

SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

863



FROM: Executive Office

SUBMITTAL DATE:
April 30, 2015

SUBJECT: Contract Amendment for Fieldman, Rolapp and Associates to study and analyze an enhanced infrastructure finance district adjacent to the Salton Sea. District 4; [\$185,000], [RDA Capital Improvement Fund 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve and amend the contract for Fieldman, Rolapp and Associates from \$85,000 to a total of \$185,000 to include the study and analysis of an enhanced infrastructure finance district adjacent to the Salton Sea, and;
2. Approve and direct the Auditor-Controller to make budget adjustments for \$100,000 as shown on schedule A attached, and;
3. Authorize the Purchasing Agent, in accordance with Ordinance No. 459, based on the availability of fiscal funding, to sign amendments that do not change the substantive terms of the agreement, as approved by County Counsel.

BACKGROUND:

Summary

The approval of the contract amendment will authorize an analysis of the process needed to form an enhanced infrastructure finance district. The consultant will detail the steps needed to form the district and examine potential effects on the County and other taxing entities within the proposed district boundaries. Consultant will subcontract to the necessary entities to perform the evaluation.

Continued on Pg. 2

Brian Nestande
Deputy County Executive Office

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (Per Exec. Office)
COST	\$ 100,000	\$ 85,000	\$ 185,000	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

SOURCE OF FUNDS: Fund 31540 RDA Capital Improvement Fund-100%	Budget Adjustment: Yes
	For Fiscal Year: 14/15-15/16

C.E.O. RECOMMENDATION:

APPROVE

BY:
George A. Johnson

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

Prev. Agn. Ref.: 9/14/10 3.32

District: 4

Agenda Number:

3-47

FORM APPROVED COUNTY COUNSEL
BY:
GREGORY P. PRIAMOS
DATE: 5/5/15

PURCHASING & FLEET SERVICES
FISCAL PROCEDURES APPROVED
PAUL ANGULO, CPA, AUDITOR-CONTROLLER
BY:
Susana Garcia-Bocanegra
5/5/15
Departmental Concurrence
Lisa Brandl, Director

☐ A-30
☒ 4/5 Vote
☐ Positions Added
☐ Change Order

DATE: April 30, 2015

PAGE: 2 of 3

BACKGROUND:

Summary (continued)

The Salton Sea is located in the eastern part of the Coachella Valley and stretches into Imperial County. The Salton Sea Authority ("SSA") is a joint-powers authority among Riverside County, Imperial County, Imperial Irrigation District (IID), Coachella Valley Water District (CVWD) and the Torres Martinez Indian Tribe. The Authority was formed in 1993 to solve the long-running dilemma of restoring a deteriorating Sea.

Because of a water transfer agreement between IID and San Diego approved in 2003, approximately 20 percent less water will be going into the sea in 2017. The shoreline will begin receding significantly after that point, increasing the need for remediation. Riverside County has worked with Imperial County and the partners in the Authority for a number of years to explore the option of creating an infrastructure financing district. Legislation approved in 2014/15 allows for creation of enhanced infrastructure finance districts (EIFD).

An enhanced district is similar in structure to an infrastructure finance district (IFD), or redevelopment agency. It creates a means to capture property-tax increment from new development and from growth in assessed value. The tax increment is then used as a source to bond against and can be used to pay for specific infrastructure projects.

Forming an enhanced district does not require voter approval and can be initiated by the governing body of the participating taxing entities. However, in order to issue bonds there must be a vote of the people within the district and a 55 percent of voters must approve the measure. In contrast, a 2/3 vote is required for creating an IFD. The statute for creating an EIFD does not allow a joint powers authority to form such a district, therefore Riverside and Imperial counties would have to form separate districts.

Once the proposed analysis is completed, a report will be delivered to the Board. The Board would then decide whether to form an enhanced district. The Executive Office intends to share the information from the analysis with Imperial County as part of our ongoing collaboration.

The scope of the work to be done is as follows;

- 1) Legal analysis – performed by a bond counsel.
- 2) Infrastructure finance plan – performed by Fieldman/Rolapp
- 3) Engineering and planning – performed by Webb Engineering

Impact on Residents and Businesses

The study will help landowners and businesses plan for future development. This is not a tax on individual property owners, but an advance on development tax increment.

SUPPLEMENTAL:

Additional Fiscal Information

This is a one-time cost. Once the financing district is in place, future costs will be paid from bond financings.

Contract History and Price Reasonableness

In 2010, the original contract was competitively bid and Fieldman, Rolapp and Associates was one of three vendors awarded a contract for general financial services for \$85,000 per vendor. To date the contract amount is not sufficient to support this new project. Thus, a contract amendment is needed to provide services for the fiscal analysis proposed.

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: Contract Amendment for Fieldman, Rolapp and Associates to study and analyze an enhanced infrastructure finance district adjacent to the Salton Sea. District 4; [\$185,000], [RDA Capital Improvement Fund 100%]

DATE: April 30, 2015

PAGE: 3 of 3

ATTACHMENT: SCHEDULE A – BUDGET ADJUSTMENT

SCHEDULE A:
BUDGET ADJUSTMENT

Increase appropriations: 31540-1100100000-524660	Consultants	\$100,000
Use of restricted fund balance: 31540-1100100000-321101	Restricted program money	\$100,000

**COUNTY OF RIVERSIDE
AMENDMENT#5 TO THE AGREEMENT
WITH
FIELDMAN |ROLAPP & ASSOCIATES**

Current Contract Term: 9/01/2010 through 8/31/2015
Effective Date of Amendment: Upon Board of Supervisors Approval
Annual Maximum Contract Amount: \$185,000

The Agreement between Riverside County, herein referred to as COUNTY and Fieldman |Rolapp & Associates, herein referred to as CONTRACTOR, is amended as follows:

1. On page 3 of the Agreement, amend Section 3 the "Compensation":
Amend the annual compensation amount of eighty-five thousand dollars (\$85,000), to one hundred and eighty five thousand Dollars (\$185,000) including all expenses, based on the availability of fiscal funding.

2. On page 17 of the Agreement, amend Exhibit A the "Scope of Work" to the Agreement to include the following:

2.3 Create an Infrastructure Plan to study the creation of an Enhanced Infrastructure Financing District (EIFD) to collect tax increment from participating entities.

- A. Infrastructure Financing Plan – provided by a financial advisor or consultant.
1. Develop financial model that compares costs with revenues
 2. Provide structure of possible financing(s)
 3. Identify required terms of bonds or financing
 4. Examine provisions for maintenance and repair of financed facilities.

3. All other terms and conditions of the Agreement are to remain unchanged.

IN WITNESS WHEREOF, the Parties hereto have caused their duly authorized representatives to execute this Amendment.


County

County of Riverside
Board of Supervisors
4080 Lemon Street, 4th Floor
Riverside, CA 92501

By: _____
Name: _____
Title: Chairman of Board
Date: _____

Contractor

Fieldman |Rolapp & Associates
19900 MacArthur Blvd., Ste 1100
Irvine, CA 92612

By: 
Name: DAN WILES
Title: PRINCIPAL
Date: 5-6-15

RFP# EOARC-018a
BOS 9/14/10 Agenda 3.32
Form #116-311 Revision Date: 04/21/09

FORM APPROVED COUNTY COUNSEL
BY:  5/5/15
DALE A. GARDNER DATE

**COUNTY OF RIVERSIDE
AMENDMENT#5 TO THE AGREEMENT
WITH
FIELDMAN |ROLAPP & ASSOCIATES**

Current Contract Term: 9/01/2010 through 8/31/2015
Effective Date of Amendment: Upon Board of Supervisors Approval
Annual Maximum Contract Amount: \$185,000

The Agreement between Riverside County, herein referred to as COUNTY and Fieldman |Rolapp & Associates, herein referred to as CONTRACTOR, is amended as follows:

1. On page 3 of the Agreement, amend Section 3 the "Compensation":
Amend the annual compensation amount of eighty-five thousand dollars (\$85,000), to one hundred and eighty five thousand Dollars (\$185,000) including all expenses, based on the availability of fiscal funding.

2. On page 17 of the Agreement, amend Exhibit A the "Scope of Work" to the Agreement to include the following:

2.3 Create an Infrastructure Plan to study the creation of an Enhanced Infrastructure Financing District (EIFD) to collect tax increment from participating entities.

A. Infrastructure Financing Plan – provided by a financial advisor or consultant.

1. Develop financial model that compares costs with revenues
2. Provide structure of possible financing(s)
3. Identify required terms of bonds or financing
4. Examine provisions for maintenance and repair of financed facilities.

3. All other terms and conditions of the Agreement are to remain unchanged.

IN WITNESS WHEREOF, the Parties hereto have caused their duly authorized representatives to execute this Amendment.

County

County of Riverside
Board of Supervisors
4080 Lemon Street, 4th Floor
Riverside, CA 92501

By: _____

Name: _____

Title: Chairman of Board

Date: _____

Contractor

Fieldman |Rolapp & Associates
19900 MacArthur Blvd., Ste 1100
Irvine, CA 92612

By: _____

Name: DAN WILES

Title: PRINCIPAL

Date: 5-6-15

RFP# EOARC-018a
BOS 9/14/10 Agenda 3.32
Form #116-311 Revision Date: 04/21/09

FORM APPROVED COUNTY COUNSEL
BY: DALE A. GARDNER 5/5/15
DATE

**COUNTY OF RIVERSIDE
AMENDMENT#5 TO THE AGREEMENT
WITH
FIELDMAN |ROLAPP & ASSOCIATES**

Current Contract Term: 9/01/2010 through 8/31/2015
Effective Date of Amendment: Upon Board of Supervisors Approval
Annual Maximum Contract Amount: \$185,000

The Agreement between Riverside County, herein referred to as COUNTY and Fieldman |Rolapp & Associates, herein referred to as CONTRACTOR, is amended as follows:

1. On page 3 of the Agreement, amend Section 3 the "Compensation":
Amend the annual compensation amount of eighty-five thousand dollars (\$85,000), to one hundred and eighty five thousand Dollars (\$185,000) including all expenses, based on the availability of fiscal funding.

2. On page 17 of the Agreement, amend Exhibit A the "Scope of Work" to the Agreement to include the following:

2.3 Create an Infrastructure Plan to study the creation of an Enhanced Infrastructure Financing District (EIFD) to collect tax increment from participating entities.

A. Infrastructure Financing Plan – provided by a financial advisor or consultant.

1. Develop financial model that compares costs with revenues
2. Provide structure of possible financing(s)
3. Identify required terms of bonds or financing
4. Examine provisions for maintenance and repair of financed facilities.

3. All other terms and conditions of the Agreement are to remain unchanged.

IN WITNESS WHEREOF, the Parties hereto have caused their duly authorized representatives to execute this Amendment.

County

County of Riverside
Board of Supervisors
4080 Lemon Street, 4th Floor
Riverside, CA 92501

By: _____


Name: _____

Title: Chairman of Board

Date: _____

Contractor

Fieldman |Rolapp & Associates
19900 MacArthur Blvd., Ste 1100
Irvine, CA 92612

By:  _____

Name: DAN WILES

Title: PRINCIPAL

Date: 5-6-15

RFP# EOARC-018a
BOS 9/14/10 Agenda 3.32
Form #116-311 Revision Date: 04/21/09

FORM APPROVED COUNTY COUNSEL
BY:  DATE: 5/5/15
DALE A. GARDNER