

Mecca-North Shore Community Council & County Service Area 97

6:00 p.m. Wednesday, May 17, 2023

Mecca Boys and Girls Club, 91-391 66th Avenue, Mecca, CA 92254

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Approval of the Minutes – May 11, 2022, September 7, 2022, January 11, 2023**
5. **Staff Reports:** *Presenters must direct their report to the council. At the conclusion of the presentation, Chair may allow questions. Each speaker must first be recognized by the Chair.*
 - A. Office of Supervisor V. Manuel Perez – Esmeralda Perez, 760-863-8211, Esperez@rivco.org
 - B. Sheriff's Department – Sgt. Porfirio Rubio, 760-836-1600, prubio@riversidesheriff.org
 - C. CAL Fire – Battalion Chief Justin Karp (Station 41, North Shore), 760-393-3073
Justin.Karp@fire.ca.gov
 - D. CHP – Officer Rafael Espinosa, 760-772-5300, Rafael.Espinosa@chp.ca.gov
 - E. Code Enforcement – Officer Ricardo Vazquez, 760-393-3344, <https://rctlma.org/ce>
 - F. Cabazon Band of Mission Indians – Jacquelyn Gonzalez, 760-408-5451, jgonzales@cabazonindians-nasn.gov and Joey Acuna, joeyacunajr@aol.com
 - G. Desert Recreation District – Alexis Galarza (760) 396-0257, agalarza@drd.us.com
 - H. Other Departments and Public Agencies:
6. **New Business:** *Presenters must direct their report to the council. At the conclusion of the presentation, Chair may allow questions. Each speaker must first be recognized by the Chair.*
 - A. **Presentation on the Eastern Coachella Valley Enhanced Infrastructure Financing District**
Scott Bruckner, Principal Management Analyst, sbruckner@rivco.org
7. **Public Comments:** *All persons wishing to address the Council on items not specifically on the agenda or on matters of general interest should do so at this time. Please limit your remarks to 3 minutes.*
8. **Councilmember Reports and Comments**
9. **Agenda Items for next meeting**
10. **Adjourn meeting**

2023 meeting schedule: Jan 11, March 8, May 17, Sept. 13, Nov. 8 (Additional meetings may be added if needed).

If you would like to get agendas and other important meeting information for the Mecca-North Shore Community Council, please send your email address to Esmeralda Perez at Esperez@rivco.org. Please visit Supervisor Perez's Web site to access more information: www.RivCo4.org

Gabriela Centeno Vice-Chair (760) 272-4223 gcenteno08@gmail.com	Rogelio Mendez Chair (760) 541-9367 rogeliomendez100@gmail.com	Jaime Gonzales Secretary (760) 578-4321 jgonza3322@vahoo.com	Vacant	Vacant
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COUNTY OF RIVERSIDE
CALIFORNIA



Eastern Coachella Valley Enhanced Infrastructure Financing District

Distrito de Financiación de Infraestructura Mejorada del Este del Valle de Coachella

**Mecca/North Shore Community Advisory Council
May 17, 2023**

Today's Presentation



1. **What is ECV Prospera?**
2. **What is an Enhanced Infrastructure Financing District (EIFD)?**
 - Background/Structure
 - Eligible Projects
 - Funding
3. **Benefits of an EIFD**
4. **Eastern Coachella Valley EIFD Details**
5. **Eastern Coachella Valley EIFD Infrastructure Financing Plan (IFP)**
6. **How You Can Participate**

1. **¿Que es ECV Prospera?**
2. **¿Ques es un Distrito de Financiamiento de Infraestructura Mejorada (EIFD)?**
 - Estructura
 - Proyectos Elegibles
 - Financiación
3. **Beneficios del EIFD**
4. **Detalles de Este del Valle de Coachella EIFD**
5. **Este del Valle de Coachella EIFD Plan de Financiamiento de Infraestructura (IFP)**
6. **Como Puedes Participar**

What is a ECV Prospera?

¿Qué es ECV Prospera?



- **ECV Prospera** is the County's initiative to improve infrastructure and enhance the quality of life in Eastern Coachella Valley
- The Proposed EIFD is a component of ECV Prospera, and a tool for bringing needed categories of infrastructure:
 - **Water/Wastewater Infrastructure**
 - **Utilities & Telecommunication**
 - **Transportation Infrastructure**
 - **Salton Sea Improvements**
 - **Housing**
 - **Community Facilities**
- **ECV Prospera** es la iniciativa del condado para mejorar la infraestructura y mejorar la calidad de vida en el este del Valle de Coachella
- El EIFD propuesto es un componente de ECV Prospera y una herramienta para traer las categorías de infraestructura necesarias:
 - **Agua/Aguas Residuales**
 - **Servicios públicos y telecomunicaciones**
 - **Transporte**
 - **Salton Sea**
 - **Viviendas**
 - **Instalaciones Comunitarias**

What is an Enhanced Infrastructure Financing District (EIFD)?

2014 – State of CA Passes/Signs EIFD Law (SB 628)

Goal - Create vehicle for development to occur, through public infrastructure, where it might not have otherwise

EIFD Law – Government Code Secs. 53398.50 – 53398.88

¿Qué es un EIFD?

2014 – Estado de CA aprueba/firma la ley EIFD (SB 628)

Meta - Crear una manera para que ocurra el desarrollo, a través de la infraestructura pública, donde de otro modo no hubiera sido posible

Ley de EIFD – Secciones del código de gobierno. 53398.50 – 53398.88

Background/Structure of an EIFD

(Estructura del EIFD)

EIFD Term: 45 years from Date of Establishment

Governance: A Public Finance Authority (PFA) oversees all EIFD financing and activities. The PFA develops & implements an Infrastructure Finance Plan (IFP), which is the investment plan of the EIFD

Public Review/Input Opportunities:

- Webpage, Mailings to Area Property Owners
- Informational Meetings
- 3 Noticed Public Hearings Held by the PFA
- Continued Meetings of the PFA throughout the term of the EIFD

Duración del EIFD: 45 años a partir de la fecha de establecimiento

Gobernación: Se forma una Autoridad de Finanzas Públicas (PFA) para supervisar todas las actividades y el financiamiento de EIFD. La PFA desarrolla e implementa un Plan de Financiamiento de Infraestructura (IFP, que es el plan de inversiones del EIFD

Revisión Pública:

- Página Web, Envío de correo a propietarios en la Zona
- Reunión informativa pública
- 3 Audiencias Notificadas por la PFA
- Las Reuniones Continuarán Durante la Vigencia Del EIFD

Eligible Projects/Infrastructure (Proyectos/Infraestructura Elegibles)

Any Public Improvements with a Useful Life of 15+ Years that Provide Community Benefit and/or Lead to Growth, Including but not Limited to:

Cualquier mejoramiento publico que dure +15 años que brinde beneficios a la comunidad:



Water/Wastewater Infrastructure

Infraestructura de Agua



Roads, Bridges

Carreteras y Puentes



Park, Trails, Open Space

Parques y caminos



Civic Infrastructure

Infraestructura Cívica



Affordable Housing/Mixed Use

Vivienda Asequible

Enhanced Infrastructure Financing District Funding (Financiación del Distrito de Financiamiento de Infraestructura Mejorada)

Revenue Generation Utilizing Tax Increment Financing:

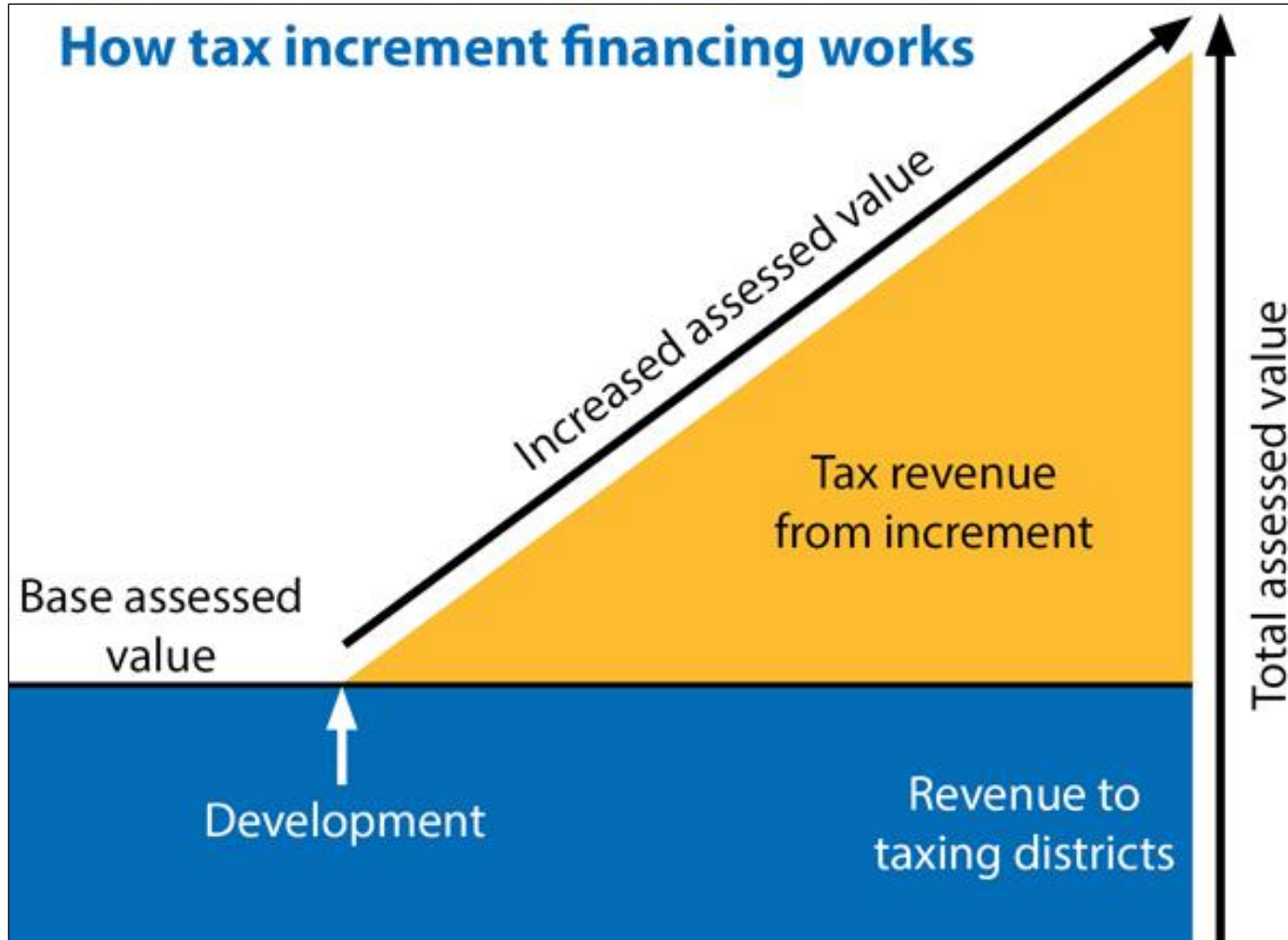
- May not use property tax increment from education -- can only use participating agency's portion of increment from ad valorem property tax;
- Tax Increment revenues are the same ad valorem property taxes already being paid by property owners = **No Additional Property Taxes Paid by Property Owners**

Generación de Ingresos Utilizando Financiamiento de Incremento de Impuestos:

- Utiliza solo la parte del incremento de impuestos de la propiedades gravables ubicadas dentro del EIFD no puede usar el incremento del impuesto a la propiedad de las escuelas. **No resultara en un aumento en los impuestos a la propiedad**

EIFDs Utilize Tax Increment Financing

(Los EIFD Utilizan Financiamiento de Incremento de Impuestos)



No New Taxes or Fees,
No Increases in Local
Property Taxes

No Nuevos Impuestos o
Tarifas

No aumentos en los
impuestos locales sobre la
propiedad

Benefits of an EIFD

(Beneficios de un EIFD)

Dedicated Funding Source to Reinvest in the Community: Provide way for property tax revenues collected in the area to be dedicated to improvements within that same area

Attract & Bundle Additional Funds: Other government revenues, such as federal and state grants, can be combined to produce maximum effect

Return on Investment: Private sector investment can be induced by EIFD and essential infrastructure improvements

Fuente de Financiación Dedicada: Una manera para que los ingresos del impuesto a la propiedad recaudados en el área se dediquen a mejoras en esa misma área

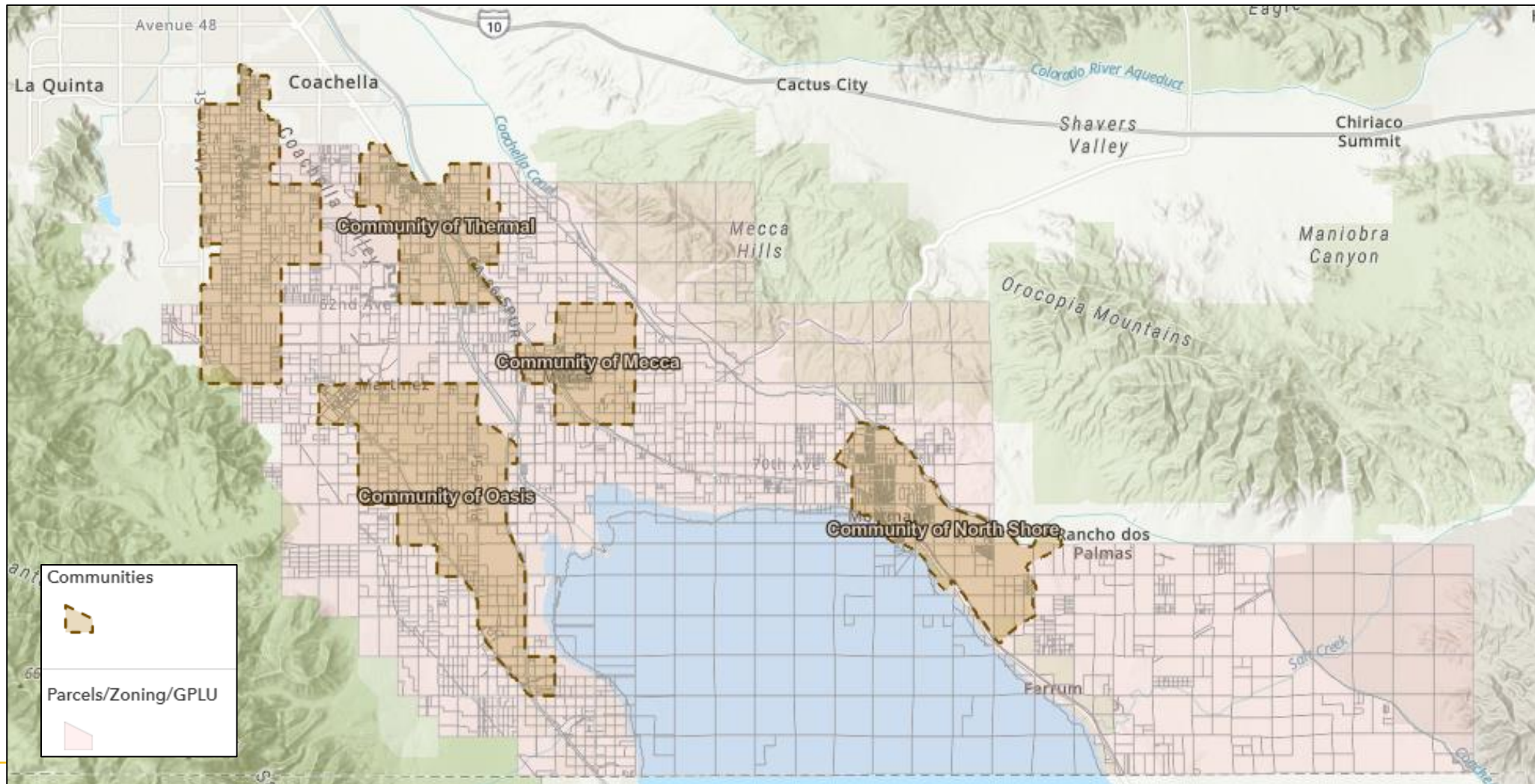
Atraer y Agrupar Fondos Adicionales : Otros ingresos del gobierno, como subvenciones federales y estatales, se pueden combinar para producir el máximo efecto

Retorno de La Inversión : La inversión del sector privado puede ser inducida por EIFD y mejoras de infraestructura esenciales

Eastern Coachella Valley EIFD Details

(Detalles del EIFD del Este del Valle de Coachella)

Proposed Boundary: Approx. 8,964 Parcels
(Límites Propuestos : Aprox. 8,964 Propiedades)



Eastern Coachella Valley EIFD Details

(Detalles del EIFD del Este del Valle de Coachella)

Proposed Eastern Coachella Valley EIFD Formation Process & Timeline

(Proceso de formación y Línea De Tiempo propuestas para el EIFD)

Begin	Complete	Action
January 24, 2023 (24 de Enero de 2023)		County Board of Supervisors Adopts Resolutions of Intent (La Junta de Supervisores del Condado Adopta las Resoluciones de intención)
January 2023 (Enero 2023)	October 2023 (Octubre 2023)	Conduct Extensive Area Outreach (Conducir un alcance extensivo)
April 27, 2023 (27 de Abril 2023)		Mail Draft Infrastructure Financing Plan (IFP) to Area Property Owners (and post on website) (Envíe por correo el Plan de Financiamiento de Infraestructura (IFP) a los propietarios del área (y publíquelo en el sitio web))
May 8, 2023 (8 de Mayo 2023)	September 12, 2023 (Septiembre 2023)	Gather Public Input on the IFP: Two Informational Meetings, and Three Public Hearings of the Finance Authority (Recibir opiniones públicas sobre el IFP)
November 30, 2023 (30 de Noviembre 2023)		File Information with State to Formally Establish EIFD (Presentar información con el estado para establecer formalmente EIFD)

Eastern Coachella Valley EIFD Infrastructure Financing Plan (IFP)

(Plan de Financiamiento de Infraestructura del EIFD del Este del Valle de Coachella)

Proposed Infrastructure Facility Types and Estimated Funding

(Propuesta de los tipos de instalaciones de infraestructura y financiación estimada)

Table 2: EIFD Infrastructure Costs ¹

Item	EIFD-Funded Improvements	Priority Program Project Percentages ²	Cost Estimate (2022)	Proposed Timing
1	Water/Wastewater	25%	\$57,008,888	TBD
2	Transportation	20%	\$45,607,110	TBD
3	Utilities and Telecommunication	20%	\$45,607,110	TBD
4	Salton Sea	15%	\$34,205,333	TBD
5	Housing	15%	\$34,205,333	TBD
6	Community Facilities	5%	\$11,401,778	TBD
Total Cost			\$228,035,552	N/A

Notes:

1. EIFD funding is not anticipated to cover the full costs of all of the identified facilities. (See Table 5 for projected financing capacity.)
2. Increments received will be allocated based upon the percentages allocated according to the Priority Program Project Percentages above.

How You Can Participate (Como Puedes Participar)

- Draft IFP Summary Mailed to Area Property Owners, and Posted on Eastern Coachella Valley EIFD Webpage:

<https://rivcoed.org/eastern-coachella-valley>

- **Provide Feedback** on the ECV EIFD Webpage
- **Attend** a Public Finance Authority Meeting (Meeting Information Posted in Advance on ECV EIFD Webpage; Notices Mailed in Advance to Property Owners and Published in Local Paper):
 - **June 15**
 - **July 18**
 - **September 12**

- El IFP se enviará por correo a los dueños de propiedades del área y se publicará en la página web del EIFD del este del Valle de Coachella:

<https://rivcoed.org/eastern-coachella-valley>

- **Proporcione comentarios** en la página web de ECV EIFD
- **Asistir** a cualquiera de las reuniones de la Autoridad de Finanzas Públicas (las reuniones son publicadas por adelantado en la página web de ECV EIFD, los avisos para las reuniones se enviarán por correo con anticipación a los propietarios y se publicarán en el periódico local):
 - **15 de Junio**
 - **18 de Julio**
 - **12 de Septiembre**

Questions?

For Further Inquiries

Please Contact:

Scott Bruckner – Riverside County
Executive Office

sbruckner@rivco.org

¿Preguntas?

Por favor contactar

Scott Bruckner – Oficina Ejecutiva del
Condado de Riverside
sbruckner@rivco.org