

CITY COUNCIL
CITY OF PALMDALE, CALIFORNIA
RESOLUTION NO. CC 2021-044

A RESOLUTION OF INTENT OF THE CITY COUNCIL OF THE CITY OF
PALMDALE PROPOSING TO ESTABLISH THE PALMDALE ENHANCED
INFRASTRUCTURE FINANCING DISTRICT AND ESTABLISH A PUBLIC
FINANCING AUTHORITY

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 Palmdale (Council) is authorized to initiate the process to establish an Enhanced Infrastructure Financing District (EIFD);

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 EIFD Law;

WHEREAS, the Council proposes the establishment of an EIFD to finance certain capital improvements (EXHIBIT B);

WHEREAS, the proposed boundaries of the EIFD are identified on a map entitled "Proposed Boundaries of City of Palmdale EIFD" (EXHIBIT A);

WHEREAS, the EIFD will be formed by a Public Finance Authority (PFA) which will be the governing board of the EIFD and will be responsible for implementing the Infrastructure Financing Plan (IFP); and,

NOW THEREFORE, BE IT RESOLVED, THE CITY COUNCIL OF THE CITY OF PALMDALE DOES HEREBY FIND, DETERMINE, RESOLVE AND ORDER AS FOLLOWS:

SECTION 1. Recitals. The above recitals are true and correct and incorporated into this Resolution by this reference.

SECTION 2. Boundaries. The boundaries of the proposed Palmdale EIFD district planning area include 22,971 acres, including 4,140 acres located in unincorporated Los Angeles County (EXHIBIT A of RESOLUTION CC 2021-044). The areas included in the proposed district are primarily undeveloped and lack necessary infrastructure needed for development.

SECTION 3. Description of Facilities. The types of public facilities and development proposed to be financed by the Palmdale EIFD include approximately \$176 million of infrastructure investments needed to support business attraction, job creation, local and regional transportation, and housing opportunities (EXHIBIT B of RESOLUTION CC 2021-044). Additional infrastructure projects highlighted in the IFP will be funded based on the amount of tax increment generated by the Palmdale EIFD.

SECTION 4. Necessity of EIFD and Goal. The Palmdale EIFD is necessary to enable and accelerate the development of undeveloped and underdeveloped areas in the community. The areas identified in the proposed district will remain undeveloped due to the significant cost to build infrastructure needed to serve the sites. The Palmdale EIFD will prioritize and fund key infrastructure projects that are cost prohibitive due and prevent new development from occurring. These infrastructure investments will assist the City's efforts to create jobs, provide housing opportunities, and invest in local and regional transportation projects.

SECTION 5. EIFD Funding. All City property tax increment revenue generated within the Palmdale EIFD boundary, above the base year, may be allocated to the Palmdale EIFD – an estimated \$606 million of future City property tax increment is proposed to be dedicated to the Palmdale EIFD over a 50-year period. The Resolution of Intent also provides for the ability for Los Angeles County to join the Palmdale EIFD at a later date, although Los Angeles County contributing property tax increment in the future is at the discretion of the County Board of Supervisors.

SECTION 6. Public Hearing. The Council hereby establishes July 20, 2021, or as soon as possible thereafter as the matter may be heard, at the Council Chambers, 38300 Sierra Highway, Suite C, Palmdale, California, as the time and place, when and where the PFA will conduct a public hearing on the proposed establishment of the Palmdale EIFD and the IFP.

SECTION 7. Mailing and Publication of Notice. Pursuant to Section 53398.60, 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), or alternatively with respect to the owners of land may mail a single-page notice of intention identified in Section 53398.60(b), within the Palmdale 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 Palmdale 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 Palmdale EIFD and state the day, hour, and place, when and where any persons having any objections to the proposed IFP, or the regularity of any of the prior proceedings, may appear before the PFA and object to the adoption of the proposed IFP.

SECTION 8. Successor Agency Findings of Completion. The City solely in its capacity as the designated successor agency to the former Redevelopment Agency of the City of Palmdale, has received a finding of completion, dated as of December 16, 2015, as specified in California Health and Safety Code Section 34179.7.

SECTION 9. Department of Finance Certification. In accordance with Section 53398.54, the City certifies to the California Department of Finance (DOF) and to the PFA that no former Redevelopment Agency of the City of Palmdale (Former RDA) assets that are the subject of litigation involving the State of California, where the City or the Successor Agency are a named plaintiff, have been or will be used to benefit any efforts of the Palmdale EIFD. The City Clerk is authorized and directed on behalf of the City to provide or make this certification to the DOF within 10 days after the date of adoption of this Resolution, by delivery of a copy of this Resolution or signing a separate certification, if and as required by the DOF.

SECTION 10. State Controller Review. The State Controller has completed its review as specified in California Health and Safety Code section 34167.5 of asset transfers between the Former Redevelopment Agency, the City, or any other public agency. The Successor Agency and the City have complied with all the State Controller's findings and orders stemming from such review.

SECTION 11. Current EIFD Law. It is the intent of the Council that the formation of the Palmdale EIFD shall proceed under the now existing and current EIFD Law as effective on the date of this Resolution.

SECTION 12. 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 13. 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.

SECTION 14. Effective Date. This resolution shall be effective immediately upon its adoption.

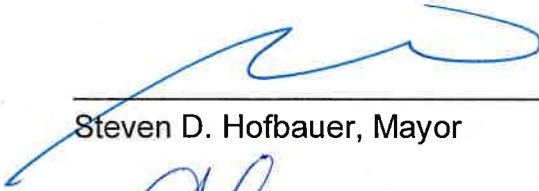
SECTION 15. Certify. The City Clerk shall certify to the adoption of this resolution.

PASSED, APPROVED and ADOPTED this 1st day of June, 2021.

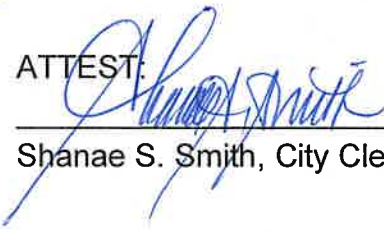
Approved as to form:



Christopher L. Beck
City Attorney



Steven D. Hofbauer, Mayor

ATTEST: 

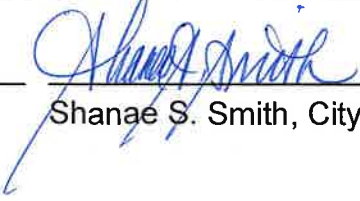
Shanae S. Smith, City Clerk

I, Shanae S. Smith, City Clerk of Palmdale, California, do hereby certify that the foregoing resolution was duly passed, approved, and adopted by the City Council of the City of Palmdale at a regular meeting of said Council held on the 1st day of June, 2021 by the following roll call vote:

AYES: Hofbauer, Bettencourt, Carrillo, Loa, Bishop

NOES: None

ABSTAIN: None ABSENT: None

Date: 6/1/2021 

Shanae S. Smith, City Clerk