

**Temecula Valley Wine Country
Enhanced Infrastructure Financing District
Public Finance Authority**

**Meeting Notes
Tuesday, August 17, 2021**

Supervisor
Chuck
Washington

Supervisor Kevin
Jeffries

Supervisor V.
Manuel Perez

Bizan Fazeli

Phillips Bailey

CALL TO ORDER

Meeting was called to order by Supervisor Washington at 12:54pm

AGENDA BUSINESS ITEMS

1. ADMINISTRATIVE ACTION

Discussion of selecting a Chairman and Vice-Chairman for PFA Board.
Supervisor Washington suggested Mr. Bailey and Mr. Fazeli act as Chair and Vice Chair.
Motion was made for Mr. Bailey as Chairman and Mr. Fazeli as Vice-Chairman
Unanimous vote of approval: 5-0

1.1 Approval of Bylaws of the Temecula Valley Wine Country Public Finance Authority

Motion was made by Vice-Chairman Fazeli, seconded by Chairman Bailey
Unanimous vote of approval: 5-0

1.2 Approval of the Minutes from the May 11, 2021 and July 27, 2021 Board meeting

Motion was made by Supervisor Washington, seconded by Vice-Chairman Fazeli
Unanimous vote of approval: 5-0

2. PUBLIC HEARING

2.1 Presentation of the draft Temecula Valley Wine Country Enhanced Infrastructure Financing District Infrastructure Financing Plan (IFP) and receipt of public comment.

- Leni Zarate, Special Districts Administrator-RIVCOED,

Opened the presentation and advised Suzanne Holland and herself would be the point of contacts for the TVWC EIFD, Public Finance Authority. Today's meeting was to present the TVWC EIFD and provide information.

There will be two more public hearings and they are scheduled for September 21, 2021 and November 9, 2021. At the 2nd PFA on September 21, 2021, the PFA board will hear public comments and determine if there are any changes needed to the IFP. At the November 9, 2021, which is the 3rd and final public hearing, the board will hear public comments and either approve the IFP or abandon the formation of the EIFD.

Leni Zarate further advised the EIFD Legislative Code section is currently being updated. She will advise and update of further revision on this code section.

In addition, there is a website available for the TVWC EIFD for further information. The agenda, presentations and meeting minutes for today will be posted to this site.

The presentation was completed and opened for any questions from the PFA Board.

Vice Chairman Fazeli indicated he viewed commercial and equestrian properties that were not marked on the EIFD map.

Leni Zarate replied that staff utilized the last equalized roll to gather information about each parcel and did our best to capture all applicable parcels.

Vice Chairman Fazeli asked if these properties can be added.

Leni Zarate replied no, would be as indicated on EIFD map. These properties could be added on separate EIFD.

- David Taussig, David Taussig and Associates

Provided review and information on TVWC EIFD, draft Infrastructure Financing Plan (IFP).

David Taussig advised that the PFA board will need to meet the December 1, 2021 deadline to be able to reach the base year levy for fiscal year 2022-2023. If the deadline is not met, then the EIFD would have to wait another full fiscal year to establish the base year.

Supervisor Jeffries asked a question on the Project Financing Schedule. Wanted to understand how the EIFD raises \$27 million but didn't understand how the EIFD had only \$13 million to spend on infrastructure.

David Taussig replied and referred to page 7 of the draft IFP to provide explanation.

Supervisor Perez indicated he appreciated the presentation, well presented and informative. Also commented the need to educate the community this is not a new tax.

3. GENERAL PUBLIC COMMENTS

Jim, a homeowner stated that the EIFD is a great idea. The only downside is the EIFD won't see the monies for 7-8 years for the improvements. He indicated that spending \$1 million, for monuments to be a bit too much. He further commented on the existing roundabouts and being too narrow for large

Leni Zarate presented an email received from Barbara Tuttle..

4. Meeting adjourned at 1:31pm. Next meeting set for September 21, 2021 immediately following the Board of Supervisors meeting.