

# City of Fresno

2600 Fresno Street  
Fresno, CA 93721  
[www.fresno.gov](http://www.fresno.gov)



## Meeting Minutes - Draft

Monday, August 31, 2020

4:00 PM

Electronic Meeting

## Fresno EIFD Public Financing Authority

*Nelson Esparza, Chair*  
*Miguel Arias, Vice Chair*  
*Esmeralda Soria, Councilmember*  
*Mo Bagunu, Member*  
*Robert Fuentes, Member*

The Fresno EIFD Public Financing Authority met in regular session via ZOOM on the date and time written above.

**A. Roll Call/Call to Order**

*The meeting was called to order at 4:01 P.M. Boardmember Soria arrived at 4:10 P.M.*

**Present** 5 - Chair Nelson Esparza, Vice Chair Miguel Angel Arias, Board Member Esmeralda Z. Soria, Board Member Mo Bagunu, and Board Member Robert Fuentes

**B. Approval of the Agenda**

**On motion of Vice Chair Arias, seconded by Board Member Fuentes, that the above be approved. The motion carried by the following vote:**

**Aye:** 4 - Chair Esparza, Vice Chair Arias, Board Member Bagunu and Board Member Fuentes

**Absent:** 1 - Board Member Soria

**C. Approval of Minutes**

**On motion of Chair Esparza, seconded by Vice Chair Arias, the following MINUTES were approved. The motion carried by the following vote:**

**Aye:** 4 - Chair Esparza, Vice Chair Arias, Board Member Bagunu and Board Member Fuentes

**Absent:** 1 - Board Member Soria

[ID](#) Approval of the May 26, 2020 Meeting Minutes  
[20-001138](#)

[ID](#) Approval of the July 31, 2020 Meeting Minutes  
[20-001131](#)

**D. Discussion Item(s)**

[ID](#) Presentation of the Infrastructure Financing Plan (IFP)  
[20-001133](#)

*Joseph Dieguez, of Kosmont Companies presented the Infrastructure Financing Plan (IFP). He stressed that the IFP was not a new tax. Mr. Dieguez discussed the contents of the IFP. He talked about future development assumptions over 15-20 years. He discussed the proposed facilities and spoke about priority infrastructure to be funded and the estimated cost.*

*Mr. Dieguez discussed the return on investment for the City of Fresno and utilizing the EIFD to attract other complementary funding with the intention to seek EIFD partnership with the County of Fresno at a future date. The EIFD will also be leveraged to seek grant funding and additional complementary funding. He discussed the next steps and timing. Mr. Dieguez also stated that a goal of this body is to partner with the County of Fresno.*

*Boardmember Sonia asked Mr. Dieguez to explain in layman's term the benefits of the IFD. Mr. Dieguez stated that the Blackstone corridor may be under utilized. People must feel safe and comfortable. The goal is to create an environment that is more appealing, build new housing, improve bus service, improve the streets and lighting, etc.*

*Chair Esparza summarized the presentation stating it is a committed reinvestment to the inner core of our city, ultimately the entire City could benefit from this redevelopment and revitalization because of the infrastructure investment. The IFP will take existing taxes that are already being paid and instead of the dollars going into the General Fund, the dollars will be reinvested in the infrastructure in the boundaries of the district.*

#### **E. Public Hearing**

[ID](#) HEARING to consider any additional written or oral comments to  
[20-001137](#) Infrastructure Financing Plan

*Chair Esparza opened up the public hearing at 4:21 P.M.*

*The following members of the public spoke: Janice Schaefer, Mr. Meza, Dorythea Williams, Alphonzo Murrie, and J. Cerracchio.*

*The public hearing was closed at 4:39 P.M.*

**F. Public Comment**

*Janice Schaefer spoke during public comment.*

**G. Action Item**

[ID](#) Take Action to Modify or Reject the Infrastructure Financing Plan  
[20-001132](#)

*Boardmember Soria asked how do you make sure that future councilmembers continue the types of investments? Mr. Dieguez explained that this body can change over time. Chair Exparza stated there is no mechanism to prevent future councils from dissolving or changing the EIFD. Boardmember Soria also asked what the parameters for modifying the plan. City Attorney Badhershah responded you can change or modify anything in the plan.*

*There was discussion regarding the boundaries. Chair Esparza stated that he is comfortable with the existing boundaries. As property values increase over the years, more existing property taxes are being paid. 30% would be set aside for this district to fund infrastructure within the boundaries.*

*There was discussion about the County participating. Mr. Dieguez explained that there are examples of the City and the County participating together.*

*There was more discussion about the percentage of contributions.*

*There was a motion and a second to modify the IFP by increasing the contribution level from 30% to 33%.*

*Chair Esparza stated that the next step is to add an item to the City Council agenda for approval and then conduct a final public hearing on September 30, 2020.*

**On motion of Board Member Bagunu, seconded by Chair Esparza, that**

the above Action Item be approved as amended. The motion carried  
by the following vote:

**Aye:** 5 - Chair Esparza, Vice Chair Arias, Board Member Soria, Board  
Member Bagunu and Board Member Fuentes

**H. Adjournment**

*The meeting of the Fresno EIFD adjourned at 5:05 P.M.*