

**Mossdale Tract Enhanced Infrastructure Financing
District Public Finance Authority**

22 E. Weber Avenue, Room 301 | Stockton, CA 95202 | (209) 937-7900 | www.sjafca.org

BOARD OF DIRECTORS

City of Stockton

Kimberly Warmasley

Dan Wright

City of Manteca

Gary Singh

Charlie Halford

Public Members

Mike Morowit

Steve Dresser

San Joaquin County

Katherine M. Miller

Chuck Winn

City of Lathrop

Paul Akinjo

Diane Lazard

**BOARD MEETING – In Person
Council Chamber – City Hall
425 N. El Dorado Street, Stockton**

THURSDAY, May 26, 2022

10:00 A.M.

*Meeting to commence at 10:00 AM or immediately following
the conclusion of the SJAFCA Board of Director's meeting*

1. CALL TO ORDER / ROLL CALL

2. PLEDGE TO FLAG

3. PUBLIC COMMENT

4. CONSENT ITEMS

4.1) Approval of Minutes from the April 21, 2022, Board Meeting

4.2) Approval of Minutes from the April 22, 2022, Board Meeting

5. PUBLIC HEARING

5.1) Second Public Hearing regarding formation of the proposed Mossdale Tract Enhanced Infrastructure Financing District Pursuant to Government Code Section 53398.66(a)

6. NEW BUSINESS

6.1) Approval of Resolution Memorializing the Second Public Hearing of the Authority, Setting Forth the Schedule for the Third Public Hearing and Other Related Actions

7. ORAL REPORT FROM EXECUTIVE DIRECTOR

8. BOARD QUESTIONS, COMMENTS, ACTIONS

9. ADJOURNMENT

In compliance with the Americans with Disabilities Act, the meeting room is wheelchair accessible and disabled parking is available. If you have a disability and need disability-related modifications accommodations to participate in this meeting, please contact the Board's office at (209) 937-7900 or (209) 937-7115 (fax). Requests must be made one full business day before the start of the meeting.

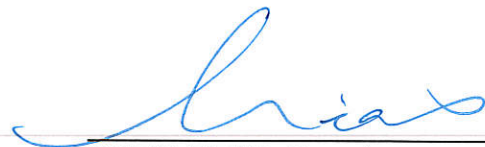
Agenda Item 4.1

MINUTES
MOSSDALE TRACT ENHANCED INFRASTRUCTURE FINANCING DISTRICT
PUBLIC FINANCE AUTHORITY
BOARD MEETING OF APRIL 21, 2022

STOCKTON, CALIFORNIA

The Mossdale Tract Enhanced Infrastructure Financing District – Public Finance Authority Meeting will be moved to Friday, April 22, 2022 at 1:00pm via Zoom teleconference due to lack of quorum.

Information for the Zoom teleconference meeting will be posted on the Stockton City Hall front door and on the Council Chambers door or contact Kim Floyd at 916-838-2666 for details.



CHRIS ELIAS, Secretary
Public Financing Authority
of the Mossdale Tract Enhanced
Infrastructure District

April 21, 2022 EIFD – PFA Meeting Minutes

**MINUTES
MOSSDALE TRACT ENHANCED INFRASTRUCTURE FINANCING DISTRICT
PUBLIC FINANCE AUTHORITY
BOARD MEETING OF APRIL 22, 2022**

STOCKTON, CALIFORNIA

1. CALL TO ORDER / ROLL CALL 1:05 PM

Roll Call

Present:

Director Akinjo
Director Halford
Director Morowit
Director Warmesley
Director Winn
Director Wright

Absent:

Director Dresser
Director Lazard
Director Miller
Director Singh

2. PLEDGE TO FLAG 1:06 PM

**2.5. MOVE TO AMEND AGENDA; APPROVE RESOLUTION AUTHORIZING USE OF
REMOTE TELECONFERENCING MEETING PURSUANT TO AB 361**

Motion: Need for immediate action. The need for the action came to the attention of the agency, therefore amending the agenda to add the agenda item 2.5.

Moved by: Director Wright, Seconded by Director Halford

Vote: Motion carried 6-0

Yes: Director Akinjo, Director Halford, Director Morowit, Director Warmesley
Director Winn, Director Wright

Absent: Director Dresser, Director Lazard, Director Miller, Director Singh,

Motion: To approve resolution authorizing use of remote teleconferencing meeting pursuant to AB 361

Moved by: Director Halford, Seconded by Director Akinjo

Vote: Motion carried 6-0

Yes: Director Akinjo, Director Halford, Director Morowit, Director Warmesley
Director Winn, Director Wright

Absent: Director Dresser, Director Lazard, Director Miller, Director Singh

3. PUBLIC COMMENT 1:10 PM

NONE

4. CONSENT ITEMS 1:11 PM

4.1 Approval of Minutes from the March 17, 2022, PFA Board Meeting

Motion: To approve the Minutes from the March 17, 2022, PFA Board meeting

Moved by: Director Morowit, Seconded by Director Halford

Vote: Motion carried 6-0

Yes: Director Akinjo, Director Halford, Director Morowit, Director Winn, Director Wright, Director Warmsley
Absent: Director Dresser, Director Lazard, Director Miller, Director Singh

5. PUBLIC HEARING 1:12 PM

5.1 Public Hearing regarding formation of the proposed Mossdale Tract Enhanced Infrastructure Financing District Pursuant to Government Code Section 53398.66(a)

PUBLIC COMMENT

None

6. NEW BUSINESS 1:55 PM

6.1) Approval of Resolution Memorializing the First Public Hearing of the Authority, setting Forth the Schedule for the Second Public Hearing and other Related Actions

Motion: Approve Resolution Memorializing the First Public Hearing of the Authority, setting forth the Schedule for the Second Public Hearing and other Related Actions
Moved by: Director Halford, Seconded by Director Akinjo
Vote: Motion carried 6-0
Yes: Director Akinjo, Director Halford, Director Morowit, Director Warmsley, Director Winn, Director Wright
Absent: Director Dresser, Director Lazard, Director Miller, Director Singh

7. ORAL REPORT FROM EXECUTIVE DIRECTOR 1:58 PM

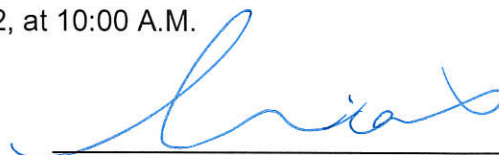
NONE

8. BOARD QUESTIONS, COMMENTS, ACTIONS 1:59 PM

NONE

9. ADJOURNMENT 1:59 PM

The next meeting is scheduled for May 26, 2022, at 10:00 A.M.



CHRIS ELIAS, Secretary
Public Financing Authority
of the Mossdale Tract Enhanced
Infrastructure District

April 22, 2022, EIFD – PFA Meeting Minutes

Agenda Item 5.1

May 26, 2022

TO: Mossdale Tract Enhanced Infrastructure Financing District (EIFD) Public Financing Authority (PFA) Board

FROM: Chris Elias, Executive Director
Seth Wurzel, LWA, SJAFCA Financial Consultant

SUBJECT: **Second Public Hearing on the Proposed Mossdale Tract Enhanced Infrastructure Financing District (EIFD) Infrastructure Financing Plan**

RECOMMENDATION

Conduct a public hearing on the Proposed Enhanced Infrastructure Financing District Plan

DISCUSSION

At the Mossdale Tract Enhanced Infrastructure Financing District Public Financing Authority ("PFA") Board meeting on March 17, 2022, Agency Staff and Consultants presented the Draft Enhanced Infrastructure Financing District Plan (IFP) (**Attachment 1**) to the Board and provided an overview of the forthcoming schedule based on Enhanced Infrastructure Financing District (EIFD) law and the prescribed process to form an EIFD. This process includes three public hearings as well as communication with landowners, residents, and taxing entities. The first public hearing took place on April 22, 2022 at which time staff provided a presentation regarding the draft IFP and the board and the public were provided the opportunity to provide written and oral comments and ask questions. EIFD law requires that at the second public hearing the PFA shall consider any additional written and oral comments and take action to modify or reject the enhanced infrastructure financing plan. It should be noted that to date no written comments have been received by PFA and SJAFCA staff and consultants.

In accordance with EIFD law, staff provided a mailed notice regarding the EIFD plan and its availability to each landowner, resident and affected taxing entity 40 days prior to the first public hearing. In addition, at least ten days prior to this hearing, staff has published a notice of this second hearing in The Stockton Record, posted a notice of this hearing on the EIFD PFA website and mailed a notice to each landowner, resident, and taxing entity.

It is recommended to hold the third public hearing on July 21, 2022 at 10:00 a.m. At the third public hearing the PFA will consider any additional written and oral comments on the IFP and will act to modify or reject the plan. Staff will ensure all noticing requirements are met for the third public hearing which includes publishing in the newspaper and posting on the EIFD website.

Staff requests that the PFA Board conduct the hearing and upon conclusion of the hearing, consider adoption of the resolution presented under Item 6.1 of this agenda.

If the IFP is not rejected at this second public hearing, then the PFA will conduct a protest proceeding at a third public hearing scheduled for July 21, 2022. Assuming no majority protest exists, at the third public hearing, the PFA would adopt a resolution adopting the plan and forming the EIFD. Between the second and third public hearings meeting will be held with the governing boards of the participating taxing entities in which the IFP will be presented to the respective governing boards for approval.

May 26, 2022

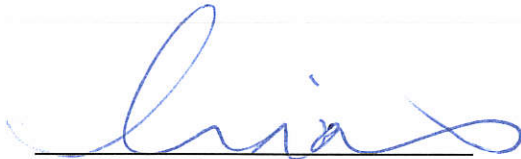
Second Public Hearing Mossdale Tract EIFD Draft Infrastructure Financing Plan

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. This item and the public hearing are informational only and there is no Fiscal Impact to the PFA as a result of the Board's approval of staff's recommendation.

ATTACHEMENTS

1. Draft Mossdale Tract EIFD Infrastructure Financing Plan



CHRIS ELIAS, Executive Director
Mossdale Tract Enhanced Infrastructure
Financing District Public Financing Authority

Please Note – the Attachment to Item 5.1

Draft Mossdale Tract EIFD Infrastructure Financing Plan

Is the same as Attachment 1 to Item 4.1 of
the March 17, 2022 PFA Board Meeting Agenda

To save resources, staff has excluded this attachment from the printed
Board Agenda Packet.

If you need a replacement copy,
please contact Leanne Randall at 209-937-8211.

Agenda Item 6.1

May 26, 2022

TO: Mossdale Tract Enhanced Infrastructure Financing District (EIFD) Public Financing Authority (PFA) Board

FROM: Chris Elias, Executive Director
Seth Wurzel, LWA, SJAFCA Financial Consultant
Constantine Baranoff, Lozano Smith, Special EIFD Counsel to LWA

SUBJECT: **Approval of a Resolution Memorializing the Second Public Hearing of the Authority and Calling the Third Public Hearing of the Authority**

RECOMMENDATION

Adopt a resolution memorializing the second public hearing of the Authority, setting forth the schedule for the third public hearing of the Authority, and other related actions.

DISCUSSION

Enhanced Infrastructure Financing District Law ("EIFD Law") prescribes the process to form the Mossdale Tract Enhanced Infrastructure Financing District ("EIFD").

This resolution memorializes the second public hearing and sets the third public hearing for July 21, 2022, at 10:00 a.m. At the third public hearing the Mossdale Tract Enhanced Infrastructure Financing District Public Financing Authority ("PFA") will consider any additional written and oral comments on the EIFD plan and will act to modify or reject the plan. Staff will ensure all noticing requirements are met for the third public hearing which includes publishing in the newspaper and posting on the EIFD website.

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. There is no Fiscal Impact to the PFA as a result of the Board's approval of staff's recommendation.

ATTACHMENTS

1. Resolution 2022-08 - A RESOLUTION MEMORIALIZING THE SECOND PUBLIC HEARING OF THE AUTHORITY, SETTING FORTH THE SCHEDULE FOR THE THIRD PUBLIC HEARING OF THE AUTHORITY, AND OTHER RELATED ACTIONS



CHRIS ELIAS, Secretary
Public Financing Authority of the Mossdale Tract
Enhanced Infrastructure Financing District

RESOLUTION NO. 2022-08

Public Financing Authority of the Mossdale Tract Enhanced Infrastructure Financing District

A RESOLUTION MEMORIALIZING THE SECOND PUBLIC HEARING OF THE AUTHORITY, SETTING FORTH THE SCHEDULE FOR THE THIRD PUBLIC HEARING OF THE AUTHORITY, AND OTHER RELATED ACTIONS

WHEREAS, pursuant to Resolution No. R-22-5019 adopted on January 13, 2022 (the “Resolution of Intention”), the City Council of the City of Lathrop authorized the initiation of proceedings to establish the Mossdale Tract Enhanced Infrastructure Financing District (the “EIFD”) and established the Mossdale Tract Enhanced Infrastructure Financing District Public Financing Authority (the “Authority”) in accordance with the requirements of 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”);

WHEREAS, as part of the EIFD formation process, the Governing Board of the Authority (“Board”) directed the preparation of an infrastructure financing plan (the “Plan”);

WHEREAS, pursuant to Government Code section 53398.66(a), the Authority is required to hold a second public hearing to provide the opportunity for additional written and oral comments and take action to modify or reject the Plan;

WHEREAS, a notice of the second public hearing was duly given as required by the EIFD Law, as evidenced by the certification(s) on file with the Secretary of the Authority;

WHEREAS, pursuant to the EIFD Law, a public hearing was convened by the Board on May 26, 2022, at the hour of 10:00 a.m., or as soon thereafter as the matter could be heard, at the Stockton City Hall, 425 N. El Dorado Street, 2nd Floor Council Chambers, Stockton, California; and

WHEREAS, at the hearing, the testimony of all interested persons, including all landowners and residents within the EIFD, desiring to be heard on the draft Plan or any other related matters was heard and considered, the opportunity for additional written and oral comments was provided, the Plan was not rejected, and a full and fair hearing was held thereon;

WHEREAS, as of the date of the hearing there have been no amendments made to the draft Plan;

NOW, THEREFORE, BE IT RESOLVED by the Governing Board of the Mossdale Tract Enhanced Infrastructure Financing District Public Financing Authority that:

Section 1. Recitals The Board finds and determines that the foregoing recitals are true and correct.

Section 2. Infrastructure Financing Plan Pursuant to Government Code section 53398.66, the draft Plan was presented to all interested persons, including all landowners and residents within the EIFD, at the second public hearing of the Authority held on May 26, 2022, at which time an opportunity for questions and consideration of comments was provided.

Section 3. Third Public Hearing In accordance with the EIFD Law, the Board hereby calls the third public hearing to be held on July 21, 2022, at the hour of 10:00 a.m., or as soon thereafter as the matter could be heard, at the Stockton City Hall, 425 N. El Dorado Street, 2nd Floor Council Chambers, California, as the time and place when and where the Authority will conduct the third public hearing on the proposed Plan. **Notice of Third Public Hearing.** Notice of the third public hearing shall be provided in accordance with the EIFD Law. The Authority has arranged the publication of the notice of the third public hearing to be in a newspaper of general circulation in the County of San Joaquin in accordance with Government Code section 53398.66.

Section 5. Effective Date. This Resolution shall take effect from and after its adoption.

Section 6. 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.

Section 7. General Authorization. The Executive Director, the Secretary of the Authority, and all other officers and agents of the Authority are hereby authorized and directed to take all actions necessary or advisable to give effect to the transactions contemplated by this Resolution. Any actions heretofore taken by said officers and agents, on behalf of the Authority, that is in conformity with the purposes and intent of this Resolution and with the provisions of the EIFD Law with respect to the proposed EIFD, are hereby approved and confirmed.

PASSED AND ADOPTED by the Public Financing Authority of the Mosssdale Tract Enhanced Infrastructure Financing District on this 26th day of May, 2022, by the following votes.

AYES:

NOES:

ABSENT:

ABSTAIN:

KATHERINE M. MILLER, Chair
Public Financing Authority of the Mosssdale
Tract Enhanced Infrastructure Financing
District

ATTEST:

CHRIS ELIAS, Secretary
Public Financing Authority of the Mosssdale Tract
Enhanced Infrastructure Financing District

APPROVED AS TO FORM:

SCOTT L. SHAPIRO, Legal Counsel
Public Financing Authority of the Mosssdale Tract
Enhanced Infrastructure Financing District

**End of
Agenda Packet**