



Agenda Item No: 1.f

PLACENTIA CITY COUNCIL AGENDA REPORT

Meeting Date: December 2, 2025

Submitted by: Jeannette Ortega

From: City Administrator

Subject:

RESOLUTION TO AMEND THE ESTABLISHMENT OF THE PLACENTIA ENHANCED INFRASTRUCTURE FINANCING DISTRICT (“EIFD”) PUBLIC FINANCING AUTHORITY (“PFA”) MEMBERSHIP AND SELECTION PROCESS

Financial Impact:

Fiscal Impact:

None.

Summary:

On February 19, 2019, the City Council adopted Resolution No. R-2019-05, a Resolution of Intention to establish the Placentia Enhanced Infrastructure Financing District (“EIFD”) in collaboration with the County of Orange and to begin the process for its formation within the City's boundaries. Following this, on April 23, 2019, the Orange County Board of Supervisors approved a resolution to participate in the Placentia EIFD and its governing body, the Public Financing Authority (PFA). Subsequently, on May 21, 2019, the City Council adopted Resolution No. R-2019-23, formally establishing the PFA's membership structure.

In accordance with EIFD law, the PFA functions as the governing board for the Placentia EIFD. With the County's involvement, the PFA consists of two City Council Members, one County Supervisor, and two public members, all of whom must comply with EIFD law and Government Code Section 54974. EIFD Law does not specify criteria, term limits or selection process for the public members appointments to the Placentia EIFD Public Financing Authority. Under Section 53398.51.1, the Public Financing Authority's membership shall consist of a minimum of two members of the public chosen by the legislative bodies of the participating entities.

On November 4, 2025, the City Council reviewed the composition and selection process for public members serving on the Placentia EIFD Public Financing Authority. In accordance with EIFD law, this action seeks to adopt a resolution amending Resolution No. R-2019-23, to modify the membership requirements for the Placentia EIFD PFA. The proposed amendment would require public members to be residents of the City of Placentia and designate the PFA's elected officials to appoint those public members.

Recommendation:

Recommended Action: It is recommended that the City Council:

1. Adopt Resolution No. R-2025-70, A Resolution of the City Council of the City of Placentia, California amending Resolution R-2019-23, modifying the membership requirements of the Placentia Enhanced Infrastructure Financing District Public Financing Authority; and
2. Authorize the City Administrator, or her designee, to execute all documents necessary, in a form approved by the City Attorney.

Strategic Plan Statement:

This item is consistent with the City Council approved Five Year Strategic Plan Goal 3: Promote Community and Economic Development, specifically, Objective 3.4: Complete Bond Financing Structure for Old Town EIFD.

Discussion:

The primary purpose of the Placentia EIFD is to revitalize the public infrastructure in the City's historic Old Town. This effort is intended to expand retail and housing opportunities and improve both local and regional transportation options. The PFA, established under state law, serves as the governing board of the Placentia EIFD. The PFA is responsible for conducting public hearings on the Infrastructure Financing Plan ("IFP"), reviewing tax increment revenue projections, setting infrastructure funding priorities, and authorizing the issuance of bonds. The Placentia City Council will also review the IFP and approve the bond structure and financing.

On April 23, 2019, the County Board of Supervisors adopted Resolution No. 19-032, which indicates under Section 3, "The Fourth District member of the Board of Supervisors, or the member's designee, shall be a member of the PFA, whose membership will also include the Mayor of the City of Placentia, a member of the City Council appointed by the City Council, and two members of the public appointed by the Placentia City Council."

Subsequently, on May 21, 2019, the City Council adopted Resolution No. R-2019-23, which outlined the composition of the PFA. The PFA consists of two City Council members, two public members appointed by the Council, and one member of the County Board of Supervisors.

EIFD Law does not specify criteria term limits or selection process for the public members. Under Section 53398.51.1, the Public Financing Authority's membership shall consist of a minimum of two members of the public chosen by the legislative bodies of the participating entities.

On November 4, 2025, the City Council reviewed the composition and selection process for the public members serving on the Placentia EIFD Public Financing Authority and requested to have the public members serve four-year terms and must meet at least one of the following eligibility criteria:

1. Own property within the Placentia EIFD;
2. Be a resident of Placentia; or
3. Own or operate a business, private or non-profit, that owns or leases property in Placentia.

In addition, the selection process designates the two public members be appointed by majority vote of the three elected officials appointed to serve on the Authority's Board: the two appointed City Council members, and the one appointed member of the County Board of Supervisors. Public members shall not have a vote in the appointment of other public

members.

Fiscal Impact Summary:

There is no fiscal impact associated with this item.

Attachments

[Attachment 1 - Resolution No. R-2025-70.docx](#)