

EDPC Meeting-20251120_092012-Meeting Recording

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22m 53s

● **Heidi Schultheis** started transcription

HS **Heidi Schultheis** 0:03

That the lessons we're learning out of this, yeah, is a model for how we need to overhaul the way we do permitting writ large across every county.

Because otherwise you're right.

You're doing one thing in a very streamlined approach in one community, and yes, that community needs it. But we need to start learning those lessons and implementing them right away.

We don't need to wait 10 years. Do a white paper and have 6 discussions about it.

We should just say this works.

Let's do this everywhere.

And that's why the the.

CUP pilot is also another one.

Yes, we're hopeful it works here in Altadena, but ultimately for communities that have significant economic development potential, we should implement policies like that there so that they can receive the same investments in a timely manner.

So that yes, as you know, I'm sure Caroline can attest to the incredible amount of economic investment by our offices.

Don't go unused.

Yeah. Can we just add something about like I know we don't want to do a white paper, but at least like reporting on outcome like.

Like can we compare this process to the regular process?

Can we at least have some sort of report back so that we can justify additional resources for this or directed one? I mean, director one or really quite frankly, I don't know one anything that's improving a process that we all need to realize is more efficient if it.

Is more efficient, so I think.

I think there's a probably a separate motion on that.

OK. And I your point is well taken, right?

Because it's what is working in Altadena and what are we doing to implement it

elsewhere?

Yeah, right.

I think this one is very focused just on sort of the small business aspect, but brought more broadly. We need to have a plan to fix our processes everywhere all at once and it to your point, can't be six years from now. So, OK.

I wonder, then, if we're instead of just taking it and comparing it to what we're doing right now. If that's a separate motion is, can we collect data on the outcomes of the process as they do improvements here so that there could be data that's collected and later?

Compared in the future, yeah, via a different motion.

So are we talking about sort of this small business concierge?

Yeah. OK.

Yeah, that makes sense.

I mean, you should have one for everyone.

Yeah.

No. Oh, no, I agree.

It's just funny to have a study about streamlining being more efficient.

No, I don't know.

I don't wanna have a white paper, but I'm just saying, like, if you if you ever evaluate data we all say like, yeah, yeah, it's more effective.

But like then how do you go to the CEO and say like actually CEO?

Yes, this absolutely was more effective and we need more resources.

Carolyn, I'll point you to our dashboard.

Our dashboard tells you how many. OK, great, fantastic.

How many reps are you went to?

And so, yeah, if this is the model, this should be the model.

And then it it is.

On us to work with our departments to say hey departments and CEO, you need to restructure each of your building and safety offices and the places where people go to interact with the county to engage on permits and how to work with.

And I'm not disagreeing with the report.

I'm just saying. No, no, I agree. I hear what you're saying. Yeah, is intuitive.

But agreed that data is helpful to advance that forward.

Andy does it good.

Any last questions?

No, thank you.

Deputies will now move to public comment on this motion. If you are in person or online and you have a public comment on this motion only, please raise your hand. Or whatever you want to do to let us know you would like to ask a question.

Are we seeing any hands?

Heidi is saying she is seeing no hands online and I am also seeing no hands in person. So thank you very much.

We'll now move on to presentation item 4 and that is the.

Artesia El updates.

I'm on Bob thanksresh.

I wasn't trying to do that.

I got it.

I got it. I'll call you.

Thanks. Yeah.

Wait. Question. Oh.

Really. Yeah. The one I can't imagine other cities.

Have you changed his name to argue?

Medicine. Oh.

I would do.

Carolyn, did you hear that? Duke got adopted by their plan yesterday.

Did I say money? Duke the jog meeting this week?

We we all met him. He's very cute.

He's so cute.

Yeah. Hey, Bob. OK.

You're not gonna tell us about how cute that dog was?

'Cause it really is stinky. Cute. But you are gonna tell us about Artesia? I love the transition.

I love the Segway, but we are gonna hear about how our team.

Has lots of balance for 40 years.

Artesia. As you're going to.

Other SD4E IFE.

So thank you and good morning. Bob Moran, CEO with me is Alex Delgadillo from our office and I believe Joe Diegas is on the line from Cosmont who is helping the city.

Joe is going to come out at 9:00.
I don't know if he's still there.

JD **Joseph Dieguez** 5:21
Morning. I'm here.

HS **Heidi Schultheis** 5:21
And perhaps OK, great. Thanks, Joe.
Good morning.
Perhaps a representative from the City of Artesia.

CZ **Carmen Zambrano** 5:29
Good morning.

HS **Heidi Schultheis** 5:29
Perhaps. Good morning.

CZ **Carmen Zambrano** 5:32
Honey, we're here.

HS **Heidi Schultheis** 5:34
Great. Great.
So we're ready for the slides. We'll get right into the slides.
We'll take just enough to start.
Anisha asked me on the way in.
We are now up to 8 eiffds this year, not this year.
Feels like this year.
Well, it sounds like more going back quite a few.
Laverne was the 1st, and it's been six years, so it's it's a fairly new program.
Have been this year this calendar.
Still works. We've got a couple more.
Remember, it's A and then yours and ours. Santa Monica mountains.
It's a two step process, so some have been here one time.
Yes, this is a first time, like Redondo Beach.
Never fully never went forward, even though they came here. It might someday.

So there's a few of those out there.

OK.

So here we are with Artesia.

We'll get into the slides.

Second bullet point this this is a bit interesting because Metro is part of the team and Metro's involved because the terminus of the Southeast Gateway line is going to be in Artesia.

So there's a push from the city to develop obviously around that station.

So there's EIFT will be used to help in that effort.

Finally, just another interesting point that Cosma always makes.

The last bullet point is once you have an EIP established that you can use that as an independent district to attract different kinds of funding.

So that that's kind of interesting.

Next slide please.

Thank you again in comparison to other EIFDS, this is a fairly.

Typical to maybe small one.

Total \$60 million over the life of the project coming in for projects.

Skipping down, I mentioned the Gateway line. Again the development around that the city.

Is saying that it'll be consistent.

It, with their downtown specific plan in terms of the build out at that site.

And just FYI, the City Council adopted their first step on October 13th.

Next slide please.

So here we have a map of the project area.

A total of 324 acres.

And again you see the Pioneer station is identified towards the lower portion of the commercial district.

Looks like these.

Priorities for the projects, for this, for this EIFD include, did you see the first one, the 3% metro match on the rail line?

Which is an interesting use of the IFD.

In addition, the 20% set aside for affordable housing and then the other more typical projects, water, sewer and those types of projects that'll be funded by the EIT and then promote future development.

Slide please.

You know there's, there's always.

Two sides of the of of the coin. One is the development that's going to to.

Be eventually occur.

And then that's going to drive how much is available for the projects.

So in this case.

The the city believes there'll be almost 2000 new residential units.

And 78,000 of commercial square feet that drives the estimate.

Of of the future increment, which we said would would eventually result in about \$60 million available for projects.

Next slide please.

This is the usual property tax pie, and as you can see in this case the city of Artesia's is a what's called the California's a no or low property tax city and that has to do with prop. 13 and.

The various history of financing.

In in California.

Again on the, on the, on the smaller side. So then the of course consistent with county policy, county will contribute up to, but no more than the city contributes in the eiff.

Next slide.

So here we have our checklist. And again when we come back, the next time we'll have more details. But but it looks at least initially that the project is going to hit all the the checkmarks of of the county board policy on eids.

Next slide.

Again, two potential scenarios. The I would say scenario B is is more likely because it produces more money and that's where you see the 59.8 million or the 60 million.

In in projects that would likely be funded next slide.

This is this is the usual kind of all the good stuff that comes with the EIFT.

Portable units.

Economic revitalization of the commercial quarter and so forth.

Separate slide on affordable housing.

They talked about their plan and and what they plan to do in terms of units, but but to ensure consistency with the county board policy, the EIFT could it will commit to 20% of revenues up top to ensure 20% go to affordable housing.

The **** for test some of the some of the analysis that we'll be doing later in the process once we get the details.

We want to ensure that again, part of the county Board policy CEO is to do some analysis, including this **** forecast and what this does is we just want to be sure that that the funds that the county's putting into the project will indeed do.

What they're supposed to do, and not just.

Go to businesses as as.

You know, I will say a gift, but but any unnecessary contribution to something that's already gonna happen anyway, that that's basically what it would be.

So we went out and saw that there's there's really nothing around this site currently and it appears that this this is a good fit into the EIT model that they need that infrastructure investment, the water lines, the sewer lines.

So once they do that, then the developer will come along.

So that's about four tests.

In terms of schedule, again this is the first nonbinding resolution.

After that, then the process will proceed.

The city will lead the process in terms of various public meetings, the drafting of the infrastructure financing plan and so forth.

We expect to come back to this.

Edpc.

In the spring of 2026, likely April, May or June, so you'll be seeing again talking about Articun.

And finally again next steps, the City Council adopted their initial resolution.

We we plan to bring this to the board likely early January.

And again completion later in 2026.

So with that, thank you.

And any questions? Thank you, Bob.

Thank you, Bob for all. Thank you, Madam Chair, I will say.

Yes, of course. The marks.

Sure, I'll be brief.

Supervisor Hunt supports this absolutely articious, small and mighty. They have the momentum 342 acres.

At least 20% affordable housing, labor friendly, and I'll just leave it at that.

It's a good project.

Another one excellent.

Thank you, Carolyn.

We'll go to deputy questions now, Annette, or it's more of a commentary I think.

I think it's about B79 like in the, you know, requirements of building around. Transit areas and also Metro has a 10K goal by 20-30 to build as much housing. I think we'll keep seeing these IFE's pop up more and more around. These metro lines, so throwing it out absolutely to these big. I have a question. It stood out to me that you mentioned City of Artesia as a no or low property tax. City given Prop 13. In the context of that, what other tax or revenue generating options were studied before landing on this EIFD proposal? That's a good question. I don't know if we have Joe or anyone. I will say that in terms of economic development tools and using property tax, this is kind of it. But in terms of other alternatives. Joe or the city?

JD **Joseph Dieguez** 15:20
Yeah.

HS **Heidi Schultheis** 15:21
Excuse me. There were other pathways within the city's home rule jurisdictions that they studied. Good question.

JD **Joseph Dieguez** 15:28
Here. Thank you.

HS **Heidi Schultheis** 15:29
What the findings were?

JD **Joseph Dieguez** 15:30
I'm happy to start. This is Joe from Cosmo and then obviously City team. Please do chime in in the context of our work under the metro agreement we we studied both EIFD as well as CFD. So so special tax mechanism. And then separately the city is evaluating Phil a business improvement Dist.

A bid for other types of complimentary services, but I'll pass it to the City team if you'd like to extend on that.

CZ **Carmen Zambrano** 15:56

Yeah. Hi.

Everyone, can you hear me?

HS **Heidi Schultheis** 15:58

Yes.

CZ **Carmen Zambrano** 16:00

In November 2024, Artesia did pass Measure AAA.

That's more on public safety and city services, but of course that's something that.

Can you still hear me?

Oh, OK, that that's OK.

HS **Heidi Schultheis** 16:13

Yes, we can hear you.

CZ **Carmen Zambrano** 16:14

Awesome, sorry, having my my screen is flickering but I'm glad you can still hear me.

So that's something that we'll support more services here in the city, but last night we did pass.

A professional services agreement with New City America to start evaluating the bid so Business Improvement District.

So we have a few things rolling, but thankfully this is another opportunity as well.

Thank you.

HS **Heidi Schultheis** 16:43

I have some questions, Caroline.

Hey, Joe, it's Carolyn.

So I'm just curious, it sounds like this is being done in order to generate revenue for the metro terminus.

JD Joseph Dieguez 16:48
Hey.

HS Heidi Schultheis 16:56
Is that correct?

JD Joseph Dieguez 16:58
A part of it for the city's match obligation.

HS Heidi Schultheis 17:03
Got it.
So did you guys look at doing acrd climate resilience district?
Because I would assume that you want to pay for the operate ongoing operations and maintenance and that would help Metro.
Why did an EIFT?
Why was an EIFT over a CRD chosen?

JD Joseph Dieguez 17:21
Primarily, the toss matches about capital improvements, the one time so that the match is for Metro and and I believe we have metro on the line. If they wanted to expand on it, but it's for the for the station and track improvement.
So in a onetime capital cost as opposed to ongoing maintenance and operations obligation. So that was the target.
Affordable housing was a certainly a a higher priority on this one.
As as members of the of the team here on the county may know.
CCRD.
That's not perfectly explicit about how acrda climate resilience district can pay for affordable housing.
We we we think a Nexus can be tied to it.
Not perfectly clear though, because the CRD law doesn't call it out explicitly to make sure there was a little bit more distanceable cover an EIFd was chosen.

HS Heidi Schultheis 18:14
Got it.

JD **Joseph Dieguez** 18:14
My yeah.

HS **Heidi Schultheis** 18:18
Can you also just clarify in the revenue and bonding capacity scenarios?
Because I'm I don't wanna call myself John, but.
What? How many sense of on every dollar is the when you say 49% of the county share is up \$0.49 on every dollar that we're giving to this 49% of the county share?
So it's a percent.

JD **Joseph Dieguez** 18:43
The County Fair, correct.
So the County Fair is about \$0.27 per dollar in this area.

HS **Heidi Schultheis** 18:46
Age.
Got it.

JD **Joseph Dieguez** 18:49
So it's a little bit less than that, call it 13 1/2, yeah.

HS **Heidi Schultheis** 18:49
Sorry, yeah.
So that light's blue slice would be the same city slice.
Well, we're giving up about half of that, which is fairly typical.
Yeah, yeah, yeah. OK.
Alright, I just wanna make sure that like Metro has some skin in the game here too, but it sounds like you have to do this local match, so we don't really have a choice.
Yeah, I think the answer is yes.
But we we will dig deeper into this because I think this is the first EIFD that's contemplate using right funds as a no.
I think it's that's very interesting to me.
I quite frankly, I think that's great that we're doing this.
That's creative.

I know that Metro has been trying to catalyze these EIFDSI.
Just hope that Metro has their skin in the game too.
Because they have, they have money.

JD **Joseph Dieguez** 19:46

I I for I'll put a peak for Metro and hopefully it's OK that what we've been the conversations we've been having with the cities on behalf of the metro team is Metro's the one funding the improvement sort of advancing Bank of metro and what they're seeking is.
Sort of an after the fact cost match contribution, so you can argue Metro is in the game fur.
And they're not.
They're basically seeking what they can get as a cost match.

HS **Heidi Schultheis** 20:16

Mm-hmm.

JD **Joseph Dieguez** 20:16

It's at the midpoint of construction.
The I say more minor contribution is the metro is is paying for the technical services of Tasman, Morgner, NBS and the other team members. To actually do these and put them into place if the cities want to do them.
That's just two ways where telling the cities how how Metro's trying to put their own skin in the game.

HS **Heidi Schultheis** 20:42

Yeah. OK.
Additional questions from the deputies in person or online.
Seeing none.
Thank you, Bob.
We'll move to standing items.
5 DEO program updates. Are there any program updates from DEO?
They're saying no. Excellent. We'll now open it up for general public comment. If you have public comment on the item you've listened to, which is EIFD, or any other topics, please raise your hand and you will have one minute for your remarks.

Is there anyone raising their hand in person or online?

Are you saying no hands online and I am seeing no hands in person? I want to thank everyone.

This is my last meeting as a P chair and I'm going to miss the wall.

Wait, what do you mean you're still going to be here?

Wait, miss.

Sorry, Monica, Monica and or Annette because I assume that you're taking this over.

Next time, Annette will be our next chair and could we get maybe we could get an update at a future meeting on the small bus permit express just to hear about, like what is happening.

'Cause the presentation from our colleagues in SC 505. Yeah, OK, great.

Yeah, we should do that.

Great. Yeah. So I do want to thank SC1 for being great Co chairs Annette Guadalupe and Lacoste, who've had to step in here and there. If I've been out with the supervisor.

So I do appreciate their Co chairmanship or their I guess sub chair.

What vice chair?

Vice chair.

Manship.

And we are really glad that it's you and I'm very, very happy that we will not be the chair anymore.

Oh my God. Look at that. Meeting is adjourned. Thank you.

● **Heidi Schultheis** stopped transcription