



**BUENA PARK CITY COUNCIL
SPECIAL MEETING
TUESDAY, JANUARY 28, 2020
2:30 P.M.**

COUNCIL CHAMBER
6650 BEACH BOULEVARD
BUENA PARK, CALIFORNIA

CALL TO ORDER

2:30 P.M.

ROLL CALL

**COUNCIL MEMBER ARTHUR C. BROWN
COUNCIL MEMBER SUNNY YOUNGSUN PARK
COUNCIL MEMBER ELIZABETH A. SWIFT
MAYOR PRO TEM CONNOR TRAUT
MAYOR FRED R. SMITH**

ORAL COMMUNICATIONS ON SPECIAL MEETING ITEMS

This is the portion of the meeting set aside to invite public comments regarding any item on the Special Meeting Agenda only. Public comments are limited to no more than five minutes each. Those wishing to speak are asked to complete a speaker identification form located at the council chamber entrance and place it in the box near the speaker's lectern.

STUDY SESSION (1)

1. DISCUSS AND PROVIDE DIRECTION REGARDING THE IMPLEMENTATION OF AN ENHANCED INFRASTRUCTURE FINANCING DISTRICT (EIFD)

Presented by: Ruben M. Lopez, Economic Development Administrator /
Christopher G. Cardinale, City Attorney

Our core values are excellence, communication, teamwork, commitment, respect, and integrity.

Please turn off all cell phones when the meeting is in session.

ADJOURNMENT

This agenda contains a brief general description of each item to be considered. Supporting documents are available for review and copying at City Hall or at www.buenapark.com. Video streaming of the meeting is available on the City's website. This governing body is prohibited from discussing or taking action on any item which is not included in this agenda; however, may ask clarifying questions, ask staff to follow-up, or provide other direction. The order of business as it appears on this agenda may be modified by the governing body.



In compliance with the Americans with Disabilities Act, if you need accommodations to participate in this meeting, contact the City Clerk's Office at (714) 562-3750 or the California Relay Service at 711. Notification at least 48 hours prior to the meeting will enable the City to make arrangements to assure accessibility.



If you would like to participate in any matter of business on the agenda and would like translation in Chinese, Korean, Spanish, Tagalog, or Vietnamese, please contact the **City Clerk's Office at (714) 562-3750 48-hours prior to the meeting**. Residents requiring translation during Oral Communications are encouraged to bring interpreters.

시의제 목록에 있는 정식 안건에 대해 의견을 발표하고 싶으신 경우, 중국어, 한국어, 스페인어, 타갈로에 대한 통역사가 필요하시면 시미팅 48시간전 시서기 오피스로 (714-562-3750) 연락하시면 됩니다. 정식안건이 아닌 주민 발언시간에 발표하실 경우, 본인의 통역사를 직접 모시고 오시면 감사하겠습니다.

Si le gustaría participar en audiencia pública o cualquier asunto de negocios programado en la agenda y necesita traducción en chino, coreano, español, tagalo o vietnamita, comuníquese con la Oficina del Secretario de la Ciudad, 48 horas antes de la reunión al (714) 562-3750. Para participar en los comentarios públicos sobre cualquier otro asunto dentro de la jurisdicción del ayuntamiento, se les recomienda que traiga un intérprete.

如果您想参与议程上的任何事务，并希望翻译成中文，韩文，西班牙文，他加禄文或越南文，请联系市政文员办公室，网址为（714）562-3750在会议开始前48小时。鼓励在口头交流中需要翻译的居民带同传译员。

Kung nais ninyong lumahok sa anumang usapin ng negosyo sa agenda at kailangan ang pagsasalin sa wikang Tsino, Koreano, Espanyol, Tagalog, o Vietnamese, mangyaring makipag-ugnay sa Opisina ng Clerk ng Lungsod sa (714) 562-3750 48-oras bago ang pulong. Ang mga residente na nangangailangan ng pagsasalin sa Oral Communications ay hinikayat na magdala ng mga tagasalin.

Nếu bạn muốn tham gia vào bất kỳ vấn đề kinh doanh nào trong chương trình nghị sự và muốn dịch sang tiếng Trung, tiếng Hàn, tiếng Tây Ban Nha, tiếng Tagalog hoặc tiếng Việt, vui lòng liên hệ với Văn phòng Thư ký Thành phố tại (714) 562-3750 48 giờ trước cuộc họp. Cư dân yêu cầu dịch thuật trong Giao tiếp bằng miệng được khuyến khích mang theo thông dịch viên.

I, Adria M. Jimenez, MMC, City of Buena Park, do hereby certify, under penalty of perjury under the laws of the State of California that a full and correct copy of this agenda was posted pursuant to Government Code Section 54950 et. seq., at the following locations: Buena Park City Hall, 6650 Beach Blvd., the Buena Park Library, 7510 La Palma Avenue, and uploaded to the City of Buena Park website www.buenapark.com.

Date Posted: January 23, 2020

Adria M. Jimenez, MMC, City Clerk



STUDY AND EXECUTIVE SESSION

BUENA PARK CITY COUNCIL
STUDY SESSION [X] EXECUTIVE SESSION []
SUMMARY SHEET

MEETING DATE: January 28, 2020

TOPIC: DISCUSS AND PROVIDE DIRECTION REGARDING THE IMPLEMENTATION OF AN ENHANCED INFRASTRUCTURE FINANCING DISTRICT (EIFD)

FROM: Ruben M. Lopez, Economic Development Administrator
Christopher G. Cardinale, City Attorney

EXECUTIVE SESSION INFORMATION REQUIRED BY THE BROWN ACT:

- License Permit Determination 54956.7
Conf w/Legal Counsel-Existing Lit. 54956.9(d)(1)
Liability Claims 54956.95
Worker's Compensation Claims 54956.95
Public Employee Appointment 54957
Public Employee Performance Evaluation 54957
Conference with Labor Negotiator 54957.6
Case Review/Planning 54957.8
Conference with Real Property Negotiator 54956.8
Conf w/Legal-Anticipated Lit. (exposure to) 54956.9(d)(2)
Conf w/ Legal-Anticipation Lit. (city initiated) 54956.9(d)(4)
Threat to Public Services or Facilities 54957
Public Employment 54957
Public Employee Discipline/Dismissal/Release 54957
Report Involving Trade Secret
Hearings

Pursuant to Government Code Section (example: 54956.8, 54957.6)
Applicant:
Property:
Negotiating Parties:
Under Negotiation:
Name of Case:
Title (public employee items):
Employee Organization (labor items):
Subject Matter:
Other:

BACKUP MATERIAL? [X] YES [] NO [] IN C.C. CONF. ROOM

REQUESTED OF COUNCIL/AGENCY BOARD:

Receive report and provide direction.



City of
BUENA PARK

**Agenda Report to City Council
Study Session**

MEETING DATE:

January 28, 2020

TO:

The Mayor and City Council

TITLE:

**DISCUSS AND PROVIDE DIRECTION REGARDING THE
IMPLEMENTATION OF AN ENHANCED INFRASTRUCTURE
FINANCING DISTRICT (EIFD)**

DISCUSSION:

As a partial means of closing significant deficits in the State's budget, the California Legislature dissolved redevelopment agencies ("RDA") in February 2012. In doing so, the Legislature eliminated a significant tool used by cities to foster economic development and complete vital infrastructure improvements. To help address this void, the Legislature subsequently enacted two bills (Senate Bill 628 and Assembly Bill 313) authorizing cities to create "Enhanced Infrastructure Financing Districts" ('EIFD') to help fund a variety of public and capital improvements. EIFDs share many characteristics of the former RDAs, but their sources of funding and permissible activities are more limited.

On June 25, 2019, the City Council approved a professional services agreement with Kosmont Companies to assist in evaluating the benefits for an EIFD in the City of Buena Park, and if directed by the City Council, to aid in the formation of the Buena Park EIFD. Specifically, Kosmont was retained to prepare a market and real estate analysis to identify possible funding sources, financing structures, and economic tools of EIFDs that would facilitate infrastructure improvements throughout the City; with the focus area being the Buena Park Mall and former Sears properties.

On December 10, 2019, the City Council initiated the process for forming the Buena Park EIFD by adopting a Resolution of Intention. The timing of this action was partially in response to the Legislature's amendment of the laws governing the procedures required to form an EIFD, and the City adopted the Resolution of Intention prior to the effectiveness of these laws to retain flexibility in the process. In connection with approving the Resolution of Intention, the City Council requested a further study session on the anticipated benefits and impacts of the EIFD before moving forward with the process.

Consistent with this direction, during this special study session, Kosmont Companies will present an overview of the phase one 'Feasibility Analysis' for the potential Buena Park EIFD. After receiving the presentation, staff and Kosmont Companies will be available to answer any questions of the City Council or the public in connection with this presentation.

With City Council direction, a professional services agreement with Kosmont Companies is included on the City Council regular agenda, which includes an expanded scope of services to move forward with implementation of the proposed Buena Park EIFD. If this direction is provided, the EIFD formation process will be lengthy and include a detailed financial report of the EIFD, and several public meetings and noticed hearings to provide the public an opportunity to provide input.

Ruben M. Lopez, Economic Development Administrator
Prepared by: Christopher G. Cardinale, City Attorney

Approved by: Jim Vanderpool, City Manager
Ruben M. Lopez, Economic Development Administrator
Presented by: Christopher G. Cardinale, City Attorney

ATTACHMENTS
None