

RESOLUTION 16-58

RESOLUTION OF INTENTION
OF THE CITY COUNCIL OF THE CITY OF WEST SACRAMENTO
PROPOSING TO ESTABLISH ENHANCED INFRASTRUCTURE FINANCING DISTRICT
NO. 1 TO FINANCE THE CONSTRUCTION AND/OR ACQUISITION OF CAPITAL
IMPROVEMENTS, ESTABLISHING A PUBLIC FINANCING AUTHORITY, AND
AUTHORIZING 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 of the City of West Sacramento (the "Council") is authorized to initiate the process to establish an enhanced infrastructure financing district;

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 in accordance with the EIFD Law;

WHEREAS, the Council proposes the establishment of an enhanced infrastructure financing district ("EIFD") to finance certain public facilities;

WHEREAS, the proposed boundaries of the EIFD are identified on the map entitled "Proposed Boundaries of City of West Sacramento EIFD No. 1" a copy of which is on file in the office of the City Clerk;

WHEREAS, the EIFD will be formed by a Public Financing Authority (the "PFA"), which will be the governing board of the EIFD and will be responsible for implementing the infrastructure financing plan;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of West Sacramento that:

Section 1. **Recitals.** The above recitals are true and correct.

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

Section 3. Name of Enhanced Infrastructure Financing District. The name proposed for the enhanced infrastructure financing district is "City of West Sacramento Enhanced Infrastructure Financing District No. 1".

Section 4. Description of Boundaries. The proposed boundaries of the EIFD are as shown on the map of the EIFD on file in the office of the City Clerk, which boundaries are hereby preliminarily approved and to which map reference is hereby made for further particulars.

Section 5. Description of Facilities. The types of public facilities proposed to be financed by the EIFD and pursuant to the EIFD Law are those listed as facilities on Exhibit A, attached hereto and incorporated herein (the "Facilities").

Section 6. Necessity of EIFD and Goal. The Council hereby finds that the EIFD is necessary for the area within the EIFD and the City. The Council's goal for the EIFD is to create the means by which to assist in the provision of public facilities of communitywide significance that provide significant benefits within the boundaries of the EIFD or the surrounding community and, for those facilities located outside the EIFD boundaries, also have a tangible connection to the EIFD.

Section 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, but not from any of the other affected taxing entities within the EIFD, will finance the Facilities. The incremental property tax financing will be described in an infrastructure financing plan (the "Infrastructure Financing Plan") to be prepared for the PFA and the Council under the EIFD Law.

Section 8. Establishment of Public Financing Authority. The Council hereby establishes the PFA as the governing board of the EIFD. The PFA membership is subject to compliance with the EIFD Law and Government Code section 54974 and consists of three members of the Council and two members of the public. The PFA membership is subject to compliance with the requirements of Chapter 2.20 of the City's Municipal Code, except that the term of the public members will be for a one-year term.

Section 9. Preparation of Infrastructure Financing Plan. The Council hereby requests the PFA to direct City staff and Keyser Marsten & Associates to prepare the Infrastructure Financing Plan in accordance with the EIFD Law.

Section 10. Distribution of Infrastructure Financing Plan. The Council hereby authorizes the City staff to distribute the Infrastructure Financing Plan to each owner of land within the boundaries of the EIFD and each affected taxing entity, together with any report required by the California Environmental Quality Act. The Council hereby authorizes City staff to also distribute the Infrastructure Financing Plan to the PFA and the City planning commission.

Section 11. Public Hearing. The Council hereby fixes Wednesday, April 19, 2017, at the hour of 7:30 p.m. or as soon as possible thereafter as the matter may be heard, at the Council Chambers, 1110 West Capitol Avenue, West Sacramento, California, as the time and place, when and where the PFA will conduct a public hearing on the proposed establishment of the EIFD and the Infrastructure Financing Plan.

Section 12. Mailing and Publication of Notice. 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) within the 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 not less than once a week for four successive weeks in a newspaper of general circulation published in the City. The notice shall state that the EIFD will be used to finance public works, briefly describe the Facilities, briefly describe the proposed financial arrangements, including the proposed commitment of incremental tax revenue, describe the boundaries of the proposed EIFD and state the day, hour, and place, when and where any persons having any objections to the proposed Infrastructure

Financing Plan, or the regularity of any of the prior proceedings, may appear before the PFA and object to the adoption of the proposed Infrastructure Financing Plan.

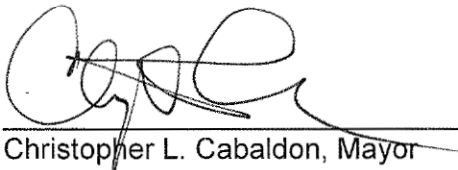
Section 13. Establishment of EIFD. This Resolution in no way obligates the PFA to establish the EIFD. The establishment of the EIFD is subject to the approval of the PFA by resolution and an ordinance following the holding of the public hearing referred to above.

Section 14. 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 15. 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.

PASSED AND ADOPTED by the West Sacramento City Council on November 16, 2016, by the following vote:

AYES: Johannessen, Kristoff, Ledesma, Sandeen, Cabaldon.
NOES: None.
ABSENT: None.



Christopher L. Cabaldon, Mayor

ATTEST:



Kryss Rankin, City Clerk

Attachments: Exhibit A
List of Proposed Facilities

EXHIBIT A
LIST OF PROPOSED FACILITIES

City of West Sacramento
Enhanced Infrastructure Financing District No. 1
List of Authorized Public Facilities

The 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. Any facilities located outside the boundaries of the EIFD shall also have a tangible connection to the work of the EIFD as detailed in the infrastructure financing plan. The EIFD will also finance planning and design activities that are directly related to the purchase, construction, expansion, or rehabilitation of these projects. The EIFD may finance costs described in Government code sections 53398.56 and 53398.57. Projects financed by the 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;
- Libraries;
- Broadband and telecommunications infrastructure;
- Sidewalks and streetscape improvements;
- Bicycle lanes and paths;
- Public art;
- Corporation yards;
- Police facilities;
- Brownfield remediation;
- Affordable housing as authorized under the EIFD Law;
- Projects that implement a sustainable communities strategy and transit priority projects; and
- Acquisition, construction, or repair of industrial structures for private use.

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.