



**DRAFT STATEMENT OF PROCEEDINGS FOR THE
REGULAR MEETING OF THE
WEST CARSON ENHANCED
INFRASTRUCTURE FINANCING DISTRICT
PUBLIC FINANCING AUTHORITY
COUNTY OF LOS ANGELES
383 KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET, ROOM 140-C
LOS ANGELES, CALIFORNIA 90012**

Wednesday, June 26, 2024

1:00 PM

AUDIO LINK FOR THE ENTIRE MEETING. (24-2676)

Attachments: [Audio](#)

ADMINISTRATIVE MATTERS

1. Call to Order and Roll Call. (24-2389)

The meeting was called to order at 1:00 p.m. by Chair Caroline Torosis, followed by the Roll Call.

Present: Chair Caroline Torosis, Vice Chair Jayme Wilson,
Secretary David Louie, Member Maria Pilar Chayachinda

Absent: Member Benjamin Feldman

2. Approval of Minutes from the June 29, 2023 WCEIFD Public Financing Authority meeting. (24-2390)

Opportunity was given to members of the public to address the West Carson EIFD Public Financing Authority.

There was no public comment on this item.

On motion of Vice Chair Jayme Wilson, seconded by Chair Caroline Torosis, the West Carson EIFD Public Financing Authority approved the minutes of June 29, 2023. Said motion was duly carried by the following

Ayes: 4 - Chair Caroline Torosis, Vice Chair Jayme Wilson,
Secretary David Louie, Member Pilar Chayachinda

Absent: 1 - Member Benjamin Feldman

Attachments: [SUPPORTING DOCUMENT](#)

3. Election of the West Carson Public Finance Authority Chair, Vice Chair and Secretary for the 2024-25 Fiscal Year. (24-2392)

Chair Torosis stated that the election of the officers took place at the June 29, 2023 meeting and according to the bylaws of this West Carson EIFD Public Financing Authority, officers serve a two-year term. Therefore, the next election of officers will take place at next year's meeting.

There was no public comment on this item.

4. Approval of 2024-2025 audit. (24-2393)

Robert Moran, Chief Executive Office (CEO), provided a brief overview on the planned audit for the fiscal year 2024-2025 and responded to questions posed by the West Carson EIFD Public Financing Authority board.

Opportunity was given to members of the public to address the West Carson EIFD Public Financing Authority board. There was no public comment on this item.

On motion of Vice Chair Jayme Wilson, seconded by Chair Caroline Torosis, the West Carson EIFD Public Financing Authority board approved the planned audit for Fiscal Year 2024-2025. Said motion was duly carried by the following vote:

Ayes: 4 - Chair Caroline Torosis, Vice Chair Jayme Wilson,
Secretary David Louie, Member Pilar Chayachinda

Absent: 1 - Member Benjamin Feldman

PUBLIC HEARING

5. Presentation, discussion, and adoption of the Annual Report of the West Carson Enhanced Infrastructure Financing District. (24-2394)

Mr. Robert Moran provided a presentation of the Annual Report and addressed inquiries from the Board. Vice Chair Wilson sought clarification regarding the allocation of staff time against the budget of the EIFD. Mr. Moran emphasized the importance of providing a detailed breakdown of revenues, expenses, and budget projections for the subsequent two years. He clarified that staff time is not directly attributed to the EIFD budget, while also highlighting the deduction of the Auditor-Controller admin fee in accordance with EIFD law.

Chair Torosis inquired about the possibility of including the current balance of the EIFD in future reports. Mr. Moran affirmed that this could be

accommodated. Member Torosis also sought clarification regarding the 20% set-aside for affordable housing, to which Mr. Moran clarified that the designated amount is transferred to the County's Affordable Housing Trust Fund. He also expressed the intention to explore the feasibility of tracking any expenditures from the Trust Fund specifically in the West Carson area.

Chair Torosis inquired about the process to approve expenditures. Mr. Moran responded that they would work on it and bring back the proposed process for approval at a meeting of the governing board in the fall.

There was no public comment on this item.

On motion of Vice Chair Jayme Wilson, seconded by Member Chayachinda, the West Carson EIFD Public Financing Authority board approved the Annual Report budget for Fiscal Year 2023-2024. Said motion was duly carried by the following vote:

Ayes: 4 - Chair Caroline Torosis, Vice Chair Jayme Wilson,
Secretary David Louie, Member Maria Pilar Chayachinda

Absent: 1 - Member Benjamin Feldman

Attachments: [SUPPORTING DOCUMENT](#)

6. Presentation and discussion of infrastructure projects. (24-2395)

Mr. Robert Moran provided a brief overview of the Infrastructure Projects. He emphasized that the list of infrastructure projects had been approved in conjunction with the EIFD and could not be modified without a substantial amendment requiring approval by the Board of Supervisors. He clarified that the list does not give priority to projects. In addition, he assured attendees that representatives from Public Works and Parks would be invited to present a comprehensive overview of the listed projects at the upcoming fall meeting.

Chair Torosis mentioned her familiarity with projects at the Harbor-UCLA campus, such as restorative care and the Biotech Park, and expressed intent to arrange a presentation on these projects for the next meeting. Discussion ensued.

There was no public comment on this item.

Following the discussion, this item was received and filed.

MISCELLANEOUS

7. Matters not on the posted agenda, to be discussed and (if requested) referred to staff or placed on the agenda for action at a future meeting, or matters requiring immediate action because of an emergency or where the need to act came to the attention of the Authority after the posting of the agenda. (24-2396)

There were no matters presented.

8. Opportunity for members of the public to address the Authority on items of interest that are within the jurisdiction of the Authority. (24-2397)

Opportunity was given for members of the public to address the West Carson EIFD Public Financing Authority Board. There was no public comment on this item.

9. Adjournment for the meeting of June 26, 2024. (24-2398)

The meeting of the West Carson EIFD Public Financing Authority was adjourned at 1:37 p.m.