CITY OF INDUSTRY PUBLIC FACILITIES AUTHORITY



Chairman Mark D. Radecki Vice Chair Cory C. Moss Board Member Abraham Cruz Board Member Catherine Marcucci Board Member Newell Ruggles

SPECIAL MEETING AGENDA JUNE 13, 2019 AT 8:30 A.M.

Location: City Council Chamber, 15651 East Stafford Street, City of Industry, California 91744

Addressing the City Council/Agency/Commission/Authority:

Agenda Items: Members of the public may address the City Authority on any matter listed on the Agenda. Anyone wishing to speak is asked to complete a Speaker's Card which can be found at the back of the room and at the podium. The completed form should be submitted to the City Clerk prior to the Agenda item being called and prior to the individual being heard.

Public Comments (Agenda Items Only): During public comments, if you wish to address the Authority during this Special Meeting, under Government Code Section 54954.3(a), you may only address the Authority concerning any item that has been described in the notice for the Special Meeting.

Americans with Disabilities Act:

In compliance with the ADA, if you need special assistance to participate in any City meeting (including assisted listening devices), please contact the City Clerk's Office (626) 333-2211. Notification of at least 48 hours prior to the meeting will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting.

Agendas and other writings:

In compliance with SB 343, staff reports and other public records permissible for disclosure related to open session agenda items are available at City Hall, 15625 East Stafford Street, Suite 100, City of Industry, California, at the office of the City Clerk during regular business hours, Monday through Thursday 8:00 a.m. to 5:00 p.m., Friday 8:00 a.m. to 4:00 p.m. Any person with a question concerning any agenda item may call the City Clerk's Office at (626) 333- 2211.

- 1. Call to Order
- Flag Salute
- Roll Call
- 4. Public Comment

5. **BOARD MATTERS**

5.1 Consideration of the minutes of the June 21, 2018 joint special meeting and February 14, 2019 special meeting

RECOMMENDED ACTION:

Approve as submitted.

5.2 Consideration of Resolution No. IPFA 2019-01 - A RESOLUTION OF THE INDUSTRY PUBLIC FACILITY AUTHORITY ("IPFA") OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING AND ADOPTING THE FY 2019-20 PROPOSED IPFA BUDGET

RECOMMENDED ACTION:

Adopt Resolution No. IPFA 2019-01.

6. Adjournment.

PUBLIC FACILITIES AUTHORITY

ITEM NO. 5.1

JOINT SPECIAL MEETING MINUTES OF THE CITY OF INDUSTRY CITY COUNCIL, SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY, INDUSTRY PUBLIC UTILITIES COMMISSION, AND INDUSTRY PUBLIC FACILITIES AUTHORITY

JUNE 21, 2018 PAGE 1

CALL TO ORDER

The Joint Special Meeting of the City Council, Successor Agency to the Industry Urban-Development Agency, Industry Public Utilities Commission, and Industry Public Facilities Authority of the City of Industry, California, was called to order by Mayor/Chairman/President Radecki at 9:01 a.m. in the City of Industry Council Chamber, 15651 East Stafford Street, California.

FLAG SALUTE

The flag salute was led by Mayor/Chairman/President Radecki.

ROLL CALL

PRESENT: Mark Radecki, Mayor/Chairman/President

Cory Moss, Mayor Pro Tem/Vice Chair/Commissioner

Abraham N. Cruz, Council Member/Board Member/Commissioner Newell W. Ruggles, Council Member/Board Member/Commissioner

ABSENT: Catherine Marcucci, Council Member/Board Member/Commissioner

STAFF PRESENT: Troy Helling, Acting City Manager; Jamie M. Casso, City Attorney; Joshua Nelson, Contract City Engineer; and Diane M. Schlichting, City Clerk.

PUBLIC COMMENTS

There were none.

ACTION ITEMS

5.1 PRESENTATION AND DISCUSSION REGARDING THE FY 2018-2019 PROPOSED BUDGET

Acting Finance Director Yamini Pathak provided a presentation along with Finance Manager Steven Avalos. Both were available to answer any questions. Discussion ensued between staff, legal counsel and Contract City Engineer Josh Nelson.

JOINT SPECIAL MEETING MINUTES OF THE CITY OF INDUSTRY CITY COUNCIL, SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY, INDUSTRY PUBLIC UTILITIES COMMISSION, AND INDUSTRY PUBLIC FACILITIES AUTHORITY

JUNE 21, 2018 PAGE 2

Direction was given to bring this item back with a full presentation for a final vote to adopt on the June 28, 2018 meeting, after getting approvals from all other boards. No vote was taken at this time.

5.2 CONSIDERATION OF A TRAFFIC MITIGATION AGREEMENT BETWEEN THE SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY, THE CITY OF INDUSTRY, AND THE CITY OF DIAMOND BAR FOR TRAFFIC MITIGATIONS IN THE CITY OF DIAMOND BAR THAT ARE REQUIRED FOR THE ENVIRONMENTAL IMPACT REPORT FOR THE GRAND CROSSING DEVELOPMENT (INDUSTRY EAST) AND THE INDUSTRY BUSINESS CENTER. (MP 99-31 #65)

Contract City Engineer Josh Nelson provided a staff report to the Council and was available to answer any questions.

MOTION BY COUNCIL MEMBER/BOARD MEMBER/COMMISSIONER RUGGLES, AND SECOND BY MAYOR PRO TEM/VICE CHAIR/COMMISSIONER MOSS TO APPROVE THE AGREEMENT. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS: CRUZ, RUGGLES, MOSS, RADECKI

NOES: COUNCIL MEMBERS: NONE

ABSENT: COUNCIL MEMBERS: MARCUCCI

ABSTAIN: COUNCIL MEMBERS: NONE

5.3 CONSIDERATION OF A BUILD OVER AGREEMENT BETWEEN THE SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY AND COUNTY SANITATION DISTRICT NO. 21 OF LOS ANGELES COUNTY FOR TWO UTILITY CROSSINGS FOR THE INDUSTRY BUSINESS CENTER PROJECT.

Contract City Engineer Josh Nelson provided a staff report to the Council and was available to answer any questions.

MOTION BY MAYOR PRO TEM/VICE CHAIR/COMMISSIONER MOSS, AND SECOND BY COUNCIL MEMBER/BOARD MEMBER/COMMISSIONER TO APPROVE THE AGREEMENT. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS: CRUZ, RUGGLES, MOSS, RADECKI

NOES: COUNCIL MEMBERS: NONE

ABSENT: COUNCIL MEMBERS: MARCUCCI

ABSTAIN: COUNCIL MEMBERS: NONE

JOINT SPECIAL MEETING MINUTES OF THE CITY OF INDUSTRY CITY COUNCIL, SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY, INDUSTRY PUBLIC UTILITIES COMMISSION, AND INDUSTRY PUBLIC FACILITIES AUTHORITY

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ADJOURNMENT

There being no further business, the Joint Special Meeting adjourned at 10:00 a.m.

MARK RADECKI MAYOR/CHAIRMAN/PRESIDENT

DIANE M. SCHLICHTING CITY CLERK/SECRETARY

INDUSTRY PUBLIC FACILITIES AUTHORITY SPECIAL MEETING MINUTES CITY OF INDUSTRY, CALIFORNIA **FEBRUARY 14, 2019** PAGE 1

The Special Meeting of the Industry Public Facilities Authority of the City of Industry, California, was called to order by Chairman Mark D. Radecki at 8:30 a.m. in the City of Industry Council Chamber, 15651 East Stafford Street, California.

FLAG SALUTE

The flag salute was led by Chairman Radecki.

ROLL CALL

PRESENT: Mark D. Radecki, Chairman

Cory C. Moss, Vice Chair

Catherine Marcucci, Board Member Newell Ruggles, Board Member

ABSENT: Abraham Cruz, Board Member

STAFF PRESENT: Troy Helling, City Manager, Bing Hyun, Assistant City Manager, James M. Casso, City Attorney; Julie Robles, Assistant Secretary; and Josh Nelson, Contract City Engineer.

PUBLIC COMMENTS

There were no public comments.

CONSIDERATION OF THE MINUTES OF THE SEPTEMBER 13, 2018 SPECIAL MEETING

MOTION BY VICE CHAIR MOSS, AND SECOND BY BOARD MEMBER MARCUCCI, TO APPROVE AS SUBMITTED. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

AYES:

BOARD MEMBERS:

MARCUCCI,

RUGGLES.

VC/MOSS,

C/RADECKI

NOES:

BOARD MEMBERS: BOARD MEMBERS:

NONE CRUZ

ABSENT:

ABSTAIN:

BOARD MEMBERS:

NONE

INDUSTRY PUBLIC FACILITIES AUTHORITY SPECIAL MEETING MINUTES CITY OF INDUSTRY, CALIFORNIA FEBRUARY 14, 2019 PAGE 2

CONSIDERATION OF THE PUBLIC FACILITIES AUTHORITY YEAR ENDED JUNE 30, 2018 ANNUAL FINANCIAL REPORTS

MOTION BY VICE CHAIR MOSS, AND SECOND BY BOARD MEMBER MARCUCCI, TO RECEIVE AND FILE. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

AYES:

BOARD MEMBERS:

MARCUCCI, C/RADECKI RUGGLES,

VC/MOSS,

NOES:

BOARD MEMBERS:

NONE

ABSENT:

BOARD MEMBERS:

CRUZ

ABSTAIN: BOARD MEMBERS:

NONE

ADJOURNMENT

There being no further business, the Industry Public Facilities Authority adjourned at 8:45 a.m.

Mark D. Radecki, C	Chairman
Julie Robles	.,
Assistant Secretary	v/

PUBLIC FACILITIES AUTHORITY

ITEM NO. 5.2



INDUSTRY PUBLIC FACILITIES **AUTHORITY**

MEMORANDUM

TO:

Board of Directors

FROM:

Troy Helling, City Manager

STAFF:

Yamini Pathak, Director of Finance

Dean Yamagata, Frazer, LLP - Financial Consultant

DATE:

June 13, 2019

SUBJECT: Consideration of Resolution No. 2019-01 - A Resolution of the Industry

Public Facility Authority ("IPFA") of the City of Industry, California,

Approving and Adopting the FY 2019-20 Proposed IPFA Budget.

Budget Recap

In FY 2017-18, the IPFA changed how it accounts for its revenues. This change resulted in the budgeted amounts for FY 2018-19 to be inconsistent with the FY 2019-20 budgeted amounts. Although the Debt Service fund is showing a deficit of \$41.4 million for FY 2019-20, which is presented in accordance with the generally accepted accounting standards, based upon the actual cash receipts and cash expenditures table noted below there will be sufficient revenue received from the Successor Agency and City to fund the IPFA's annual debt service.

For FY 2019-20, it is expected that the IPFA will receive approximately \$113.6 million per vear comprised of the following:

Successor Agency RPTTF Funds	\$58 million
City Tax Override Funds	\$50.1 million
City Lease Payments	\$1.3 million
City Sales Tax Bond Payments	\$4.2 million
Total	\$113.6 million

For FY 2019-20, the IPFA has budgeted the following bond payments:

City Loan payment (2015B Subordinate Sales Tax) 2015 A&B Tax Allocation Revenue Bonds	\$4.2 million \$108 million
Total	\$113.6 million

FISCAL IMPACT

The FY 20 Proposed IPFA Budget will total **\$113,584,536.00** in expenditures and be supported by **\$113,584,536.00** in revenues.

RECOMMENDATION

Staff recommends the Industry Public Facilities Authority Council to approve and adopt Resolution No. IPFA 2019-01, adopting the Proposed Operating Budget for the Industry Public Facilities Authority for Fiscal Year 2019-2020.

Attachments:

- 1. Resolution No. IPFA 2019-01 Resolution Approving the FY 20 Proposed IPFA Budget
- 2. Exhibit A FY 2019-20 Proposed IPFA Budget

RESOLUTION NO. IPFA 2019-01

A RESOLUTION OF THE INDUSTRY PUBLIC FACILITY AUTHORITY OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING AND ADOPTING THE FY 2019-20 PROPOSED IPFA BUDGET

WHEREAS, On June 11, 2019, the City Council of the City of Industry held a Special Budget Workshop meeting and received a presentation on the FY 2019-20 ("FY 20") Proposed Operating Budget for the City of Industry and all its affiliated entities, including the Industry Public Facility Authority ("IPFA"); and

WHEREAS, the IPFA's FY 2019-20 Proposed Budget is hereby incorporated into the City's FY 2019-20 Proposed Operating Budget.

NOW, THEREFORE, THE INDUSTRY PUBLIC UTILITIES COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

- **Section 1.** The above recitals are true and correct and are incorporated herein by reference.
- <u>Section 2.</u> The IPFA Revenue Budget of <u>\$113,584,536</u> and Expenditure Budget of <u>\$113,584,536</u> for the fiscal year 2019-2020 is hereby approved and adopted.
- **Section 3.** Contingent upon City Council approval, the IPFA's Budget for the fiscal year 2019-2020 is hereby approved and incorporated into the City's FY 2019-20 Proposed Operating Budget.
- <u>Section 4.</u> The provisions of this Resolution are severable and if any provision, clause, sentence, word or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts thereof of the Resolution or their applicability to other persons or circumstances.
- **Section 5.** The Secretary shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

	AYES:	BOARD MEMBERS:	
	NOES:	BOARD MEMBERS:	
	ABSTAIN:	BOARD MEMBERS:	
	ABSENT:	BOARD MEMBERS:	
			Chairman/Board Member
A [·]	TTEST:		

PASSED, APPROVED AND ADOPTED by the Industry Public Facility Authority

at a special meeting held on June 13, 2019, by the following vote:

Julie Gutierrez-Robles, Secretary

CITY OF INDUSTRY PROJECTED CASH AND INVESTMENT BALANCES Fiscal Year 2019-2020

PROPOSED Ext

	PROJECTED CASH AND INVESTMENT BALANCE JUNE 30, 2019	REVENUES 2019- 2020	EXPENDITURES 2019-2020	Principal Collection on Note Receivables 2019-2020	TRANSFER IN FROM OTHER FUNDS	TRANSFER OUT TO OTHER FUNDS	PROJECTED CASH BALANCE JUNE 30, 2020
GENERAL FUND							
100 OPERATIONS	556,182,489 556,182,489	69,948,398 69,948,398	(44,794,440) (44,794,440)	728,742 728,742	7,578,000 7,578,000	(37,171,940)	552,471,249 552,471,249
SPECIAL REVENUES							
101 STATE GAS TAX		24,100	(24,000)				400
102 MEASURE R		7,000	(7,000)				100
103 PROP A	3,497,729	50,000	(442,000)				3,105,729
104 PROP C	12,372	9,010	(10,000)				11,382
105 AQMD GRANT	=	-	(,)				11,502
106 MEASURE M	271	8,000	(11,000)				(2,729)
110 GRANT FUND	_	_	-				-
	3,510,372	98,110	(494,000)		-		3,114,482
ENTERDRICE FUND							
ENTERPRISE FUND 360 CIVIC RECREATIONAL INDUSTRIAL AUTH							
361 EXPO CENTER	124,111	3,010	(527,400)		677,900	(150,500)	127,121
161 CITY ELECTRIC	208,062 13,390,559	2,541,900	(2,692,400)		150,500		208,062
560 INDUSTRY PUBLIC UTILITIES COMMISSION	6,743,614	5,706,000 1,538,000	(5,611,000)				13,485,559
561 INDUSTRY PUBLIC UTILITIES COMMISSION	954,799	2,026,100	(679,300)				7,602,314
160 INDUSTRY PROPERTY HOUSING AUTH	8,051	252,200	(2,167,600) (571,240)		319,040		813,299
165 CARB	719,245	150,000	(100,000)		319,040		8,051
	22,148,441	12,217,210	(12,348,940)		1,147,440	(150,500)	769,245
	22,110,111	12,217,210	(12,040,040)		1,147,440	(150,500)	23,013,651
CAPITAL IMPROVEMENTS FUNDS							
120 CITY CAPITAL IMPROVEMENTS	211,597,317	2,607,000	(70,522,000)		1,400,000		145,082,317
	211,597,317	2,607,000	(70,522,000)	=	1,400,000		145,082,317
						-	
FIDUCIARY FUNDS	2 000 000						
145 ASSESSMENT DISTRICT 91-1	2,293,293	29,000	(507,954)			9	1,814,339
	2,293,293	29,000	(507,954)				1,814,339
DEBT SERVICE							
135 TAX OVERRIDE	1,600,345	55,529,100				(EE E20 000)	4 000 445
140 CITY OF INDUSTRY	71,491,390	14,357,315	(41,327,308)		34,760,000	(55,529,000) (7,578,000)	1,600,445 71,703,397
	7 1, 10 1,000	-	(41,521,500)		34,700,000	(7,576,000)	71,703,397
440 Lease Obligations/City Loan 2015 A&B Tax Allocation Bonds		5,013,136	(5,533,136)	520,000			-
440 INDUSTRY PUBLIC FACILITIES AUTHORITY - 2021					55,544,000		55,544,000
440 INDUSTRY PUBLIC FACILITIES AUTHORITY - 2019-2020	50,465,200	58,169,947 *	(108,051,400)				583,747
Total PFA	50,465,200	63,183,083	(113,584,536)	520,000	55,544,000	-	56,127,747
	123,556,935	133,069,498	(154,911,844)	520,000	90,304,000	(63,107,000)	129,431,589
DOGICATED PAIDING CACH AND INVESTMENT CALANGE	040 000 047	047.000.045	/000 FP0 /				
PROJECTED ENDING CASH AND INVESTMENT BALANCE	919,288,847	217,969,216	(283,579,178)	1,248,742	100,429,440	(100,429,440)	854,927,627

Exhibit A

INDUSTRY PUBLIC FACILITY AUTHORITY PROPOSED ANNUAL BUDGET REVENUE DETAIL

	REVENUE SUMMARY BY FUND	_	ADOPTED BUDGET 2017-18	 AMENDED BUDGET 2017-18	 ACTUAL 2017-18	 ADOPTED BUDGET 2018-19	AMENDED BUDGET 2018-19	ACTUAL 3/31/2019		PROPOSED BUDGET 2019-20
IPFA										
4300.03	US BANK INTEREST INCOME	\$	5,000,000	\$ 5,000,000	\$ 3,156,643	\$ 500,000	\$ 500,000	\$ 2,504,283	Ś	3,340,000
4300.04	GAIN/LOSS		1 <u> </u>	•				-		(200,000)
4300.05	INTEREST INCOME - CITY LOAN		:-	_	-	-	.=	-		-
4307	INTEREST INCOME SA IUDA BOND		56,874,670	56,874,670	56,032,693	58,012,165	58,012,165	17,066,040		12,529,586
4420	LEASE INCOME		937,700	937,700	933,149	937,700	937,700	936,096		937,700
	IPFA TOTAL	\$	62,812,370	\$ 62,812,370	\$ 60,122,485	\$ 59,449,865	\$ 59,449,865	\$ 20,506,419	\$	16,607,286

CITY OF INDUSTRY PROPOSED ANNUAL BUDGET IPFA EXPENDITURES

OBJECT#	ACCOUNT DESCRIPTION	ADOPTED BUDGET 2017-18	AMENDED BUDGET 2017-18	ACTUAL 2017-18	ADOPTED BUDGET 2018-19	AMENDED BUDGET 2018-19	ACTUAL 3/31/2019	PROPOSED BUDGET 2019-20	
IPFA EXPEN	DITURES								
5120.01	PROFESSIONAL SERVICES	\$ 6,000	\$ 6,000	\$ 7,195	\$ 8,000	\$ 8,000	\$ 4,896	\$ 7,000	
5120.03	AUDIT SERVICES	-	-	808,620	-	-	- 1,030	7,000	
5710	LEASE OBLIGATION- PFA	373,150	373,150	373,144	373,150	373,150		373,150	
5790	MISCELLANEOUS	=	-	-	-	-	_	373,130	
9450	BOND PRINCIPAL PAYMENT	485,000	485,000	_	27,699,825	27,699,825	_		
9450.18	PFA - 2010 REFUNDING LEASE	810,000	810,000	810,000	845,000	845,000	845,000	880,000	
9450.24	2015B SUBORDINATE SALES TAX	-	-	485,000	505,000	505,000	-	520,000	
9451.18	PFA - 2010 REFUNDING LEASE	125,190	125,190	125,188	92,090	92,090	92,087	57,038	
9451.24	2015B SUBORDINATE SALES TAX	3,717,700	3,717,700	3,712,170	3,704,360	3,704,360	3,704,360	3,687,948	
9470.01	2015 A PROJ # 1 TAX ALLOC REV	36,180,000	36,180,000	36,180,000	36,945,000	36,945,000	36,945,000	37,925,000	
9470.02	2015 A PROJ # 2 TAX ALLOC REV	700,000	700,000	700,000	735,000	735,000	735,000	770,000	
9470.03	2015 B PROJ # 2 TAX ALLOC REV	16,040,000	16,040,000	32,040,000	16,420,000	16,420,000	53,330,000	50,905,000	
9470.04	2015 A PROJ # 2 SUB TAX ALLOC REV	3,255,000	3,255,000	10,395,000	-	-	-	-	
9470.05	2015 A PROJ # 3 TAX ALLOC REV	710,000	710,000	710,000	740,000	740,000	740,000	780,000	
9470.06	2015 B PROJ # 3 TAX ALLOC REV	3,110,000	3,110,000	3,110,000	3,325,000	3,325,000	3,325,000	3,425,000	
9471.01	2015 A PROJ # 1 TAX ALLOC REV	6,667,535	6,667,535	6,667,535	5,870,490	5,870,490	5,870,490	4,840,094	
9471.02	2015 A PROJ # 2 TAX ALLOC REV	332,250	332,250	332,250	297,250	297,250	297,250	260,500	
9471.03	2015 B PROJ # 2 TAX ALLOC REV	10,336,065	10,336,065	10,656,064	9,135,565	9,135,565	9,135,563	6,774,819	
9471.04	2015 A PROJ # 2 SUB TAX ALLOC REV	597,715	597,715	597,713	=3	-	-	-	
9471.05	2015 A PROJ # 3 TAX ALLOC REV	336,250	336,250	336,250	300,750	300,750	300,750	263,750	
9471.06	2015 B PROJ # 3 TAX ALLOC REV	1,524,185	1,524,185	1,524,187	1,461,985	1,461,985	1,461,987	1,362,237	
9454	REDEMPTION PREMIUM	*	-	-	-	-	738,200	745,000	
9750	FISCAL AGENT FEES	17,500	17,500	12,600	18,900	18,900	6,000	8,000	
	TOTAL	\$ 85,323,540	\$ 85,323,540	\$ 109,582,916	\$ 108,477,365	\$ 108,477,365	\$ 117,531,583	\$ 113,584,536	