation.

Other Expenses

In addition to the direct costs of the above facilities, other incidental expenses as authorized by the EIFD Law, including, but not limited to, the cost of environmental evaluation and environmental remediation; engineering and surveying; construction staking; utility relocation and demolition costs incidental to the construction of the facilities; costs of project/construction management; costs (including the costs of legal services) associated with the creation of the EIFD; issuance of bonds or other debt; costs incurred by the County or the EIFD in connection with the division of taxes pursuant to Government Code section 53398.75; or costs otherwise incurred in order to carry out the authorized purposes of the EIFD; reimbursements to other areas for facilities serving the EIFD; and any other expenses incidental to the formation and implementation of the EIFD and to the construction, completion, inspection and acquisition of the authorized facilities.