



**RANCHO CUCAMONGA EIFD  
PUBLIC FINANCING AUTHORITY AGENDA  
Special Meeting  
March 8, 2022 – 6:00 PM  
Council Chambers**

**10500 Civic Center Drive Rancho Cucamonga, CA 91730**



**A. CALL TO ORDER**

**Pledge of Allegiance**

**Roll Call**

**B. ANNOUNCEMENT / PRESENTATIONS**

**B1.** Administration of Oath of Office to the Rancho Cucamonga EIFD Public Financing Authority Board Members.

**C. ITEMS FOR DISCUSSION**

**C1.** Consideration of Adoption of Bylaws, and Establishing the Time and Place of Regular Meetings.

**C2.** Overview of the Enhanced Infrastructure Financing District. (Verbal Report)

**C3.** Consideration to Direct the Preparation of the Infrastructure Financing Plan and Overview of the Infrastructure Financing Plan Adoption Schedule.

**D. PUBLIC COMMUNICATIONS**

This is the time set aside for anyone wishing to address the Authority on items not listed in any other place on the agenda. Under the provisions of the Brown Act, the legislative body is prohibited from talking or engaging in discussion on any item not appearing on the posted agenda. However, your concerns may be referred to staff or set for discussion at a later date. Any person desiring to speak should fill out a "Speaker Request Form" and give it to the Clerk before that portion of the agenda is called. Comments are to be limited to five minutes per individual or less, as deemed necessary by the Chair, depending upon the number of individuals desiring to speak.

**E. ADJOURNMENT**

**CERTIFICATION**

I, Linda A. Troyan, MMC, City Clerk Services Director of the City of Rancho Cucamonga, or my designee, hereby certify under penalty of perjury that a true, accurate copy of the foregoing agenda was posted on at least seventy-two (72) hours prior to the meeting per Government Code 54954.2 at City Hall: 10500 Civic Center Drive, Rancho Cucamonga, California and on the City's website.

LINDA A. TROYAN, MMC  
CITY CLERK SERVICES DIRECTOR



If you need special assistance or accommodations to participate in this meeting, please contact the City Clerk's office at (909) 774-2023. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility. Listening devices are available for the hearing impaired



**City of Rancho Cucamonga**  
**Rancho Cucamonga EIFD**  
**Public Financing Authority**

**DATE:** March 8, 2022

**TO:** Chairman and Board Members of the Rancho Cucamonga EIFD Public Financing Authority

**FROM:** Lori Sassoon, Deputy City Manager/Administrative Services  
Noah Daniels, Finance Director

**SUBJECT:** Consideration to Approve PFA Bylaws.

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**RECOMMENDATION:**

Staff recommends that the Rancho Cucamonga EIFD Public Financing Authority (PFA) adopt the proposed bylaws.

**BACKGROUND:**

On February 16, 2022, the City Council adopted a Resolution of Intention to initiate the proceedings to form the Rancho Cucamonga Enhanced Infrastructure Financing District (EIFD) and established the PFA (Resolution No. 2022-029).

**ANALYSIS:**

The Rancho Cucamonga EIFD is expected to be fully formed by late summer 2022. Once formed, the Rancho Cucamonga EIFD would legally constitute a local government entity separate and distinct from the City and the Fire District, subject to various laws of the state of California. To effectuate the orderly conduct of Board business, a set of bylaws has been drafted and is recommended for approval (Attachment 1).

The proposed bylaws establish rules pertaining to PFA membership roles, regular meetings, officer duties, and related matters. You will note that the PFA board will have four regular meetings scheduled per year; however, it is likely that in some years, only one annual meeting will be held. Because debt can only be issued at a regular meeting of the PFA, it is necessary to formerly establish quarterly regular meetings to facilitate future debt issuance at a later time.

**FISCAL IMPACT:**

None.

**ATTACHMENTS:**

Attachment 1 – Bylaws of the Rancho Cucamonga EIFD Public Financing Authority

**BYLAWS  
OF THE  
RANCHO CUCAMONGA EIFD PUBLIC FINANCING AUTHORITY**

**ARTICLE I - THE PUBLIC FINANCING AUTHORITY**

Section 1. Name of Public Financing Authority. The name of the Public Financing Authority of the Rancho Cucamonga Enhanced Infrastructure Financing District (EIFD) shall be the “Rancho Cucamonga EIFD Public Financing Authority.”

Section 2. Participating Entities. The initial taxing entities participating in the Public Financing Authority are the City of Rancho Cucamonga and the Rancho Cucamonga Fire Protection District.

Section 3. Purpose. The Public Financing Authority is a body formed and operating under Government Code Section 53398.50 et seq. The primary purpose of the Authority is to accelerate the financing of authorized public improvements.

Section 4. Office. The office of the Public Financing Authority shall be at Rancho Cucamonga City Hall, 10500 Civic Center Drive, Rancho Cucamonga, California.

**ARTICLE II - GOVERNING BODY**

Section 1. Membership. The members and alternate members of the governing body of the Public Financing Authority shall be duly appointed by the taxing entities participating in the Public Financing Authority, which governing body shall be known as the Board of Directors. As of the initial adoption of these bylaws, the Board of Directors is comprised of two members of the City of Rancho Cucamonga City Council, one member of the Rancho Cucamonga Fire Protection District Board of Directors, and two public members jointly selected by the City Council and Board.

Section 2. Alternate Member. In the absence of a member’s attendance at a meeting of the Board of Directors, an alternate member appointed by a participating taxing entity shall have all of the rights and privileges as a member during such meeting.

Section 3. Additional Participating Entities. The composition of the Board of Directors shall be amended if an additional taxing entity agrees to participate in the EIFD.

Section 4. Board Authority. The Board of Directors shall be imbued with all powers and authority as specified in California Government Code Section 53398.50 et seq and any other applicable statutes or regulations which may be adopted.

Section 5. Avoiding Conflicts of Interest. Each member of the Board of Directors shall comply with the reporting requirements of the Political Reform Act, Government Code Section 81000 et seq and its implementing regulations as adopted by the Fair Political Practices Commission.

### ARTICLE III - OFFICERS

Section 1. Officers. The officers of the Public Financing Authority shall be a Chair, Vice-Chair, and Secretary.

Section 2. Chair. The Chair shall be the member of the Board of Directors who is the then current Mayor of the City of Rancho Cucamonga. The Chair shall preside at all meetings of the Public Financing Authority. The Chair shall sign all resolutions, contracts, other instruments made by the Public Financing Authority.

Section 3. Vice-Chair. The Vice-Chair shall be the member of the Board of Directors who is the representative of the Rancho Cucamonga Fire Protection District. The Vice-Chair shall perform the duties of the Chair in the absence or incapacity of the Chair.

Section 4. Secretary. The Secretary shall be the then current City Clerk of the City of Rancho Cucamonga or, in his/her absence, the City's Director of City Clerk Services. The Secretary shall keep the records of the Public Financing Authority, shall act as Secretary of the meetings of the Board of Directors and record all votes, and shall keep a record of the proceedings of the Public Financing Authority in the form of minutes to be kept for such purpose, and shall perform all duties incident to the office of Secretary. The Secretary may attest to signatures of other officers of the Public Financing Authority.

Section 5. Executive Director. The Executive Director shall be the then current City Manager of the City of Rancho Cucamonga. The Executive Director and/or his/her designee(s) shall conduct day-to-day administration of the Public Financing Authority's business and affairs, subject to the direction of the Board of Directors.

Section 6. Additional Duties. The officers of the Public Financing Authority shall perform such other duties and functions as may from time to time be required by the Public Financing Authority or these By-Laws or by resolution, rules and regulations or by motion of the Board of Directors.

### ARTICLE IV - MEETINGS

Section 1. Regular Meetings. A regular meeting of the Board of Directors shall be held at the first Tuesday of the months of February, May, August, and November at 6:00 pm.

Section 2. Location of Meetings. All meetings of the Board of Directors shall be held in the Council Chambers of Rancho Cucamonga City Hall.

Section 3. Applicability of Ralph M. Brown Act. Meetings of the Public Financing Authority shall be held, notice given and the business of the Public Financing Authority conducted, all as provided in the Ralph M. Brown Act, being California Government Code Section 54950, et seq.

Section 4. Quorum. Three members of the Board of Directors shall constitute a quorum for the purpose of conducting its business and exercising its powers and for all other purposes, but a smaller number may adjourn from time to time until a quorum is obtained. Action may be taken by the Board of Directors upon a vote of a majority of a quorum, unless a higher vote is required by law.

Section 5. Manner of Voting. The manner of voting on resolutions and on other matters shall be as prescribed by the Chair.

Section 6. Parliamentary Procedure. Except as provided herein, other rules adopted by the Board and applicable provisions of state law, the procedures of the Board will be governed by the latest revised edition of Robert's Rules of Order.

#### ARTICLE V - AMENDMENTS

Section 1. Amendments to Bylaws. The Bylaws of the Public Financing Authority may be amended by a majority vote of the Public Financing Authority Board of Directors.



# City of Rancho Cucamonga

## Rancho Cucamonga EIFD

### Public Financing Authority

**DATE:** March 8, 2022

**TO:** Chairman and Board Members of the Rancho Cucamonga EIFD Public Financing Authority

**FROM:** Lori Sassoon, Deputy City Manager/Administrative Services  
Noah Daniels, Finance Director

**SUBJECT:** Consideration to Direct the Preparation of the Infrastructure Financing Plan and Overview of the Infrastructure Financing Plan Adoption Schedule.

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**RECOMMENDATION:**

Staff recommends that the Rancho Cucamonga EIFD Public Financing Authority (PFA) direct the preparation of the Infrastructure Financing Plan (IFP), designating the Executive Director as the official responsible for preparing the IFP, and receive the overview of the IFP adoption schedule.

**BACKGROUND:**

On February 16, 2022, the City Council adopted a Resolution of Intention to initiate the proceedings to form the Rancho Cucamonga Enhanced Infrastructure Financing District (EIFD) and established the PFA (Resolution No. 2022-029). Additionally, on the same date, the Rancho Cucamonga Fire Protection Board of Directors adopted a Resolution to Participate in the EIFD and have membership in the PFA (Resolution No. FD 2022-003).

The PFA will serve as the governing board of the EIFD and is comprised initially of two members of the City Council, one member of the Rancho Cucamonga Fire Protection District Board of Directors, and two public members. Alternate PFA members were also be appointed to represent the City Council and/or the Fire Board in the absence of a regular member. If another taxing entity wishes to participate in the EIFD, the PFA membership will be revised to include members from the new taxing entity.

In summary, EIFDs aid governments in funding public facilities and other public investments to foster future development and increase property values. By capturing tax increment revenue generated within the district as new development occurs and property values increase over time, like a redevelopment project area, a portion of tax increment revenue is redirected from the taxing entity to the EIFD. Importantly, the establishment of EIFDs does not increase property taxes or any other taxes for landowners within or outside the EIFD boundaries.

The EIFD preliminary boundary consists of approximately 1,500 acres of largely undeveloped or undeveloped parcels, with \$729 million in existing assessed value (Attachment 1). The proposed public facilities to be financed by the EIFD include public infrastructure investments that support the new General Plan and capitalize on future investment at Cucamonga Station.

**ANALYSIS:**

As part of the EIFD formation process, the PFA is required to direct the preparation of an IFP. The IFP is a legal document which describes the EIFD and specific requirements related to financing and implementing goals of the EIFD over the life of the EIFD (45 years from the first debt issuance).

The IFP will include the following key components:

- A map and legal description of the proposed EIFD;
- A description of public facilities proposed for the EIFD, and a finding that such public facilities are of communitywide significance and provide significant benefits to an area larger than the area of the EIFD;
- A financing section that addresses the maximum amount of tax increment to be committed to the EIFD, a projection of tax increment revenue expected to be received by the EIFD each year, a limit on the tax increment revenue that may be allocated to the EIFD, and an analysis of the projected fiscal impact to the taxing entities committing tax increment revenue to the EIFD.
- The goals the EIFD proposes to achieve for each project to be financed.

Upon completion of the draft IFP, it will be distributed to the City Council, Fire Protection Board of Directors, and other interested parties identified in the EIFD Law. In addition, the PFA will hold a public meeting at which PFA staff will present a draft IFP. The PFA will also conduct three public hearings on the formation of the EIFD and, upon the conclusion of the third public hearing, may approve the IFP and officially establish the EIFD.

The schedule to adopt the IFP is as follows:

<b>Task</b>	<b>Target Date</b>	<b>Notes</b>
PFA meets to review draft IFP	April 5, 2022	
Presentation to Planning Commission on EIFD and draft IFP	April 13, 2022	Statute requires that the Planning Commission be informed about the IFP and review the CEQA documentation
PFA holds Public Hearing #1	May 10, 2022	Written and oral comments taken on IFP; no action taken
City Council and Fire Board adopt resolutions approving the IFP and contributions of property tax increment	May 2022	Must be adopted before Public Hearing #3. Date subject to change if another taxing entity participates in the PFA.
PFA holds Public Hearing #2	June 3, 2022	Additional comments taken; PFA takes action to approve, modify, or reject IFP
PFA holds Public Hearing #3 and protest proceeding	July 8, 2022	If majority protest exists – takes action to terminate EIFD. If no majority protest, PFA can propose adoption of the IFP and form the EIFD
Staff files EIFD with BOE per guidelines for Change of Jurisdictional Boundaries	August 2022	Pending confirmation of due date by County

Public information and outreach are also an important part of the EIFD formation process. Work has already begun on various public information materials and a web page that will serve as a resource to interested stakeholders. Landholders and residents within the EIFD boundaries will also receive mailed notification of the process, and public hearings will be advertised extensively. In the event of a majority protest by property owners or residents within the boundaries, the formation proceedings would be discontinued.

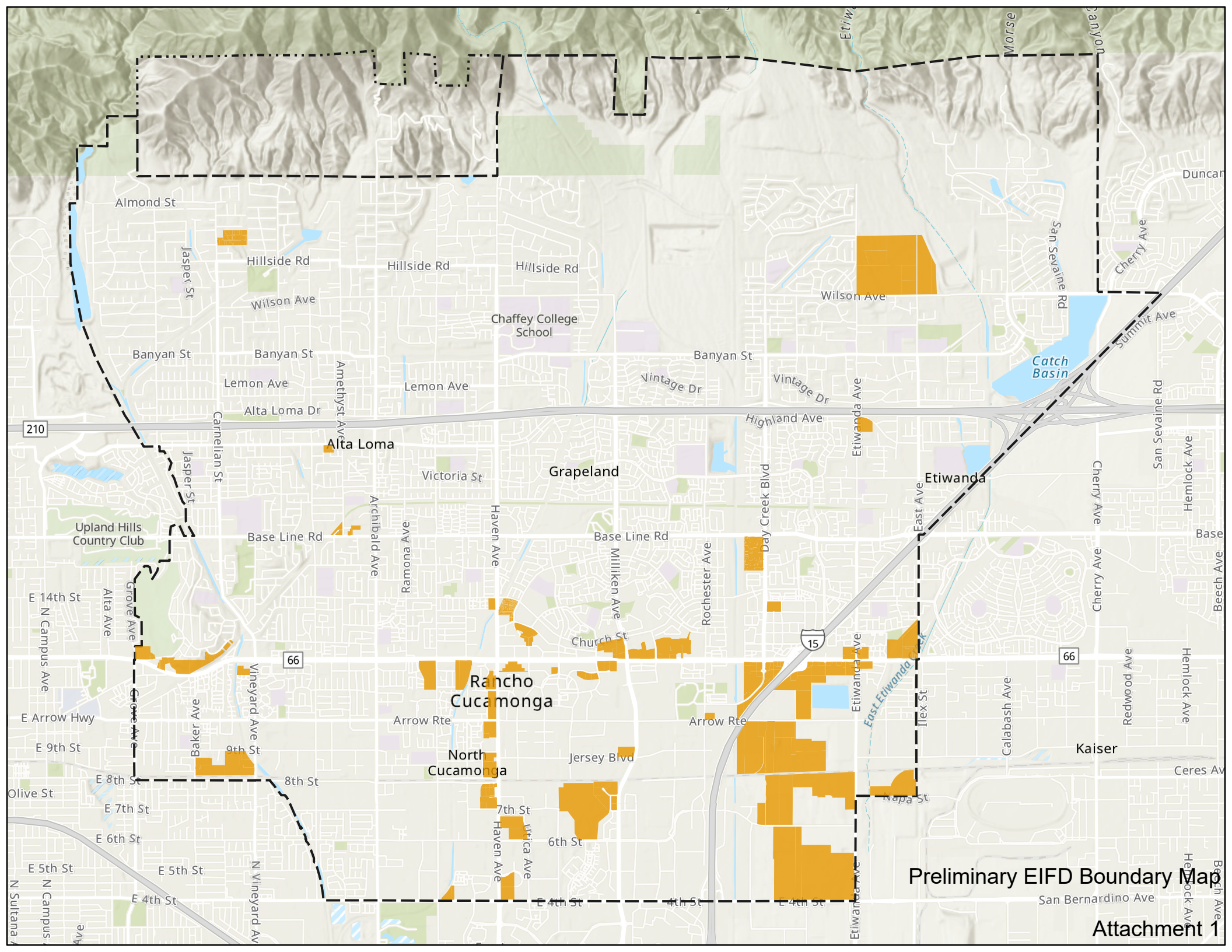
**FISCAL IMPACT:**

There is no immediate fiscal impact. The fiscal impact will be analyzed as part of the development of the IFP.

**ATTACHMENTS:**

Attachment 1 – Preliminary EIFD Boundary Map





Preliminary EIFD Boundary Map

Attachment 1