

**AGENDA**  
REGULAR CITY COUNCIL MEETING  
COUNCIL CHAMBERS  
5000 CLARK AVENUE  
LAKEWOOD, CALIFORNIA

October 8, 2024

*Pursuant to Government Code §54953, this meeting will include a teleconference location: Grand Hyatt Indian Wells Resorts and Villas, 44600 Indian Wells Lane, Indian Wells, California 92210. The public shall have the opportunity to address the City Council at this teleconference location. All votes during the teleconferencing session will be conducted by roll call vote.*

**ADJOURNED MEETING:** 6:00 p.m.  
Status Update on HVAC, Electrical and Roof Project EXECUTIVE BOARD ROOM

**CALL TO ORDER** 7:30 p.m.

**INVOCATION:** Bishop Dave Montgomery, Church of Jesus Christ of Latter Day Saints

**PLEDGE OF ALLEGIANCE:** Scout Troop 65

**ROLL CALL:** Mayor Todd Rogers  
Vice Mayor Cassandra Chase  
Council Member David Arellano  
Council Member Steve Croft  
Council Member Jeff Wood

**ANNOUNCEMENTS AND PRESENTATIONS:**  
Presentation by Valarie Frost, President Elect, Rotary Club of Lakewood, Regarding Project Shepherd

**ROUTINE ITEMS:**  
All items listed within this section of the agenda are considered to be routine and will be enacted by one motion without separate discussion. Any Member of Council may request an item be removed for individual discussion or further explanation. All items removed shall be considered immediately following action on the remaining items.

RI-1 MEETING MINUTES - It is recommended City Council approve Minutes of the Meetings held July 9, August 13, September 10, and September 24, 2024

RI-2 PERSONNEL TRANSACTIONS - It is recommended City Council approve report of personnel transactions.

RI-3 REGISTERS OF DEMANDS - It is recommended City Council approve registers of demands.

RI-4 RESOLUTION NO. 2024-59; ADDING A JOB CLASSIFICATION AND AMENDING EXISTING PAY RATE IN ATTACHMENT B OF RESOLUTION NO 2024-25 - It is recommended City Council adopt the proposed resolution.

RI-5 RESOLUTION NO. 2024-60; AMENDING A RESOLUTION ESTABLISHING A TIME LIMIT PARKING ZONE ON SOUTH STREET - It is recommended City Council adopt the proposed resolution.

## City Council Agenda

October 8, 2024

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### **ROUTINE ITEMS:** - Continued

- RI-6 INCREASE AUTHORIZATION – SOUTHLAND INDUSTRIES HVAC MAINTENANCE - It is recommended City Council approve amendment to HVAC and Refrigeration maintenance service agreement with Southland Industries for a period ending June 30, 2025, in amount not to exceed \$250,000 per year, and authorize Mayor to sign agreement in form approved by City Attorney.
- RI-7 JUSTICE ASSISTANCE GRANT PROGRAM FUNDING FOR EXPANDING NETWORK OF CAMERAS - It is recommended City Council approve proposed FY 2024 JAG Program funding project to expand Lakewood’s existing network of cameras for law enforcement purposes; authorize Mayor to sign Certifications and Assurances by Chief Executive of the Applicant Government; authorize City Manager to sign appropriate award acceptance documents upon notification of grant award; and direct Director of Finance & Administrative Services to appropriate \$18,480 of JAG funds in FY2024-2025 budget upon award and acceptance of grants funds.
- RI-8 MEASURE L CITIZENS OVERSIGHT COMMITTEE MEETING #9 UPDATE - It is recommended City Council receive and file the report.

### **PUBLIC HEARINGS:**

- 1.1 RESOLUTION SETTING FORTH FINDINGS REQUIRED BY GOVERNMENT CODE §4217.12 REGARDING ANTICIPATED ENERGY COST SAVINGS AND OTHER BENEFITS FROM ENTERING INTO AN ENERGY SERVICE CONTRACT FOR THE DESIGN, PROCUREMENT AND INSTALLATION OF ENERGY EFFICIENT HVAC, LIGHTING RETROFITS, ELECTRIC UPGRADES, ROOF REPLACEMENT AND OTHER INFRASTRUCTURE UPGRADES AT CERTAIN CITY SITES *[Continued from September 10, 2024. Will be continued to November 12, 2024]*

### **LEGISLATION:**

- 2.1 RESOLUTION NO. 2024-61; APPROVING THE INFRASTRUCTURE FINANCING PLAN FOR THE LAKEWOOD ENHANCED INFRASTRUCTURE FINANCING DISTRICT AND THE ALLOCATION OF PROPERTY TAX INCREMENT - It is recommended City Council adopt proposed resolution approving the Infrastructure Financing Plan for Lakewood Enhanced Infrastructure Financing District and allocation of property tax increment within Lakewood Enhanced Infrastructure Financing District.

### **REPORTS:**

- 3.1 INFORMATION TECHNOLOGY MANAGED SERVICES AGREEMENT - It is recommended City Council authorize the City Manager to execute a three-year professional services agreement with Infinity Technologies for information technology managed services for the period November 1, 2024, through October 31, 2027, with two optional one-year extensions.
- 3.2 ADAPTIVE RECREATION AND SPECIAL OLYMPICS PROGRAM REPORT - It is recommended City Council receive and file the report.

### **ORAL COMMUNICATIONS:**

### **ADJOURNMENT**

In compliance with the Americans with Disabilities Act, if you are a qualified individual with a disability and need an accommodation to participate in the City Council meeting, please contact the City Clerk’s Office, 5050 Clark Avenue, Lakewood, CA, at 562/866-9771, ext. 2200; or at [cityclerk@lakewoodcity.org](mailto:cityclerk@lakewoodcity.org) at least 48 hours in advance to ensure that reasonable arrangements can be made to provide accessibility to the meeting.

Agenda items are on file in the Office of the City Clerk, 5050 Clark Avenue, Lakewood, and are available for public review during regular business hours. Any supplemental material distributed after the posting of the agenda will be made available for public inspection during normal business hours in the City Clerk’s Office. For your convenience, the agenda and the supporting documents are available in an alternate format by request and are also posted on the City’s website at [www.lakewoodcity.org](http://www.lakewoodcity.org)

# Routine Items

Routine Item 1 – City Council Minutes  
will be available prior to the meeting.

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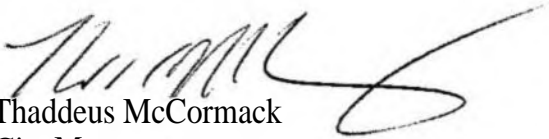
**COUNCIL AGENDA**

October 08, 2024

**TO:** The Honorable Mayor and City Council

**SUBJECT:** Report of Personnel Transactions

<u>Name</u>	<u>Title</u>	<u>Schedule</u>	<u>Effective Date</u>
<b>FULL-TIME EMPLOYEES</b>			
<b>A. Appointments</b>			
None			
<b>B. Changes</b>			
None			
<b>C. Separations</b>			
Barry Aboltin	Skilled Trades Workers	13A	09/30/2024
Abel Avalos	Director of Community Development	EDCD	10/07/2024
Max Withrow	Assistant Director of Public Works/ City Engineer	42B	09/30/2024
<b>PART-TIME EMPLOYEES</b>			
<b>A. Appointments</b>			
Erik Gaspar	Maintenance Services Aide IV	B	09/17/2024
<b>B. Changes</b>			
Thomas Laureno	Maintenance Services Aide IV Maintenance Trainee I	B to B	09/29/2024
Stewart Provence	Community Services Leader IV Community Services Specialist	B to B	09/15/2024
<b>C. Separations</b>			
Perla Brito	Parking Enforcement Technician	B	09/20/2024

  
Thaddeus McCormack  
City Manager



**CITY OF LAKEWOOD  
FUND SUMMARY 9/26/2024**

In accordance with section 2521 of the Lakewood Municipal Code, presented herewith is a summary of obligations to be paid by the City of Lakewood. Each of the following demands has been audited by the Director of Finance and Administrative Services and approved by the City Manager.

1010	GENERAL FUND	782,313.59
1015	SPECIAL OLYMPICS	359.44
1030	CDBG CURRENT YEAR	6,450.00
1090	LAKWOOD EQUESTRIAN CENTER	19,309.08
1622	LA CNTY MEASURE M	194,084.81
1623	LA CNTY MEASURE W-REGIONAL	75.89
1640	BEV CONTAINER REC GRANT	166.00
3070	PROPOSITION "C"	258.21
5010	GRAPHICS AND COPY CENTER	1,416.97
5020	CENTRAL STORES	6,174.65
5030	FLEET MAINTENANCE	207.42
7500	WATER UTILITY FUND	67,504.49
8020	LOCAL REHAB LOAN	50.00
		<b>1,078,370.55</b>

Council Approval

\_\_\_\_\_

Date

\_\_\_\_\_

City Manager

Attest

\_\_\_\_\_

City Clerk

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Director of Finance and Administrative Services



**CITY OF LAKEWOOD  
SUMMARY CHECK REGISTER**

<b>CHECK DATE</b>	<b>VENDOR NAME</b>	<b>CHECK AMOUNT</b>
09/26/2024	ACTUARIAL RETIREMENT CONSULTING LLC	750.00
09/26/2024	ADAMS-HILLERY SHARRON	6,450.00
09/26/2024	AMAZON CAPITAL SERVICES INC	764.29
09/26/2024	ARDURRA GROUP INC	3,791.25
09/26/2024	N. HARRIS COMPUTER CORPORATION	59,583.60
09/26/2024	BIG STUDIO INC	110.25
09/26/2024	BROEKER, CANDACE	97.50
09/26/2024	CALIFORNIA STATE DEPT OF JUSTICE	608.00
09/26/2024	WILSON JOY	500.00
09/26/2024	SEMA INC	1,286.97
09/26/2024	CHICAGO TITLE CO	50.00
09/26/2024	CINTAS CORPORATION	544.24
09/26/2024	CJ CONCRETE CONSTRUCTION INC	133,129.30
09/26/2024	CAMERON WELDING SUPPLY	214.00
09/26/2024	COLOR CARD ADMINISTRATOR CORP	75.08
09/26/2024	COPELAND, VERONICA	100.00
09/26/2024	CORODATA SHREDDING INC	78.00
09/26/2024	D&J INTERNATIONAL INC	796.56
09/26/2024	EAST LONG BEACH POOL SUPPLY	158.10
09/26/2024	EDCO WASTE SERVICES LLC	930.32
09/26/2024	FEDERAL EXPRESS CORP	42.63
09/26/2024	FIRST RESPONSE METERING LLC	325.00
09/26/2024	FLUE STEAM INC	85.00
09/26/2024	GANAHL LUMBER COMPANY	373.80
09/26/2024	GIACHELLO, LENNY	243.75
09/26/2024	GLAM MUSIC INC	1,400.00
09/26/2024	GOLDEN STATE WATER COMPANY	2,604.06
09/26/2024	GONSALVES JOE A & SON	4,752.00
09/26/2024	GRAINGER W W INC	284.47
09/26/2024	GREENE BACKFLOW	882.00
09/26/2024	H & H NURSERY	7.44
09/26/2024	HACIENDA SOSEGADO LLC	10,836.50
09/26/2024	HARA M LAWNMOWER CENTER	400.43
09/26/2024	HEATON, KATHRYN	412.75
09/26/2024	HMONG ASSOCIATION OF LONG BEACH INC	100.00
09/26/2024	HOME DEPOT	3,765.10
09/26/2024	HORIZON MECHANICAL CONTRACTORS	1,379.00
09/26/2024	JHM SUPPLY INC	100.32
09/26/2024	JHM SUPPLY INC	123.88
09/26/2024	KARTER, JANET	795.60
09/26/2024	KOSMONT & ASSOCIATES INC	4,626.88
09/26/2024	KWIK-COVERS	549.22
09/26/2024	LAGERLOF, LLP	1,430.00
09/26/2024	LEE J	600.00

**CITY OF LAKEWOOD  
SUMMARY CHECK REGISTER**

<b>CHECK DATE</b>	<b>VENDOR NAME</b>	<b>CHECK AMOUNT</b>
09/26/2024	LINCOLN EQUIPMENT INC	6,330.51
09/26/2024	LONG BEACH CITY	1,573.95
09/26/2024	LA COUNTY DEPT OF PUBLIC WORKS	137,485.26
09/26/2024	MC MASTER-CARR SUPPLY CO	180.03
09/26/2024	MUELLER WATER PRODUCTS INC	1,017.00
09/26/2024	MUNIOUIP LLC	3,681.61
09/26/2024	ODP BUSINESS SOLUTIONS LLC	133.31
09/26/2024	POP VINYL LLC	3,000.00
09/26/2024	SOUTHERN CALIF PRECISION CONCRETE	193,741.97
09/26/2024	OUADIENT LEASING USA INC	1,929.06
09/26/2024	CERRITOS FORD INC	109,999.59
09/26/2024	RJM DESIGN GROUP INC	3,200.00
09/26/2024	SCHRUBBE, JACOUELINE	488.00
09/26/2024	SCMAF OFFICE	705.05
09/26/2024	STEARNS CONRAD & SCHMIDT CONSLT ENG	5,180.00
09/26/2024	SERVICEWEAR APPAREL INC	751.43
09/26/2024	SITEONE LANDSCAPE SUPPLY LLC	3,854.59
09/26/2024	SMART & FINAL INC	299.50
09/26/2024	SO CALIF SECURITY CENTERS INC	120.30
09/26/2024	SOUTHERN CALIFORNIA EDISON CO	5,279.70
09/26/2024	STEIN, ANDREW T	523.33
09/26/2024	TENG, WHEA-FUN	202.40
09/26/2024	U S BANK NATIONAL ASSOCIATION	40,403.85
09/26/2024	U S POSTAL SERVICE	11,300.00
09/26/2024	UNITED STATES EOUESTRIAN FEDERATION INC	850.00
09/26/2024	HD SUPPLY INC	408.60
09/26/2024	VARSITY BRANDS HOLDING CO INC	286.32
09/26/2024	VERITIV OPERATING COMPANY	390.09
09/26/2024	VIGILANT SOLUTIONS LLC	280,200.95
09/26/2024	WALTERS WHOLESALE ELECTRIC CO	1,733.48
09/26/2024	WATERLINE TECHNOLOGIES INC	6,518.95
09/26/2024	WAXIE ENTERPRISES INC	1,594.60
09/26/2024	WESTERN EXTERMINATOR CO	391.00
09/26/2024	WHENTOWORK LLC	3,135.00
09/26/2024	WILLDAN ASSOCIATES	3,815.00
09/26/2024	WOOD, JEFF	115.97
09/26/2024	ZUMAR INDUSTRIES INC	342.84
09/26/2024	A-CO TEMPORARY POWER INC	109.00
09/26/2024	CORPUS, CHARLES	250.00
09/26/2024	EVENSIZER, J S	137.05
09/26/2024	FLAVIN, BRIDGET	19.63
09/26/2024	OUALITY ROOFING SPECIALISTS	34.00
09/26/2024	RIGGINS, MONIOUE	250.00
09/26/2024	TERRY, CHANTE	250.00

**CITY OF LAKEWOOD  
SUMMARY CHECK REGISTER**

<u>CHECK DATE</u>	<u>VENDOR NAME</u>	<u>CHECK AMOUNT</u>
09/26/2024	TSO. HUNG	20.34
	<b>Total:</b>	<b>1,078,370.55</b>

**CITY OF LAKEWOOD  
SUMMARY ACH/WIRE REGISTER SEPTEMBER 2024**

<b>ACH date</b>	<b>Amount</b>	<b>Recipient</b>	<b>Purpose</b>	<b>Period</b>
9/4/24	\$731,585.63	Various	Employee Payroll	Aug 18-31, 2024
9/4/24	\$128,923.49	IRS via F&M	Payroll - Federal Taxes	Aug 18-31, 2024
9/5/24	\$35,787.63	EDD	Payroll - State Taxes	Aug 18-31, 2024
9/5/24	\$14,193.60	VOYA	Payroll -Deferred Compensation	Aug 18-31, 2024
9/5/24	\$42,130.77	VOYA	Payroll - Deferred Compensation	Aug 18-31, 2024
9/5/24	\$6,492.20	MidAmerica	Retiree Medical Benefit	Aug 18-31, 2024
9/5/24	\$3,425.00	PARS via U.S. Bank	Payroll - Retirement Plan 1 of 2	Aug 18-31, 2024
9/5/24	\$4,894.74	PARS via U.S. Bank	Payroll - Retirement Plan 2 of 2	Aug 18-31, 2024
9/6/24	\$149.00	The Technology Depot	Communications Services 1 of 4	September 2024
9/13/24	\$1,660.89	The Technology Depot	Communications Services 2 of 4	September 2024
9/18/24	\$25,818.48	MidAmerica	Retiree Medical Benefit	September 2024
9/18/24	\$705,933.82	Various	Employee Payroll	Sep 1-14, 2024
9/18/24	\$126,909.87	IRS via F&M	Payroll - Federal Taxes	Sep 1-14, 2024
9/19/24	\$35,765.99	EDD	Payroll - State Taxes	Sep 1-14, 2024
9/19/24	\$13,951.39	VOYA	Payroll -Deferred Compensation	Sep 1-14, 2024
9/19/24	\$42,130.77	VOYA	Payroll - Deferred Compensation	Sep 1-14, 2024
9/19/24	\$8,237.62	PARS via U.S. Bank	Payroll - Retirement Plan 1 of 1	Sep 1-14, 2024
9/19/24	\$3,999.34	MidAmerica	Retiree Medical Benefit	Sep 1-14, 2024
9/20/24	\$564,360.25	Edco Waste	Residential Waste Pick Up	September 2024
9/20/24	\$2,625.00	LCEA	Employee Paid Dues	September 2024
9/20/24	\$14,521.67	The Technology Depot	Communications Services 3 of 4	September 2024
9/20/24	\$141,671.21	CalPERS	Payroll - Retirement Plan	Aug 18-31, 2024
9/27/24	\$696.66	LB Meals on Wheels	Monthly Contribution	August 2024
9/27/24	\$396.87	The Technology Depot	Communications Services 4 of 4	September 2024
9/26/24	\$304,018.00	CalPERS	Payroll-UAL	September 2024

Council Approval

\_\_\_\_\_

Date

\_\_\_\_\_

City Manager

Attest:

\_\_\_\_\_

City Clerk

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Director of Finance & Administrative Services

**CITY OF LAKEWOOD  
FUND SUMMARY 10/3/2024**

In accordance with section 2521 of the Lakewood Municipal Code, presented herewith is a summary of obligations to be paid by the City of Lakewood. Each of the following demands has been audited by the Director of Finance and Administrative Services and approved by the City Manager.

1010	GENERAL FUND	950,112.70
1030	CDBG CURRENT YEAR	1,256.70
1090	LAKWOOD EQUESTRIAN CENTER	9,145.01
1640	BEV CONTAINER REC GRANT	12,237.32
1744	LA COUNTY REGIONAL OPEN SPACE	19,070.00
3001	CAPITAL IMPROV PROJECT FUND	4,430.17
5010	GRAPHICS AND COPY CENTER	1,494.53
5020	CENTRAL STORES	4,124.30
5030	FLEET MAINTENANCE	37,737.13
7500	WATER UTILITY FUND	24,591.80
8020	LOCAL REHAB LOAN	4.00
8030	TRUST DEPOSIT	98.07
		<b>1,064,301.73</b>

Council Approval

\_\_\_\_\_ Date

\_\_\_\_\_ City Manager

Attest

\_\_\_\_\_ City Clerk

\_\_\_\_\_ Director of Finance and Administrative Services

**CITY OF LAKEWOOD  
SUMMARY CHECK REGISTER**

<b>CHECK DATE</b>	<b>VENDOR NAME</b>	<b>CHECK AMOUNT</b>
10/03/2024	AGRI-TURF DISTRIBUTING	696.37
10/03/2024	ALESHIRE & WYNDER LLP	4,933.50
10/03/2024	ALL CITY MANAGEMENT SERVICES INC	11,891.52
10/03/2024	ALLIED REFRIGERATION INC	391.84
10/03/2024	ALS GROUP USA CORP	950.34
10/03/2024	AMAZON CAPITAL SERVICES INC	5,505.81
10/03/2024	ARDURRA GROUP INC	34,492.50
10/03/2024	ARPANA DANCE COMPANY	400.00
10/03/2024	AVALON TRANSPORTATION LLC	4,185.00
10/03/2024	B & H FOTO & ELECTRONICS CORP	2,782.64
10/03/2024	BIOMETRICS4ALL INC	26.25
10/03/2024	BRENNTAG PACIFIC INC	4,812.43
10/03/2024	BROEKER, CANDACE	126.75
10/03/2024	BROWN, BONNIE	263.90
10/03/2024	CAL STATE AUTO PARTS INC	1,276.15
10/03/2024	LONG BEACH LINCOLN MERCURY INC	834.81
10/03/2024	CINTAS CORPORATION	30.00
10/03/2024	CINTAS CORPORATION	183.17
10/03/2024	CLAVERIE, COURTNEY DAY	78.00
10/03/2024	CAMERON WELDING SUPPLY	466.95
10/03/2024	CREATE A PARTY INC	7,548.15
10/03/2024	DE LAGE LANDEN FINANCIAL SERVICES	394.81
10/03/2024	DIAMOND ENVIRONMENTAL SERVICES LP	562.78
10/03/2024	DICKSON R F CO INC	52,303.94
10/03/2024	DIRECTV INC	40.00
10/03/2024	EAST LONG BEACH POOL SUPPLY	139.46
10/03/2024	INTERNATIONAL E-Z UP INC	11,601.96
10/03/2024	FERGUSON ENTERPRISES INC	983.63
10/03/2024	FULL SAIL ENTERPRISES INC	1,566.38
10/03/2024	GALLS PARENT HOLDINGS LLC	345.33
10/03/2024	GANAHL LUMBER COMPANY	109.24
10/03/2024	GARIBALDO'S NURSERY	44.10
10/03/2024	HASS, BARBARA	1,036.75
10/03/2024	HAWK, TRUDY (FAHTIEM)	104.99
10/03/2024	HERC RENTALS INC	2,637.05
10/03/2024	HOME DEPOT	2,543.51
10/03/2024	HUMAN SERVICES ASSOCIATION	708.33
10/03/2024	INFOSEND INC	3,463.37
10/03/2024	JHM SUPPLY INC	582.80
10/03/2024	KILEY GREGORY THOMAS	3,750.00
10/03/2024	LAKESWOOD CHAMBER OF COMMERCE	775.00
10/03/2024	LAKESWOOD, CITY OF	98.07
10/03/2024	LAKESWOOD, CITY WATER DEPT	33,750.00
10/03/2024	LA COUNTY DEPT OF PUBLIC WORKS	4,430.17

**CITY OF LAKEWOOD  
SUMMARY CHECK REGISTER**

<b>CHECK DATE</b>	<b>VENDOR NAME</b>	<b>CHECK AMOUNT</b>
10/03/2024	MAINTEX INC	307.73
10/03/2024	LEON MANUEL	325.00
10/03/2024	MARKLEY, ELIZABETH	312.00
10/03/2024	MC ENROE, BARBARA	397.80
10/03/2024	MERRIMAC PETROLEUM INC	4,027.22
10/03/2024	MILLER DON & SONS	181.69
10/03/2024	MOSES-CALDERA, ISABEL	725.20
10/03/2024	NESTLE WATERS NORTH AMERICA	146.73
10/03/2024	O'REILLY AUTOMOTIVE STORES INC	295.35
10/03/2024	OCEAN BLUE ENVIRONMENTAL SERVICES	3,793.40
10/03/2024	ODP BUSINESS SOLUTIONS LLC	431.67
10/03/2024	OPUS INSPECTION INC	1,405.69
10/03/2024	PATHWAYS VOLUNTEER HOSPICE	548.37
10/03/2024	JOYCE LOU INC	2,223.00
10/03/2024	PAYMENTUS CORPORATION	9,627.35
10/03/2024	CHEN, PATRICIA PC	637.50
10/03/2024	SR BRAY LLC	125.00
10/03/2024	RAHMAN, NAOMI NID	720.00
10/03/2024	READWRITE EDUCATIONAL SOLUTIONS INC	566.80
10/03/2024	ROMBERG MILLING INC	8,519.35
10/03/2024	SAL'S PLUMBING INC	540.00
10/03/2024	BARRY SANDLER ENTERPRISES	159.65
10/03/2024	SCELZI ENTERPRISES INC	1,036.84
10/03/2024	SERVICEWEAR APPAREL INC	113.10
10/03/2024	SIEGEL, THEODORE	150.00
10/03/2024	SIGNAL HILL AUTO ENTERPRISES INC	462.39
10/03/2024	SMART & FINAL INC	130.78
10/03/2024	SEAACA	678,595.00
10/03/2024	SOUTHLAND INDUSTRIES	3,576.18
10/03/2024	SOUTHWEST PATROL INC	27,962.00
10/03/2024	SPICERS PAPER INC	837.79
10/03/2024	STAPLES INC	63.42
10/03/2024	ARIZONA MACHINERY LLC	25,899.02
10/03/2024	SYKAHUA TEMUJIN	286.00
10/03/2024	T-MOBILE USA INC	389.20
10/03/2024	T2 SYSTEMS INC	1,500.00
10/03/2024	WESTERN EXTERMINATOR COMPANY	429.80
10/03/2024	THE RIG MAN LLC	12,490.25
10/03/2024	THE RINKS-LAKEWOOD ICE	436.80
10/03/2024	TOP HAT BALLOON WERKS LLC	2,132.24
10/03/2024	TUMBLE-N-KIDS INC	9,366.50
10/03/2024	U S POSTMASTER	1,000.00
10/03/2024	FUSION METALWORKS INC	12,237.32
10/03/2024	VARSITY BRANDS HOLDING CO INC	84.01

**CITY OF LAKEWOOD  
SUMMARY CHECK REGISTER**

<b>CHECK DATE</b>	<b>VENDOR NAME</b>	<b>CHECK AMOUNT</b>
10/03/2024	WALTERS WHOLESALE ELECTRIC CO	1,507.56
10/03/2024	WAMBA, DIANE B	339.30
10/03/2024	WATANABE, BRYCE	1,270.75
10/03/2024	WATERLINE TECHNOLOGIES INC	4,692.24
10/03/2024	WAXIE ENTERPRISES INC	2,231.84
10/03/2024	WESTERN EXTERMINATOR CO	158.70
10/03/2024	WILLDAN ASSOCIATES	33,513.00
10/03/2024	LUCHTMAN, ALANA	20.69
10/03/2024	MARTINEZ, JOE	250.00
10/03/2024	MINIX, LISA	4.00
10/03/2024	SIERRA ROOF	192.94
10/03/2024	SIMPSON, JENNIFER	1,077.82
	<b>Total:</b>	<b>1,064,301.73</b>



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RESOLUTION NO. 2024-59

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD  
ADDING A JOB CLASSIFICATION AND AMENDING EXISTING PAY  
RATE IN ATTACHMENT B OF RESOLUTION NO 2024-25

THE CITY COUNCIL OF THE CITY OF LAKEWOOD DOES RESOLVE AS  
FOLLOWS:

SECTION 1. The following job classification and monthly pay rate is hereby added to  
Schedule B, attached to Resolution No. 2024-25:

Schedule	Classification	Step 1	Step 2	Step 3	Step 4	Step 5
44B	Assistant Director of Public Works/City Engineer	\$12,218	\$12,829	\$13,470	\$14,144	\$14,851

ADOPTED AND APPROVED THIS 8TH DAY OF OCTOBER, 2024.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

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**COUNCIL AGENDA**

October 8, 2024

**TO:** The Honorable Mayor and City Council

**SUBJECT:** Community Safety Commission Recommendation – Extension of One Hour Limited Parking Zone on South Street

**INTRODUCTION**

The Community Safety Commission met on September 9 to consider various community safety matters that included the consideration of a request to extend a one hour limited parking zone at 3000 South Street.

**STATEMENT OF FACT**

The Public Works Department received a request to extend a one hour limited parking zone at 3000 South Street. The existing one hour parking zone, for the hours of 7:00 am to 6:00 pm, begins at the alley at the west of the property line, and continues 157’ east to the driveway entrance. The request is to extend the one hour parking zone an additional 150’, to the east property line. The request was made by the management company of the condominium complex because of businesses across the street parking multiple vehicles in front of the residential complex at all times of the day. Staff observed the location and noticed heavy parking in front of the complex.

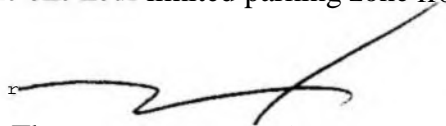
The Community Safety Commission, at their regular meeting on September 9, approved recommending the extension.

**RECOMMENDATION**

The Community Safety Commission recommends that the City Council adopt the attached amendment to Resolution 84-39, authorizing extension of the one hour limited parking zone from 7:00 am to 6:00 pm located at 3000 South Street.



Kelli Pickier  
Director of Public Works



Thaddeus McCormack  
City Manager

RESOLUTION NO. 2024-60

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD AMENDING A RESOLUTION ESTABLISHING A TIME LIMIT PARKING ZONE ON SOUTH STREET WITHIN THE CITY OF LAKEWOOD

THE CITY COUNCIL OF THE CITY OF LAKEWOOD DOES RESOLVE AS FOLLOWS:

SECTION 1. Resolution No. 84-39 entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD ESTABLISHING A TIME LIMIT PARKING ZONE ON SOUTH STREET FROM 11' TO 168' EAST OF THE FIRST ALLEY WEST OF DOWNEY AVENUE WITHIN THE CITY OF LAKEWOOD

is hereby amended to read:

SECTION 3. Notwithstanding the terms and provisions of Section 3250.2, the time limit zone hereby created is a one hour parking zone between the hours of 7 a.m. and 6 p.m. Sunday and Holidays excluded, on South Street from the east curb line of the alleyway to the west of the property line of 3000 South Street, and continuing east for a distance of 300'.

SECTION 2. This resolution has been adopted pursuant to a Community Safety Commission recommendation.

ADOPTED AND APPROVED this 8th day of October, 2024.

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Mayor

ATTEST:

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City Clerk



## COUNCIL AGENDA

October 8, 2024

**TO:** The Honorable Mayor and City Council

**SUBJECT:** Increase Authorization – Southland Industries HVAC Maintenance

### INTRODUCTION

The Public Works department supplements its maintenance operations by utilizing contractors to provide routine citywide HVAC and refrigeration maintenance and repairs services. On November 14, 2023, City Council authorized a contract with Southland Industries for HVAC and refrigeration preventative maintenance. Recently, equipment at the Centre and City Hall have required significant repairs to keep them in operation. Staff recommends the Southland agreement be amended to increase the not-to-exceed limit on the contract.

### STATEMENT OF FACT

Southland has successfully provided HVAC and refrigeration system maintenance and repairs for the City. The scope of work includes inspection, repair, and maintenance of heating and cooling equipment and refrigeration at 15 different City properties consisting of 22 City buildings. The City needs to be able to respond to mechanical equipment failures for assessment and repair quickly, in order to not interrupt operations at our sites. Much of our equipment is aging, and as such the Public Works budgets funding for HVAC repairs, including replacing critical HVAC components, such as compressors, blower fans, etc.

Southland's contract authorization for regular routine HVAC and refrigeration maintenance is in the amount of \$69,974 a year, paid quarterly at \$17,493.50. Southland's agreement also includes an allowance for repairs and replacement parts and components for the refrigeration and HVAC systems to prevent overload, reduce energy consumption, and employee or client discomfort and to reduce administrative costs in the amount not-to-exceed \$80,026. During the 2-year budget cycle, staff budgeted additional funds in the amount of \$100,000 in Fiscal Year 24/25 and \$100,000 in Fiscal Year 25/26 in anticipation of potential aging equipment failures at parks and facilities citywide. Since July, City Hall and the Centre have had several service calls for repairs to keep the equipment operating, utilizing a large portion of the contracted amount for service repairs. The HVAC equipment at these sites will be replaced in a larger, more-comprehensive CIP project that is anticipated to complete in FY 26/27.

To allow for the City to continue to quickly respond to equipment failures, critical component failures, and provide necessary repairs, staff recommends increasing the not-to-exceed limit of the Southland contract from \$150,000 a year to \$250,000 a year. This \$100,000 increase would provide an additional allowance for repairs on top of the \$80,026 in the allowance. The attached amendment to the existing on-call agreement increases the not-to-exceed limit to allow for repairs to be addressed in a timely manner. There are sufficient funds in the budget for this contract amendment.

**RECOMMENDATION**

Staff recommends that the City Council:

1. Approve the amendment to the HVAC and Refrigeration maintenance service agreement with Southland Industries for a period ending June 30, 2025, in an amount not to exceed \$250,000 per year, and authorize the Mayor and City Clerk to sign the agreement in a form approved by the City Attorney.

Kelli Pickier   
Director of Public Works

  
Thaddeus McCormack  
City Manager



AMENDMENT OF AGREEMENT FOR SERVICES  
BETWEEN THE  
CITY OF LAKEWOOD AND AND SOUTHLAND INDUSTRIES

The Agreement dated November 14, 2023, as amended, is further hereby amended as follows:

1. Paragraph 2– Compensation for Services. The CITY agrees to pay SERVICE PROVIDER for all services rendered under the Scope of Services. SERVICE PROVIDER shall submit invoices to the Director of Public Works for approval prior to authorization of payment. The total compensation under this Agreement shall not exceed \$250,000. Payments on approved invoices shall be made within thirty (30) days of receipt and approval of said invoice by the Director of Public Works.

The Agreement of November 14, 2023, as previously amended, is reaffirmed in all other aspects, except as amended herein. Dated the 8th day of October, 2024.

SERVICE PROVIDER

CITY OF LAKEWOOD

\_\_\_\_\_  
SOUTHLAND INDUSTRIES

\_\_\_\_\_  
MAYOR

APPROVED AS TO FORM:

ATTEST:

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CITY ATTORNEY

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CITY CLERK

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## COUNCIL AGENDA

October 8, 2024

**TO:** Honorable Mayor and City Council

**SUBJECT:** Justice Assistance Grant Program Funding for Expanding Network of Cameras

### INTRODUCTION

Each year the City is eligible to receive an allocation of funds from the Edward Byrne Memorial Justice Assistance Grant (JAG) program. The purpose of the program is to fund crime prevention efforts and criminal justice programs and projects.

### STATEMENT OF FACTS

The City has been notified that we may claim an entitlement grant of \$18,480 from the Justice Assistance Program and that the purchase of cameras, to include security cameras and license plate reader cameras, is an eligible expense. Utilizing available FY 2024 JAG funds, Lakewood can expand the current network of security cameras and/or license plate reader cameras to other parts of the city. The use of camera technology provides law enforcement an additional tool to combat criminal activity and crucial information during an investigation.

The JAG program requires the City Council to review the proposed project during a regularly scheduled meeting of the Council and allow an opportunity for the public to provide comment.

### RECOMMENDATION

Staff recommends the City Council:

- 1) Approve the proposed FY 2024 JAG Program funding project to expand Lakewood's existing network of cameras for law enforcement purposes;
- 2) Authorize the Mayor to sign the Certifications and Assurances by the Chief Executive of the Applicant Government;
- 3) Authorize the City Manager to sign the appropriate award acceptance documents upon notification of the grant award;
- 4) Direct the Director of Finance & Administrative Services to appropriate \$18,480 of JAG funds in the FY2024-2025 budget upon award and acceptance of grants

  
Joshua Yordt  
Director of Public SM&y

  
Thaddeus McCormack  
City Manager



## COUNCIL AGENDA

October 8, 2024

**TO:** The Honorable Mayor and City Council

**SUBJECT:** Measure L Citizens Oversight Committee Meeting #9 Update

### INTRODUCTION

Measure L included a requirement that an advisory committee be created to review, on a semi-annual basis, the City's expenditure and revenues generated by the measure. On January 28, 2020, the City Council adopted Ordinance No. 2020-2 establishing the Citizens Oversight Committee (Committee).

### STATEMENT OF FACT

The Committee is comprised of five residents appointed by the City Council that represents key stakeholder groups, and two members representing the Greater Lakewood Chamber of Commerce and a service organization. Members include Crystal Jones-Duncan (serving as the current Chair), Ahmed Rafi (serving as the current Vice Chair), Catherine Tolentino (representing business groups), Hendrick Robertson (at large), Valarie Youell (representing youth groups), Joy Janes (representing the community groups), and Joanie Dixson (representing the Greater Lakewood Chamber of Commerce). Vice Mayor Cassandra Chase and Council Member David Arellano served as the City Council liaisons as members of the City Council's Audit Committee.


The Committee held its ninth meeting on September 17, 2024. The Committee received a report from City staff regarding the committee's mission, the city's fiscal structure and revenue trends. They also received a summary report on the adopted fiscal year 2024-2026 budget. Staff also reported on the status of capital improvement projects that is made possible by funds from Measure L as well as public safety initiatives.

As a reminder to the public, committee documents including agendas, staff reports, meeting minutes and slideshow presentations are accessible through the committee's website at [www.lakewoodcity.org/MeasureLCOC](http://www.lakewoodcity.org/MeasureLCOC).

### RECOMMENDATION

It is recommended that the City Council receive and file this report.

Paolo Beltran   
Deputy City Manager

  
Thaddeus McCormack  
City Manager



# Public Hearings

Item 1.1 - Resolution Regarding Anticipated Energy Cost Savings and Other Benefits  
will be continued to November 12, 2024



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*Legislation*

**TO:** Honorable Mayor and City Council

**SUBJECT:** Resolution Approving the Infrastructure Financing Plan (IFP) for the Lakewood Enhanced Infrastructure Financing District (EIFD) and the Allocation of Property Tax Increment within the Lakewood EIFD

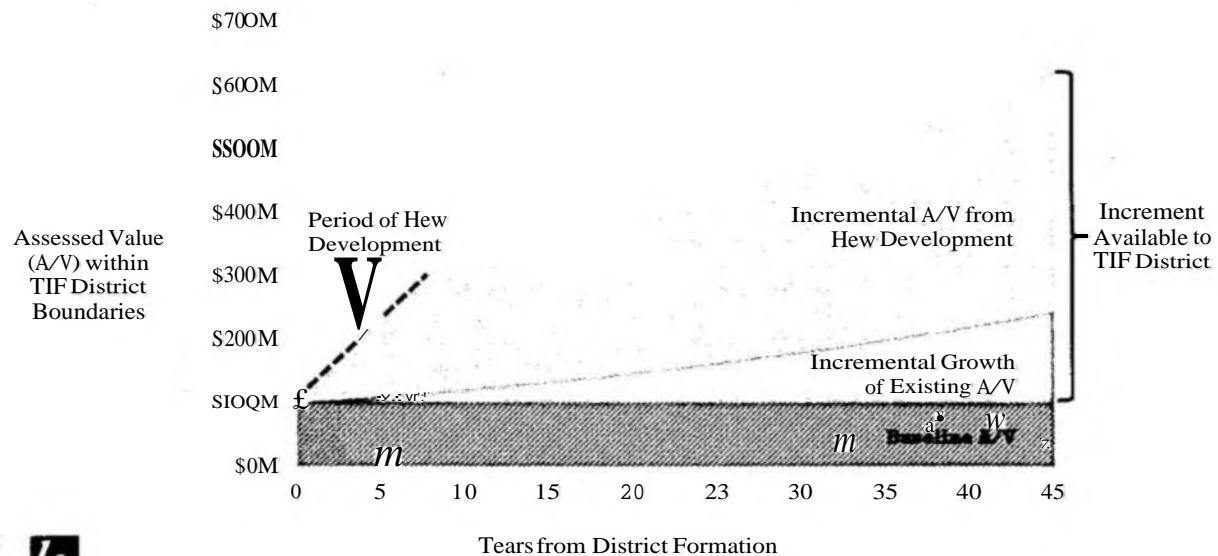
**INTRODUCTION**

As a result of the elimination of redevelopment agencies in California, the City of Lakewood (“City”) lost a tax increment financing (TIF) tool to invest in public facilities supporting the development of communities. In 2014, SB 628 created a new tax increment financing tool called the Enhanced Infrastructure Financing District (EIFD). The original legislation has been amended to modify the EIFD formation procedural requirements and requirements to issue bonds to finance infrastructure.

**STATEMENT OF FACTS**

EIFDs aid cities in funding public facilities and other public investments to foster future development and increase property values. By capturing tax increment revenue generated within the district as new development occurs and property values increase over time, like a redevelopment project area, a portion of tax increment revenue is redirected from the taxing entity to the EIFD. Importantly, the establishment of EIFDs does not increase property taxes or any other taxes for landowners within or outside the EIFD boundaries.

The following chart illustrates how tax TIF captures that new revenue from new development into the EIFD (note these dollars are for illustrative purposes only):



Note: Illustrative. Conservative VA growth of existing assessed value (A/V) shown; does not include market-up increases associated with property sales.

On May 28, 2024, the City Council adopted a Resolution of Intention to initiate the establishment of the City of Lakewood Enhanced Infrastructure Financing District (Lakewood EIFD) and establish the Lakewood EIFD Public Financing Authority (PFA) as the governing body. On June 25, 2024, the County of Los Angeles (“County”) Board of Supervisors adopted a Resolution of Intention to participate in the Lakewood EIFD as a partner to the City.

Subsequently, on July 9, 2024, the PFA ordered the preparation of the Infrastructure Financing Plan (IFP) as required by the EIFD Law (California Government Code Section 53398.50 through 53398.88). The IFP is the legal document describing the EIFD, and it is to be adopted by the City Council, County Board of Supervisors, and PFA to guide the use of incremental tax revenues over the life of the EIFD. Public notices were mailed, information was posted on a dedicated website (<https://www.lakewoodcity.org/EIFDJ>), and notices were also published in the newspaper, as required by law, to inform property owners and residents.

On August 13, 2024, the PFA received a presentation of the IFP, taking no action at that time. Following that public meeting, the PFA must hold three public hearings before considering the approval of the IFP. The first public hearing was held on September 24, and a notice for the public hearing was published for four consecutive weeks in advance of that date.

To date, City staff and its EIFD consultants have received two public inquiries regarding the EIFD, both of which from property owners seeking to understand the potential implications of EIFD implementation on their properties. Following responses to all questions, feedback from property owners was positive and supportive of the EIFD.

## **ANALYSIS**

The current IFP is included in the Resolution as Exhibit A. It contains all items required by California Government Code Section 53398.63. A summary of the key requirements contained in the IFP is provided below.

1. **EIFD Map and Legal Description.** The proposed EIFD boundaries are focused on the Lakewood Center shopping center and various other development opportunity sites, including Housing Development Opportunity Sites identified in the City’s Housing Element (properties with potential for new development or rehabilitation). The land included in these boundaries totals approximately 352 acres (approx. 5.8% of the City) and approximately \$1.03 billion in existing assessed property value.
2. **Public Facilities and Development Proposed within the EIFD.** The public capital facilities proposed to be financed through the EIFD include:
  - Water, sewer, and other utility capacity enhancements for new development and rehabilitation of aging commercial sites
  - Affordable housing
  - Water reclamation improvements
  - Parking / circulation improvements
  - Lakewood Boulevard Corridor Smart Streets (utility undergrounding, bike lanes, bus rapid transit infrastructure)

- Remediation of contaminated sites
  - Broadband internet improvements
3. **Use of Incremental Tax Revenue.** The EIFD will use incremental property tax revenue to finance public facilities and maintenance of those public facilities, and administration of the EIFD. The City would allocate a maximum of 50% of its future share of future property tax increment within the EIFD, and the County would match the City’s allocation dollar-for-dollar. Based on projected growth of assessed value, total EIFD funding capacity is estimated at approximately \$60 million on a present-value basis.
5. **Necessity and Goals of the EIFD:** The formation of the EIFD is necessary to assist in the financing of the construction of the targeted public facilities that serve the EIFD boundary and surrounding community while providing significant communitywide benefits. These public facilities will catalyze private sector investment and development to support the City's General Plan and provide the infrastructure foundation for the development of critically needed housing in the community and greater region.
6. **Economic and Fiscal Impacts:** Establishing the EIFD is a necessary step towards the successful development of the public facilities and other projects of communitywide significance, which will generate significant economic benefits to the City, County, and other taxing entities. Fiscal impact analysis prepared by Kosmont Companies as Appendix D to the IFP estimates that EIFD activity would generate approximately \$11 million in net positive general fund revenues on present value basis for the City. Additionally, the Analysis highlights the job opportunities generated by the EIFD, including approximately 9,300 direct, indirect, and induced temporary constructed-related jobs and over 810 permanent ongoing jobs in the City and County.

**Next Steps**

The County Board of Supervisors must approve the IFP, and the PFA must hold two more public hearings before final approval of the IFP. These public meetings and hearings are scheduled to occur in October and November. If the IFP is modified after City Council action this evening, the modified IFP would be required to return to the City Council for approval prior to EIFD formation.

The PFA may adopt the IFP at the third public hearing to form the EIFD. A summary of the key actions for establishing the EIFD, as well as estimated dates of completion, is as follows:

Task	Target Date	Notes
PFA holds Public Hearing #2	October 24, 2024	Additional comments taken; PFA takes action to approve, modify, or reject IFP
PFA holds Public Hearing #3 and Protest Proceeding	November 26, 2024	If majority protest exists – takes action to terminate EIFD. If no majority protest, PFA can propose adoption of the IFP and formation of the EIFD
Staff files EIFD with State Board of Equalization (BOE)	November 27, 2024	

In the event of a majority protest by property owners or residents within the boundaries, the formation proceedings would be discontinued.

**CEQA REVIEW**

The City Council’s adoption of the Resolution approving the EIFD IFP is exempt from the California Environmental Quality Act (CEQA) as they are actions solely related to the creation of a government funding mechanism and the administrative or organizational activities of the City. Therefore, this action does not constitute a “project” pursuant to CEQA Guidelines Sections 15378(b)(4) and 15378(b)(5). This action could not result in a physical change in the environment because the City has not committed itself to any specific project(s) that could be funded by the EIFD. As a separate and independent ground, this action is exempt from the requirements of CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines, because it can be seen with certainty that there is no possibility that they will have a significant effect on the environment. However, future actions (such as the approval of infrastructure improvements using funding from the EIFD) will be subject to environmental review in accordance with CEQA.

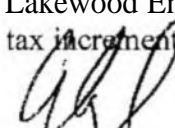
**FISCAL IMPACT**

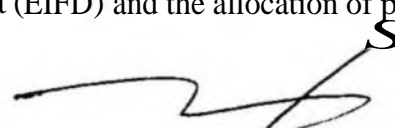
There is no immediate fiscal impact for establishing the Lakewood EIFD. If ultimately established, the EIFD would create the opportunity to use tax increment financing to fund targeted infrastructure investments in the City. If the EIFD is formed, future budget actions will be required to budget the allocation of incremental tax revenues to the EIFD.

**RECOMMENDATION**

Staff recommends that the City Council:



1. Adopt proposed resolution approving the Infrastructure Financing Plan (IFP) for the Lakewood Enhanced Infrastructure Financing District (EIFD) and the allocation of property tax increment within the Lakewood EIFD.

  
Abel Avalos  
Director of Community Development

  
Thaddeus McCormack  
City Manager


**City of Lakewood**  
**Enhanced Infrastructure Financing District (EIFD)**  
**City Council Approval**  
**of the Infrastructure Financing Plan (IFP)**  
*October 8, 2024*

Prepared by:  
**Kosmont Companies**



## Introduction and Background

- Lakewood has evaluated EIFD as a financing tool to facilitate economic development in Lakewood Center and select other development opportunity sites via investment into critical infrastructure
- City Council adopted a Resolution of Intention (ROI) to form the EIFD on May 28, 2024
- County Board of Supervisors adopted a Resolution of Intention (ROI) to participate in the EIFD on June 25, 2024
- EIFD Public Financing Authority (PFA) met July 9, 2024 to adopt PFA Bylaws and direct preparation of the Infrastructure Financing Plan (IFP)
- PFA met August 13, 2024 to hear a presentation of the draft IFP from staff and consultants and address questions, but take no action
- PFA held the first of three public hearings on the IFP on September 24, 2024 to hear additional comments and questions, but take no action



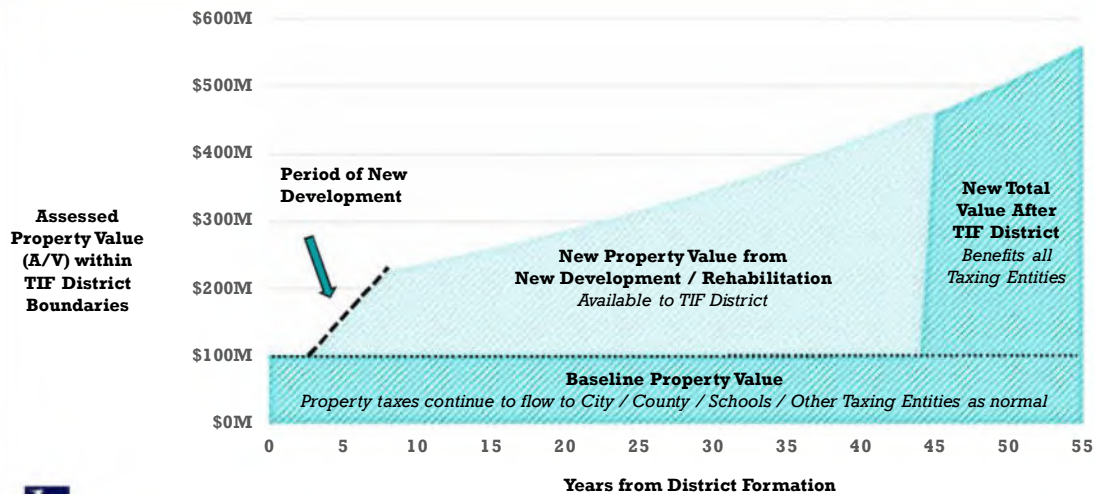
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## Introduction and Background (Continued)

- Public notices regarding the EIFD have been mailed, information was posted on a dedicated website, and notices were also published in the newspaper, as required by law, to inform property owners and residents (feedback has been limited but positive in nature)
- City Council is being asked to consider approval of the governing IFP, including the proposed allocation of a portion of future City property tax increment within the EIFD boundary
- Next steps include two additional PFA public hearings and County Board of Supervisors approval – completion targeted before December 2024
- If the IFP is modified after City Council action this evening, the modified IFP would be required to return to the City Council for approval prior to EIFD formation



## What is Tax Increment Financing (TIF) – Not a New Tax



Note: Illustrative. Conservative 2% growth of existing assessed value (A/V) shown; does not include mark-to-market increases associated with property sales.



## Contents of the Infrastructure Financing Plan (IFP)

- A. Description of the District
- B. Description of Proposed Facilities and Development
- C. Finding of Communitywide Significance
- D. Financing Section
- E. Goals of the District
- F. Appendices (e.g., Legal Description, Financial Analysis Detail)



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## Proposed Lakewood EIFD Map

- Lakewood Center Mall and select other Housing Element and commercial development opportunity sites are areas being studied for a potential EIFD
- Approx. 352 acres in total (~5.8% of City-wide acreage)
- Approx. \$1.03B in existing assessed value (~9.3% of City-wide A/V)



Source: City of Lakewood Housing Element; Los Angeles County Auditor-Controller (2023)  
 Note: Lakewood Center parcels account for approximately 135 acres and \$463m of AV (approximately 2.2% of City acreage and 4.2% of City AV)

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## Future Development Assumptions *Absorption Assumed over 20 Years*

Area	# SF or Units	Estimated AV Factor	Estimated Total AV at Buildout
Residential	1,950 units	\$450K per unit	\$878 million
Retail / Commercial	50,000 SF	\$350 per SF	\$18 million
Industrial / Flex	574,500 SF	\$175 per SF	\$101 million
<b>Total New Development Assumed within EIFD Study Area</b>			<b>\$996 million</b>



Note: AV at buildout values in current 2024 dollars.  
Sources: City of Lakewood Housing Element; CoStar

## Potential Investments for EIFD Funding

- a) Water, sewer, and other utility capacity enhancements for new development and rehabilitation of aging commercial sites
- b) Affordable housing
- c) Water reclamation improvements
- d) Parking / circulation improvements
- e) Lakewood Boulevard Corridor Smart Streets (utility undergrounding, bike lanes, bus rapid transit infrastructure)
- f) Remediation of contaminated sites
- g) Broadband

***20% of tax increment proposed to be set aside for affordable housing uses***



## Financing Section Draft Terms

- City commits **50%** of its future property tax increment within the boundary for approx. 50 years (remaining portion flows to General Fund)
- County commits **21%** of its future property tax increment within the boundary for approx. 50 years as a dollar-for-dollar match of the City's allocation (remaining portion flows to General Fund)

EIFD Revenue Allocation Scenario	Year 5 Accumulated Revenue + Bonding Capacity*	Year 10 Accumulated Revenue + Bonding Capacity*	50-Year Present-Value @ 3% Discount Rate	50-Year Nominal Total
City 50% + County Dollar Match (~21% of County share)	\$9,858,000	\$19,900,000	\$60,272,000	\$147,311,000

City allocation includes allocation from both AB8 + MVLF in-lieu. County allocation does not include MVLF in-lieu.  
 \* Bonding capacity assumes Year 5 is first bond issuance for EIFD. \*Year 5 means fifth year of revenue following district formation. Net proceeds shown. Bondable revenue assumes \$25,000 admin charge, 150% debt service coverage, 6.5% interest rate, 30-year term. Proceeds net of 2% underwriter's discount, estimated reserve fund (maximum annual debt service), costs of issuance estimated at \$350,000. Source: Kosmont Financial Services (KFS), registered municipal advisor.



## Regional and Communitywide Significance

- Housing: **1,950+ units**
- Job creation, wages:
  - **540+ permanent, direct jobs** in Lakewood + **270** additional indirect and induced jobs in the County, related ~\$54M in wage income
  - **9,300+ temporary construction-related jobs\*** in City and County, **\$693M+** related wage income
- Acceleration of development and related fiscal revenues:
  - **\$11 million** in present value **fiscal benefit** for CITY general fund over 50 years, net of tax increment contribution to EIFD and net of estimated fiscal expenditures
  - **\$43 million** in present value **fiscal benefit** for COUNTY general fund over 50 years, net of tax increment contribution to EIFD and net of estimated fiscal expenditures
- Catalyze economic development and attract other money (e.g., grants)



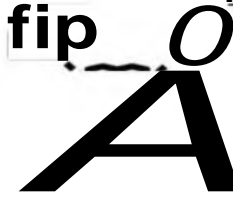
\* Construction job-years, where one job-year is defined as one year of employment for one individual

## EIFDs Help Attract other Funding

- EIFDs that involve a City / County joint effort are more likely to win state grant funding sources
- EIFDs explicitly increases scoring for CA state housing grants (e.g., IIG, AHSC, TCC)

### Federal & State Sources

- *Cap-and-Trade / HCD & SGC grant / loan programs (AHSC, IIG, TCC, CERF)*
- *Prop 68 parks & open space grants*
- *Prop 1 water/sewer funds*
- *Caltrans ATP / HSIP grants*
- *Federal EDA / DOT / EPA*
- *Federal IRA and IJJA direct funds*



### Private Sector based Funding Sources

- *Development Agreement / impact fees*
- *Benefit assessments (e.g., contribution from CFD)*
- *Private investment*
- *Private tax credits available through IRA and IJJA for climate investments*



## Targeted EIFD Formation Schedule

Target Date	Task
<b>COMPLETE</b> May 28, 2024	a) City Council adopts Resolution of Intention (ROI) to form EIFD and formally establish PFA Board
<b>COMPLETE</b> June 25, 2024	b) County Board of Supervisors adopts ROI to participate with the City in the EIFD
<b>COMPLETE</b> July 9, 2024	c) PFA directs the drafting of the Infrastructure Financing Plan (IFP)
<b>COMPLETE</b> August 2024	d) Distribute draft IFP to property owners, affected taxing entities, City Council, County Board of Supervisors
<b>COMPLETE</b> Aug 13, 2024	e) PFA holds an initial public meeting to present the draft IFP
<b>COMPLETE</b> Sept 24, 2024	f) PFA holds first "official" public hearing to hear written and oral comments but take no action
<b>TODAY</b> October 8, 2024	g) City Council considers adoption of Resolution approving IFP
October 2024	h) County Board of Supervisors considers adoption of Resolution approving IFP
October 24, 2024	i) PFA holds second public hearing to hear additional comments and take action to modify or reject IFP
November 26, 2024	j) PFA holds third public hearing to consider oral and written protests and take action to terminate proceedings or adopt IFP and form the EIFD by resolution
November 27, 2024	k) Filings with State Board of Equalization (BOE)

- Tax increment allocation begins fiscal year following district formation
- Debt issuance, if desired, would occur after a stabilized level of tax increment has been established (may be 3-5 years)



## Next Steps / Actions Items

- For tonight:
  - a) Consider adoption of Resolution approving EIFD Infrastructure Financing Plan (IFP) and allocation of a portion of City's future property tax increment within EIFD boundary
- Lakewood EIFD website: <https://www.lakewoodcity.org/EIFD>



THANK YOU

Questions?



**Kosmont Companies**  
1601 N. Sepulveda Blvd. #382 Manhattan Beach, CA 90266  
Ph: (424) 297-1070 | Fax: (424) 286-4632  
[www.kosmont.com](http://www.kosmont.com)

## Reference: EIFD Glossary

- **EIFD – Enhanced Infrastructure Financing District:** Tax increment financing mechanism that utilizes future property tax from participating public agencies within a defined boundary to fund eligible infrastructure improvements
- **PFA – Public Financing Authority:** Governing board of an EIFD, comprised of elected officials from participating public agencies (e.g., City Councilmembers, County Supervisors) as well as public members appointed by the legislative bodies of participating public agencies
- **IFP – Infrastructure Financing Plan:** Governing document of the EIFD, outlining the proposed improvements to be funded as well as the financial terms of the EIFD, including allocation of future property tax increment from participating public agencies



RESOLUTION NO. 2024-61

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD, CALIFORNIA, APPROVING THE INFRASTRUCTURE FINANCING PLAN FOR THE LAKEWOOD ENHANCED INFRASTRUCTURE FINANCING DISTRICT AND THE ALLOCATION OF THE CITY'S INCREMENTAL PROPERTY TAX REVENUE WITHIN THE LAKEWOOD ENHANCED INFRASTRUCTURE FINANCING DISTRICT PURSUANT TO GOVERNMENT CODE SECTIONS 53398.68 AND 53398.75

WHEREAS, the California Legislature enacted California Government Code sections 53398.50 through 53398.88 ("EIFD Law") authorizing cities and counties to form enhanced infrastructure financing districts within defined areas and use incremental property tax revenue generated from the growth in property taxes collected from within such districts to finance certain infrastructure and community benefit projects; and

WHEREAS, in enacting the EIFD Law, the California Legislature found and determined that with the dissolution of redevelopment agencies, public benefits will accrue if local agencies are provided a means to finance certain public infrastructure and community benefit projects authorized under the EIFD Law; and

WHEREAS, on May 28, 2024, the City Council of the City of Lakewood ("City Council") adopted Resolution No. 2024-18 ("Resolution of Intention"), which initiated the process to establish the Lakewood Enhanced Infrastructure Financing District ("Lakewood EIFD") pursuant to EIFD Law; and

WHEREAS, pursuant to the Resolution of Intention, the City Council found that the Lakewood EIFD is necessary for the area within the boundaries of the Lakewood EIFD and the City of Lakewood ("City") and declared that, pursuant to the EIFD Law, if approved by resolution pursuant to Government Code Section 53398.68, incremental property tax revenue from the City within the Lakewood EIFD may be used to finance the activities described in the Resolution of Intention; and

WHEREAS, pursuant to the Resolution of Intention, the City Council established the Lakewood EIFD Public Financing Authority ("PFA") to serve as the governing board of the Lakewood EIFD; and

WHEREAS, on July 9, 2024, pursuant to Government Code Section 53398.63, the PFA directed the Executive Director of the PFA to prepare a draft Infrastructure Financing Plan ("IFP") for the Lakewood EIFD, which IFP is attached hereto as "Exhibit A" and is available for inspection at Lakewood City Hall, 5050 Clark Avenue, Lakewood, CA, 90712; and

WHEREAS, the IFP, among other things, includes a description of the public facilities to be financed by the Lakewood EIFD and a financing section that includes, among other things, a specification of the maximum portion of the incremental tax revenue of the City proposed to be committed to the Lakewood EIFD for each year during which the Lakewood EIFD will receive incremental tax revenue, and a projection of the amount of tax revenues expected to be received by the Lakewood EIFD in each year during which the Lakewood EIFD will receive tax revenues, including an estimate of the amount of tax revenues attributable to the City for each year; and

WHEREAS, on August 13, 2024, the PFA held a public meeting to present the IFP and on September 24, 2024, the PFA held a public hearing to consider oral and written comments to the IFP; and

WHEREAS, the City Council now desires to adopt this Resolution pursuant to Government Code Section 53398.68 to approve the IFP, substantially in the form prepared by the Executive Director of the PFA, including the allocation of incremental tax revenue of the City in accordance with Government Code Section 53398.75 as set forth in the IFP.

NOW, THEREFORE, the City Council of the City of Lakewood does hereby find, determine, conclude and resolve as follows:

Section 1. The facts set forth in the Recitals of this Resolution are true and correct.

Section 2. The City Council hereby approves the IFP for the Lakewood EIFD substantially in the form presented to the City Council and attached hereto as "Exhibit A", including, but not limited to, the specification of the maximum portion of the incremental tax revenue of the City to be committed to the Lakewood EIFD for each year during which the Lakewood EIFD will receive incremental tax revenue.

Section 3. The City Manager, or designee, are hereby authorized and directed to take all actions necessary or advisable to give effect to the transactions contemplated by this Resolution.

Section 4. This Resolution shall take effect immediately upon its adoption by the City Council and the City Clerk shall cause a copy thereof to be forwarded to the PFA.

Section 5. The City Clerk of the City of Lakewood shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED THIS 8TH DAY OF OCTOBER, 2024, BY THE FOLLOWING VOTE:

	AYES	NAYS	ABSENT
Council Member Wood	_____	_____	_____
Council Member Croft	_____	_____	_____
Council Member Arellano	_____	_____	_____
Council Member Chase	_____	_____	_____
Mayor Rogers	_____	_____	_____



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Mayor

ATTEST:

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City Clerk

# CITY OF LAKEWOOD ENHANCED INFRASTRUCTURE FINANCING DISTRICT

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## INFRASTRUCTURE FINANCING PLAN

Prepared For:

The City of Lakewood and the County of Los Angeles



Prepared By:



**JULY 2024**

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- Appendix D: Fiscal Impact Analysis

# 1.0 Introduction

## 1.1 Background & Purpose

The proposed Lakewood Enhanced Infrastructure Financing District (“Lakewood EIFD” or “District”) will serve as a catalyst for private development and critical regional infrastructure with transformative potential for the City of Lakewood (“City”) and larger Los Angeles County (“County”) region. The Lakewood EIFD encompasses approximately 352 acres of land, representing approximately 6% of the total land area within the City. The Lakewood EIFD includes the Lakewood Center Mall and various other housing and blended-use development opportunity sites within the City that stand to benefit from catalytic infrastructure improvements with communitywide and regional benefit. The District represents a partnership between the City and the County, and as such, will be funded by property tax increment from both taxing entities.

## 1.2 Contents and Overview of this Infrastructure Financing Plan (“IFP”)

Pursuant to Government Code Sections 53398.59 through 53398.74, this IFP comprises the following information:

- a) A map and legal description of the District, [included herein as Appendix A and Appendix B, respectively.](#)
- b) A description of the public facilities and other forms of development or financial assistance that is proposed in the area of the district, including those to be provided by the private sector, those to be provided by governmental entities without assistance under this chapter, those public improvements and facilities to be financed with assistance from the proposed district, and those to be provided jointly. The description shall include the proposed location, timing, and costs of the development and financial assistance. [This information is included in Section 3 of this IFP.](#)
- c) If funding from affected taxing entities is incorporated into the financing plan, a finding that the development and financial assistance are of communitywide significance and provide significant benefits to an area larger than the area of the district. [This information is included in Section 4 of this IFP.](#)
- d) A financing section ([included in Section 5 of this IFP](#)), which shall contain all of the following information:
  - a. A specification of the maximum portion of the incremental tax revenue of the city or county and of each affected taxing entity proposed to be committed to the district for each year during which the district will receive incremental tax revenue. The portion need not be the same for all affected taxing entities. The portion may

change over time. The maximum portion of the City's property tax increment to be committed to the District will be 50% throughout the duration of the District lifetime. The maximum portion of the County's property tax increment to be committed to the District will be 21% throughout duration of the District lifetime.

- b. A projection of the amount of tax revenues expected to be received by the district in each year during which the district will receive tax revenues, including an estimate of the amount of tax revenues attributable to each affected taxing entity for each year. Section 5.3 of this IFP includes a projection of tax revenues to be received by the District from each participating taxing entity by year over the course of the projected District lifetime. These projections are based on research and analysis of available data at the time of IFP preparation for purposes of illustration. Actual results may differ from those expressed in this document. Appendix C provides additional detail for the projected revenue analysis.
- c. A plan for financing the public facilities to be assisted by the district, including a detailed description of any intention to incur debt. Section 5.4 of this IFP includes a plan for financing the public facilities to be assisted by the District. The Public Financing Authority ("PFA") governing the District intends to incur debt only when it is financially prudent to do so. It is estimated at this time that the Lakewood EIFD will contribute approximately \$60 million in present-value dollars to public improvements and affordable housing projects from a combination of bond or loan proceeds (multiple issuances may be necessary) and pay-as-you-go funding over the District lifetime. This is equivalent to approximately \$147 million in nominal dollars (i.e., not adjusting for inflation).
- d. A limit on the total number of dollars of taxes that may be allocated to the district pursuant to the plan. The total number of dollars or taxes that may be allocated to the District shall not exceed \$400,000,000 (nominal dollars). This represents a maximum allocation of \$200,000,000 from the City and \$200,000,000 from the County over the District lifetime (nominal dollars).
- e. A date on which the district will cease to exist, by which time all tax allocation to the district will end. The date shall not be more than 45 years from the date on which the issuance of bonds is approved pursuant to subdivision (a) of Section 53398.81, or the issuance of a loan is approved by the governing board of a local agency pursuant to Section 53398.87. The District will cease to exist the earlier of: (i) forty five (45) years from the date on which the first issuance of bonds or acquisition of a loan is approved by the PFA, or (ii) June 30, 2076. This IFP assumes that the base year for the District will be Fiscal Year 2025-2026 and that the District will begin receiving tax revenues in Fiscal Year 2026-2027.

- f. An analysis of the costs to the city or county of providing facilities and services to the area of the district while the area is being developed and after the area is developed. The plan shall also include an analysis of the tax, fee, charge, and other revenues expected to be received by the city or county as a result of expected development in the area of the district. Appendix D to this IFP includes, as part of the Fiscal Impact Analysis, an analysis of the costs to the City and County for providing facilities and services to the area of the District. It is estimated that, at Year 20 of the District lifetime (assumed stabilized buildout of District area), annual costs to the City will be approximately \$5.8 million, and annual costs to the County will be approximately \$4.2 million to service the area of the District.
- g. An analysis of the projected fiscal impact of the district and the associated development upon each affected taxing entity. Appendix D to this IFP includes an analysis of the projected fiscal impact of the District and the associated development upon both the City and the County, as the only two affected taxing entities that are contributing tax increment revenues to the District. It is estimated that, at Year 20 of the District lifetime, the District area will generate an annual net fiscal surplus of approximately \$430,000 to the City and an annual net fiscal surplus of approximately \$2.4 million to the County.
- h. A plan for financing any potential costs that may be incurred by reimbursing a developer of a project that is both located entirely within the boundaries of that district and qualifies for the Transit Priority Project Program, pursuant to Section 65470, including any permit and affordable housing expenses related to the project. At this time, the PFA does not intend to finance any potential costs that may be incurred by reimbursing a developer of a project that is both located entirely within the boundaries of the District and qualifies for the Transit Priority Project Program, pursuant to Section 65470.
- e) If any dwelling units within the territory of the district are proposed to be removed or destroyed in the course of public works construction within the area of the district or private development within the area of the district that is subject to a written agreement with the district or that is financed in whole or in part by the district, a plan providing for replacement of those units and relocation of those persons or families consistent with the requirements of Section 53398.56. The PFA does not anticipate that any housing units will be removed as a result of any project identified in this IFP. However, if any relocation of dwelling units is deemed to be required in the future for a project financed by the District, the PFA will comply with the requirements of Government Code Section 53398.56.
- f) The goals the district proposes to achieve for each project financed pursuant to Section 53398.52. Section 7 of this IFP summarizes the goals of each project to be financed by the District.

## 2.0 Description of the Proposed District

The Lakewood EIFD encompasses approximately 352 acres of land, representing approximately 6% of the total land area within the City. The Lakewood EIFD includes the Lakewood Center Mall and various other housing and blended-use development opportunity sites within the City that stand to benefit from catalytic infrastructure improvements with communitywide and regional benefit. Appendix A includes a map of the proposed District, and Appendix B is a legal description of the District.

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## 3.0 Description of Proposed Facilities and Development

### 3.1 Anticipated Future Private Development

Anticipated future private development is summarized in Table 1 below, anticipated to occur across the Lakewood Center Mall and other development opportunity sites as identified on the map in Appendix A. Buildout and absorption of these land uses are forecasted in the first 20 years of the District lifetime.

*Table 1: Anticipated Future Private Development*

Development Type	SF / Units	AV Per SF / Unit	Estimated AV at Buildout (2024\$)
Residential	1,950 units	\$450,000 per unit	\$878 million
Commercial / Retail	50,000 SF	\$350 per SF	\$18 million
Industrial / Flex	574,500 SF	\$175 per SF	\$101 million
<b>Estimated Total</b>			<b>\$996 million</b>

### 3.2 Public Facilities to be Financed with Assistance from the Lakewood EIFD

The PFA intends to utilize the District to contribute approximately \$60 million (in present value dollars) of funding to infrastructure and affordable housing projects of communitywide and regional significance over the District lifetime. This is equivalent to approximately \$147 million in nominal dollars (i.e., not accounting for inflation). Table 2 outlines an estimate of anticipated EIFD budget allocation over the District's lifetime.



Table 2: Estimated EIFD Funding Allocation

#	PROJECT <i>(within City of Lakewood with tangible benefit to properties within EIFD)</i>	ESTIMATED ALLOCATION <i>(present-value)</i>	ESTIMATED TIMING
1	Affordable Housing Development in Lakewood (20% Minimum County Requirement)	\$12,000,000	Year 1 to Year 50 of EIFD Lifetime
2	Water, sewer, and other utility capacity enhancements for new development and rehabilitation of aging commercial sites	\$48,000,000	
3	Water reclamation improvements		
4	Parking / circulation improvements		
5	Lakewood Boulevard Corridor Smart Streets (utility undergrounding, bike lanes, bus rapid transit infrastructure)		
6	Remediation of contaminated sites		
7	Broadband internet improvements		
<b>Estimated Total EIFD Budget Allocation</b>		<b>\$60,000,000</b>	<b><i>(present value dollars)</i></b>

Pursuant to Project #1 identified in Table 2, the EIFD will implement a 20% affordable housing set-aside for the acquisition, construction, or rehabilitation of housing for persons of very low, low, and moderate income, as defined in Sections 50105 and 50093 of the Health and Safety Code, for rent or purchase in the City. The PFA will coordinate with the Lakewood Housing Authority for implementation and administration of these funds and projects. The sequence in which EIFD revenues shall be allocated annually shall prioritize this affordable housing set-aside as the first priority. The PFA and City may additionally elect to coordinate with the County of Los Angeles Affordable Housing Trust Fund or another entity as an alternative or in addition to the Lakewood Housing Authority for the acquisition, construction, or rehabilitation of affordable housing in the City, subject to the approval of the City of Lakewood City Council. Funds dedicated to these projects will be tracked and delineated specifically in the required annual reporting for the EIFD.

Funds allocated under projects item numbers 2 through 7 may be reallocated to any eligible projects under the IFP and EIFD law based on future infrastructure needs. Specific project funding will be subject to approval by the PFA.

Additional expenditures by the EIFD, including any use of potential future EIFD bond proceeds, will be subject to approval by the PFA. Targeted improvements would conform to established guidelines in existing, adopted planning documentation, such as the City General Plan.

Eligible expenditures in accordance with Government code sections 53398.52 and 53398.56 include the purchase, construction, expansion, improvement, seismic retrofit, or rehabilitation of any real or other tangible property with an estimated useful life of 15 years or and are projects of communitywide significance that provide significant benefits to the district or the surrounding community.

The Lakewood EIFD may also finance the ongoing or capitalized costs to maintain public capital facilities financed in whole or in part by the Lakewood EIFD. Facilities funded may be located outside the boundaries of the Lakewood EIFD, as long as they have a tangible connection to the work of the Lakewood EIFD. The Lakewood EIFD will also finance planning and design activities that are directly related to the purchase, construction, expansion, or rehabilitation of these projects. Projects financed by the Lakewood EIFD may include, but not be limited to, all of the following:

- Highways, interchanges, and ramps;
- Bridges;
- Arterial streets;
- Parking facilities;
- Transit facilities;
- Parks, recreational facilities, and open space;
- Sewage treatment and water reclamation plants and interceptor pipes;
- Facilities for the collection and treatment of water for urban uses;
- Facilities for the transfer and disposal of solid waste, including transfer stations and vehicles;
- Storm water conveyance and collection facilities;
- Flood control levees and dams, retention basins, and drainage channels;
- Child care facilities;
- Libraries;
- Broadband and telecommunications infrastructure;
- Sidewalks and streetscape improvements;
- Bicycle lanes and paths;
- Public art;
- Corporation yards;
- Police facilities;
- Brownfield restoration and other environmental mitigation;
- Affordable housing as authorized under the EIFD Law;

- Projects that implement a sustainable communities strategy and transit priority projects;
- Acquisition, construction, or repair of industrial structures for private use;
- Acquisition, construction, or repair of commercial structures by the small business occupant of such structures, if such acquisition, construction, or repair is for purposes of fostering economic recovery from the COVID-19 pandemic and of ensuring the long-term economic sustainability of small businesses;
- Projects that enable communities to adapt to the impacts of climate change, including, but not limited to, higher average temperatures, decreased air and water quality, the spread of infectious and vector-borne diseases, other public health impacts, extreme weather events, sea level rise, flooding, heat waves, wildfires, and drought;
- Facilities in which nonprofit community organizations provide health, youth, homeless, and social services.

In addition, the Lakewood EIFD may finance any other expenses incidental to the formation, administration<sup>1</sup> and implementation of the Lakewood EIFD and to the construction, completion, inspection and acquisition of the authorized facilities, including, but not limited to, the costs of creation and administration of the Lakewood EIFD; costs of issuance of bonds or other debt of the Lakewood EIFD or of any other public agency (including a community facilities district) that finances authorized facilities, and payment of debt service thereon; financing costs of improvements incurred by developers until reimbursement for the costs of the improvements from the Lakewood EIFD; costs incurred by the City, County, or the Lakewood EIFD in connection with the division of taxes pursuant to Government Code section 53398.75; and legal costs.

In accordance with Government Code Section 53398.69, the Lakewood EIFD may expend up to 10 percent of any accrued tax increment in the first two years of the effective date of the Lakewood EIFD on planning and dissemination of information to the residents within the Lakewood EIFD boundaries about the IFP and planned activities to be funded by the Lakewood EIFD, including reimbursement of the City's advanced funding of such eligible costs.

The PFA intends to continue to identify, evaluate, and pursue additional funding sources and financing mechanisms aside from District tax increment to implement the improvements identified above, potentially including grant sources, impact fees, private sector investment incentivized by

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<sup>1</sup> Administration costs refer to the actual or reasonably estimated costs directly related to the administration of the Lakewood EIFD, including, but not limited to, the following: the costs of computing annual tax increment revenues and preparing the required annual reporting; the costs of allocation tax increment revenues (whether by the County, the City, or otherwise); the costs to the City, Lakewood EIFD, or any designee thereof in complying with disclosure requirements; the costs associated with preparing required disclosure statements and responding to public inquiries regarding the Lakewood EIFD; and the costs of the City, Lakewood EIFD, or any designee thereof related to any appeal of the implementation of the Lakewood EIFD. Administration costs shall also include amounts estimated or advanced by the City for any other administrative purposes, including, but not limited to, attorney's fees or any other expenses incidental to the implementation of the Lakewood EIFD.

the formation of the EIFD itself, and/or other sources. The City has already formed a Community Facilities District (“CFD”) with a Citywide annexation area for new and/or intensified development to assist with ongoing services and maintenance needs in the City.

Private sector developers will be responsible for funding project-specific / fair-share / in-tract infrastructure, unless otherwise outlined in this IFP. Some public facilities included in the EIFD area are anticipated to be provided by governmental entities without assistance from the District. There are no public facilities anticipated to be provided jointly by the private sector and governmental entities, however it is possible that private sector developers may advance funding for improvements such as brownfield site remediation, with anticipation to be partially reimbursed with EIFD proceeds. Such case-specific agreements would come before the PFA for approval at the appropriate time.

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## 4.0 Finding of Communitywide Significance

Implementation of the District promotes the goals of and is consistent with the City's General Plan, serves as a catalyst for private sector investment and critical public infrastructure with transformative potential for the Lakewood EIFD area and the City as a whole. The District supports job creation, housing production, and improvement of quality of life.

Specific communitywide and regional benefits anticipated to be generated by the District include:

- Approximately \$11 million in net fiscal surplus to the City over 50 years (on a present-value basis)
- Approximately \$43 million in net fiscal impact to County over 50 years (on a present-value basis)
- Approximately 1,950 housing units within the District
- Approximately 9,362 direct, indirect, and induced temporary, construction-related jobs in the City and County
- Approximately 547 direct, permanent jobs in the City
- Approximately 277 additional indirect and induced permanent jobs in the City and County (total of 824 direct, indirect, and induced jobs)
- Approximately \$1.4 billion in economic output from construction in the City and County
- Approximately \$119 million in annual ongoing economic output in the City and County.

## 5.0 Financing Section

The Lakewood EIFD represents a partnership between the City and County, and as such, will be funded by property tax increment from both taxing entities. No other taxing entity is contributing property tax increment to the District. It is anticipated that property tax increment will be utilized on both a “pay-as-you-go” basis as well as security for tax increment bond issuance or loan acquisition.

Portions of the Lakewood EIFD are located within the boundaries of the former Redevelopment Project Area of the former Redevelopment Agency of Lakewood, and so property tax revenues generated by the properties within the overlapping area will flow according to the Redevelopment Agency dissolution statutes until all of the Successor Agency’s obligations are retired (currently anticipated in 2041). Redevelopment Property Tax Trust Fund (“RPTTF”) residual revenues are intended to be contributed by the City and County to the District as part of the maximum allocations outlined in the following sections.

The analysis and projections herein reflect the City’s intention to dedicate incremental property tax revenue allocated to the City in lieu of motor vehicle license fees to the District pursuant to Government Code Section 53398.75(e)(1) in addition and in proportion to incremental “AB8” property tax.

### 5.1 Maximum Portion of Incremental Tax Revenue Dedicated to the District

The maximum portion of the City’s property tax increment to be committed to the District will be 50% throughout the District lifetime. The maximum portion of the County’s property tax increment to be committed to the District will be 21% throughout the District lifetime.

### 5.2 Projection of District Tax Revenues by Year

Table 3 provides an overview of the projected growth of assessed value, property tax increment, and City and County contributions to the District over the District lifetime. It is expected that a total of approximately \$73.7 million of incremental tax revenues will be allocated to the District by the City, and a total of approximately \$73.7 million of incremental tax revenues will be allocated to the District by the County, for a total allocation of taxes revenues to the EIFD of approximately \$147.3 million.



Table 3: Projection of District Revenues by Year

Fiscal Year	Incremental Assessed Value	Property Tax Increment @ 1% General Levy	City Contribution				County Contribution				Total Taxes Allocated to EIFD
			Average City Share Available (incl. MVLFF)	City Increment Available	Portion of City Share Allocated	City Increment Allocated to EIFD	Average County Share Available	County Increment Available	Portion of County Share Allocated	County Increment Allocated	
2025 / 2026	\$0	\$0	12.47%	\$0	50.0%	\$0	30.1%	\$0	20.73%	\$0	\$0
2026 / 2027	\$88,797,735	\$887,977	12.47%	\$110,764	50.0%	\$55,382	30.1%	\$267,139	20.73%	\$55,382	\$110,764
2027 / 2028	\$131,510,164	\$1,315,102	12.47%	\$164,042	50.0%	\$82,021	30.1%	\$395,635	20.73%	\$82,021	\$164,042
2028 / 2029	\$193,954,140	\$1,939,541	12.47%	\$241,933	50.0%	\$120,967	30.1%	\$583,492	20.73%	\$120,967	\$241,933
2029 / 2030	\$760,002,948	\$7,600,029	12.47%	\$948,007	50.0%	\$474,003	30.1%	\$2,286,393	20.73%	\$474,003	\$948,007
2030 / 2031	\$817,389,042	\$8,173,890	12.47%	\$1,019,589	50.0%	\$509,794	30.1%	\$2,459,033	20.73%	\$509,794	\$1,019,589
2031 / 2032	\$885,686,348	\$8,856,863	12.47%	\$1,104,781	50.0%	\$552,390	30.1%	\$2,664,499	20.73%	\$552,390	\$1,104,781
2032 / 2033	\$960,078,968	\$9,600,790	12.47%	\$1,197,576	50.0%	\$598,788	30.1%	\$2,888,302	20.73%	\$598,788	\$1,197,576
2033 / 2034	\$1,032,499,765	\$10,324,998	12.47%	\$1,287,912	50.0%	\$643,956	30.1%	\$3,106,172	20.73%	\$643,956	\$1,287,912
2034 / 2035	\$1,107,022,933	\$11,070,229	12.47%	\$1,380,870	50.0%	\$690,435	30.1%	\$3,330,368	20.73%	\$690,435	\$1,380,870
2035 / 2036	\$1,183,703,598	\$11,837,036	12.47%	\$1,476,520	50.0%	\$738,260	30.1%	\$3,561,054	20.73%	\$738,260	\$1,476,520
2036 / 2037	\$1,259,446,670	\$12,594,467	12.47%	\$1,570,999	50.0%	\$785,500	30.1%	\$3,788,919	20.73%	\$785,500	\$1,570,999
2037 / 2038	\$1,332,807,930	\$13,328,079	12.47%	\$1,662,508	50.0%	\$831,254	30.1%	\$4,009,619	20.73%	\$831,254	\$1,662,508
2038 / 2039	\$1,408,189,432	\$14,081,894	12.47%	\$1,756,537	50.0%	\$878,269	30.1%	\$4,236,397	20.73%	\$878,269	\$1,756,537
2039 / 2040	\$1,485,642,642	\$14,856,426	12.47%	\$1,853,150	50.0%	\$926,575	30.1%	\$4,469,407	20.73%	\$926,575	\$1,853,150
2040 / 2041	\$1,570,025,024	\$15,700,250	12.47%	\$1,958,406	50.0%	\$979,203	30.1%	\$4,723,263	20.73%	\$979,203	\$1,958,406
2041 / 2042	\$1,651,877,170	\$16,518,772	12.47%	\$2,060,506	50.0%	\$1,030,253	30.1%	\$4,969,507	20.73%	\$1,030,253	\$2,060,506
2042 / 2043	\$1,735,964,962	\$17,359,650	12.47%	\$2,165,395	50.0%	\$1,082,698	30.1%	\$5,222,477	20.73%	\$1,082,698	\$2,165,395
2043 / 2044	\$1,822,345,085	\$18,223,451	12.47%	\$2,273,143	50.0%	\$1,136,572	30.1%	\$5,482,343	20.73%	\$1,136,572	\$2,273,143
2044 / 2045	\$1,916,276,413	\$19,162,764	12.47%	\$2,390,311	50.0%	\$1,195,155	30.1%	\$5,764,926	20.73%	\$1,195,155	\$2,390,311
2045 / 2046	\$2,007,520,795	\$20,075,208	12.47%	\$2,504,127	50.0%	\$1,252,063	30.1%	\$6,039,426	20.73%	\$1,252,063	\$2,504,127
2046 / 2047	\$2,068,192,696	\$20,681,927	12.47%	\$2,579,807	50.0%	\$1,289,904	30.1%	\$6,221,951	20.73%	\$1,289,904	\$2,579,807
2047 / 2048	\$2,130,078,035	\$21,300,780	12.47%	\$2,657,001	50.0%	\$1,328,501	30.1%	\$6,408,127	20.73%	\$1,328,501	\$2,657,001
2048 / 2049	\$2,193,201,080	\$21,932,011	12.47%	\$2,735,739	50.0%	\$1,367,870	30.1%	\$6,598,026	20.73%	\$1,367,870	\$2,735,739
2049 / 2050	\$2,257,586,587	\$22,575,866	12.47%	\$2,816,052	50.0%	\$1,408,026	30.1%	\$6,791,723	20.73%	\$1,408,026	\$2,816,052
2050 / 2051	\$2,323,259,804	\$23,232,598	12.47%	\$2,897,971	50.0%	\$1,448,985	30.1%	\$6,989,295	20.73%	\$1,448,985	\$2,897,971
2051 / 2052	\$2,390,246,485	\$23,902,465	12.47%	\$2,981,528	50.0%	\$1,490,764	30.1%	\$7,190,818	20.73%	\$1,490,764	\$2,981,528
2052 / 2053	\$2,458,572,900	\$24,585,729	12.47%	\$3,066,757	50.0%	\$1,533,378	30.1%	\$7,396,371	20.73%	\$1,533,378	\$3,066,757
2053 / 2054	\$2,528,265,843	\$25,282,658	12.47%	\$3,153,690	50.0%	\$1,576,845	30.1%	\$7,606,035	20.73%	\$1,576,845	\$3,153,690
2054 / 2055	\$2,599,352,645	\$25,993,526	12.47%	\$3,242,361	50.0%	\$1,621,181	30.1%	\$7,819,892	20.73%	\$1,621,181	\$3,242,361
2055 / 2056	\$2,671,861,183	\$26,718,612	12.47%	\$3,332,807	50.0%	\$1,666,403	30.1%	\$8,038,027	20.73%	\$1,666,403	\$3,332,807
2056 / 2057	\$2,745,819,892	\$27,458,199	12.47%	\$3,425,061	50.0%	\$1,712,530	30.1%	\$8,260,525	20.73%	\$1,712,530	\$3,425,061
2057 / 2058	\$2,821,257,774	\$28,212,578	12.47%	\$3,519,160	50.0%	\$1,759,580	30.1%	\$8,487,472	20.73%	\$1,759,580	\$3,519,160
2058 / 2059	\$2,898,204,415	\$28,982,044	12.47%	\$3,615,141	50.0%	\$1,807,570	30.1%	\$8,718,958	20.73%	\$1,807,570	\$3,615,141
2059 / 2060	\$2,976,689,988	\$29,766,900	12.47%	\$3,713,042	50.0%	\$1,856,521	30.1%	\$8,955,074	20.73%	\$1,856,521	\$3,713,042
2060 / 2061	\$3,056,745,273	\$30,567,453	12.47%	\$3,812,901	50.0%	\$1,906,450	30.1%	\$9,195,912	20.73%	\$1,906,450	\$3,812,901
2061 / 2062	\$3,138,401,664	\$31,384,017	12.47%	\$3,914,756	50.0%	\$1,957,378	30.1%	\$9,441,568	20.73%	\$1,957,378	\$3,914,756
2062 / 2063	\$3,221,691,182	\$32,216,912	12.47%	\$4,018,650	50.0%	\$2,009,325	30.1%	\$9,692,136	20.73%	\$2,009,325	\$4,018,650
2063 / 2064	\$3,306,646,491	\$33,066,465	12.47%	\$4,124,620	50.0%	\$2,062,310	30.1%	\$9,947,715	20.73%	\$2,062,310	\$4,124,620
2064 / 2065	\$3,393,300,906	\$33,933,009	12.47%	\$4,232,711	50.0%	\$2,116,355	30.1%	\$10,208,406	20.73%	\$2,116,355	\$4,232,711
2065 / 2066	\$3,481,688,409	\$34,816,884	12.47%	\$4,342,963	50.0%	\$2,171,481	30.1%	\$10,474,311	20.73%	\$2,171,481	\$4,342,963
2066 / 2067	\$3,571,843,662	\$35,718,437	12.47%	\$4,455,420	50.0%	\$2,227,710	30.1%	\$10,745,534	20.73%	\$2,227,710	\$4,455,420
2067 / 2068	\$3,663,802,021	\$36,638,020	12.47%	\$4,570,127	50.0%	\$2,285,063	30.1%	\$11,022,182	20.73%	\$2,285,063	\$4,570,127
2068 / 2069	\$3,757,599,546	\$37,575,995	12.47%	\$4,687,127	50.0%	\$2,343,563	30.1%	\$11,304,362	20.73%	\$2,343,563	\$4,687,127
2069 / 2070	\$3,853,273,022	\$38,532,730	12.47%	\$4,806,467	50.0%	\$2,403,234	30.1%	\$11,592,187	20.73%	\$2,403,234	\$4,806,467
2070 / 2071	\$3,950,859,968	\$39,508,600	12.47%	\$4,928,195	50.0%	\$2,464,097	30.1%	\$11,885,767	20.73%	\$2,464,097	\$4,928,195
2071 / 2072	\$4,050,398,652	\$40,503,987	12.47%	\$5,052,357	50.0%	\$2,526,178	30.1%	\$12,185,219	20.73%	\$2,526,178	\$5,052,357
2072 / 2073	\$4,151,928,110	\$41,519,281	12.47%	\$5,179,002	50.0%	\$2,589,501	30.1%	\$12,490,661	20.73%	\$2,589,501	\$5,179,002
2073 / 2074	\$4,255,488,157	\$42,554,882	12.47%	\$5,308,180	50.0%	\$2,654,090	30.1%	\$12,802,211	20.73%	\$2,654,090	\$5,308,180
2074 / 2075	\$4,361,119,406	\$43,611,194	12.47%	\$5,439,941	50.0%	\$2,719,971	30.1%	\$13,119,992	20.73%	\$2,719,971	\$5,439,941
2075 / 2076	\$4,468,863,279	\$44,688,633	12.47%	\$5,574,338	50.0%	\$2,787,169	30.1%	\$13,444,128	20.73%	\$2,787,169	\$5,574,338
<b>Total</b>				<b>\$147,310,946</b>	<b>50.0%</b>	<b>\$73,655,473</b>		<b>\$355,282,957</b>	<b>20.73%</b>	<b>\$73,655,473</b>	<b>\$147,310,946</b>
<b>Present Value</b>				<b>\$60,271,986</b>	<b>50.0%</b>	<b>\$30,135,993</b>		<b>\$145,363,327</b>	<b>20.73%</b>	<b>\$30,135,993</b>	<b>\$60,271,986</b>

Note: Present value at 3% discount rate.



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

These projections are based on research and analysis of available data at the time of IFP preparation for purposes of illustration. Actual results may differ from those expressed in this document. Appendix C provides additional detail for the projected revenue analysis.

### **5.3 Plan for Financing Public Facilities**

The PFA intends to utilize numerous funding sources and financing mechanisms to implement the projects identified in Section 3.2, potentially including District tax increment, grant sources, impact fees, private sector investment, and/or other sources.

As it pertains to the use of District tax increment, the PFA intends to incur debt only when it is financially prudent to do so. It is estimated at this time that approximately \$60 million of EIFD funding (in present value dollars) will be made available through bond or loan proceeds and pay-as-you-go proceeds over the District lifetime. It may be the case that multiple debt issuances will be necessary to achieve the targeted funding capacity.

### **5.4 Limit on Total Dollars Allocated to the District**

The total number of dollars or taxes that may be allocated to the District shall not exceed \$400,000,000 (nominal dollars). This represents a maximum allocation of \$200,000,000 from the City and \$200,000,000 from the County over the District lifetime.

The limit on the total number of dollars that the City and County will contribute to the EIFD shall be defined as the annual amount of the City and County contributions that is needed to pay bond payments, or otherwise fund the approved list of infrastructure and other projects and expenses of the District, with an estimated allocation of approximately \$60 million (in present value dollars) over the entire District lifetime. The infrastructure and other projects shall be considered fully funded when all projects have been financed by bonds, excess tax increment, or other funds. In the following fiscal year after the projects have been fully funded, and any year thereafter up to the time limit, any City and County contributions in excess of remaining bond payments shall be returned by the EIFD to the City and County according to their respective proportions. The EIFD shall provide the County an annual accounting of the status of the funding of the approved infrastructure projects and notify the County when they have been fully funded.

To the extent a computation of the limit on total dollars allocated to the district is needed in future dollars at some time in the future, the analysis shall utilize as a benchmark index the California Department of General Services (DGS) California Construction Cost Index (CCCI).

The PFA authorizes the County, throughout the existence of the PFA and the District, to review the PFA's calculations to determine if excess property tax increment revenue exists, as defined above, in any given year. The PFA shall cooperate with such review by providing reasonable access, inspection privileges, and copies of the PFA's and/or District's records to County staff upon request, as necessary to review the PFA's calculations. In the event a County review determines excess property tax increment revenue exists, the PFA shall return such excess back to the City and County in proportion to those entities' contributions to the excess amount.



### 5.5 District Termination Date

The District will cease to exist the earlier of: (i) forty five (45) years from the date on which the first issuance of bonds or acquisition of a loan is approved by the PFA, or (ii) June 30, 2076. This IFP assumes that the base year for the District will be Fiscal Year 2025-2026 and that the District will begin receiving tax revenues in Fiscal Year 2026-2027.

### 5.6 Analysis of Costs to Provide Facilities and Services

Appendix D to this IFP includes, as part of the Fiscal Impact Analysis, an analysis of the costs to the City and County for providing facilities and services to the area of the District. It is estimated that, at Year 20 of the District lifetime (assumed stabilized buildout of District area), annual costs to the City will be approximately \$5.8 million, and annual costs to the County will be approximately \$4.2 million to service the area of the District.

### 5.7 Fiscal Impact Analysis

Appendix D to this IFP includes an analysis of the projected fiscal impact of the District and the associated development upon both the City and the County, as the only two affected taxing entities that are contributing tax increment revenues to the District. Table 5 presents an overview of fiscal impacts to the City and County.

Table 5: Overview of Fiscal Impacts to City and County

	Annual (Stablized Year 20)	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
<b>City of Lakewood</b>			
Estimated Fiscal Revenues (Net of Allocation to EIFD)	\$6,203,529	\$374,376,500	\$146,767,600
Estimated Fiscal Expenditures	(\$5,776,100)	(\$347,633,500)	(\$135,808,300)
<b>Estimated Net Fiscal Impact to City</b>	<b>\$427,429</b>	<b>\$26,743,000</b>	<b>\$10,959,300</b>
<b>County of Los Angeles</b>			
Estimated Fiscal Revenues (Net of Allocation to EIFD)	\$6,562,200	\$348,395,600	\$141,690,700
Estimated Fiscal Expenditures	(\$4,193,400)	(\$252,294,000)	(\$98,526,100)
<b>Estimated Net Fiscal Impact to County</b>	<b>\$2,368,800</b>	<b>\$96,101,600</b>	<b>\$43,164,600</b>
<b>Add'l Sales Tax - County Transp. + Homelessness</b>	<b>\$2,076,100</b>	<b>\$162,818,800</b>	<b>\$64,109,300</b>

It is estimated that, at Year 20 of the District lifetime, the District area will generate an annual net fiscal surplus of approximately \$430,000 to the City and an annual net fiscal surplus of approximately \$2.4 million the County. Over 50 years, District activity will generate a positive net fiscal impact of approximately \$11.0 million for the City and approximately \$43.2 million for the County on a present-value basis. This is in addition to the Community economic benefits outlined in Section 4 of this IFP (e.g. jobs, housing, remediation of contamination, connectivity, active transportation).



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

## 5.8 Developer Reimbursement for Transit Priority Project

The PFA does not intend to finance any potential costs that may be incurred by reimbursing a developer of a project that is both located entirely within the boundaries of the District and qualifies for the Transit Priority Project Program, pursuant to Section 65470. To the extent that a developer is willing to fund Transit Priority Project infrastructure expenditures beyond and in advance of said developer's fair share (not contemplated at this time), the PFA may consider and evaluate such reimbursement at the appropriate time.

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## 6.0 Removal of Dwelling Units and Replacement Housing Plan

The PFA does not anticipate that any housing units will be removed as a result of any project identified in this IFP. However, if any relocation of dwelling units is deemed to be required in the future for a project financed by the District, the PFA will comply with the requirements of Government Code Section 53398.56.

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## 7.0 Goals of the District

As stated in the Resolution of Intention, the goal of the Lakewood EIFD is to assist in the provision of public facilities of communitywide significance that provide significant benefits and promote economic development within the boundaries of the Lakewood EIFD and the surrounding community and, for those facilities located outside the Lakewood EIFD boundaries which also have a tangible connection to the Lakewood EIFD.

More specifically, the goals of the District's implementation of the public facilities outlined in Section 3.2 are to support the City's General Plan and serve as a catalyst for private sector investment and critical public infrastructure with transformative potential for the Lakewood EIFD area and the City as a whole. The District additionally aims to implement Statewide policy goals of housing supply and sustainable infrastructure investment.

Additional objectives include economic development in the form of fiscal revenue generation for the City, County, and other taxing entities, job creation, housing production, improvement of quality of life, and promotion of environmental sustainability. The District will be utilized to address critical infrastructure funding needs, which are critical to catalyze private sector investment and development.

## 8.0 Appendices

Appendix A: Map of Boundaries of the Lakewood EIFD

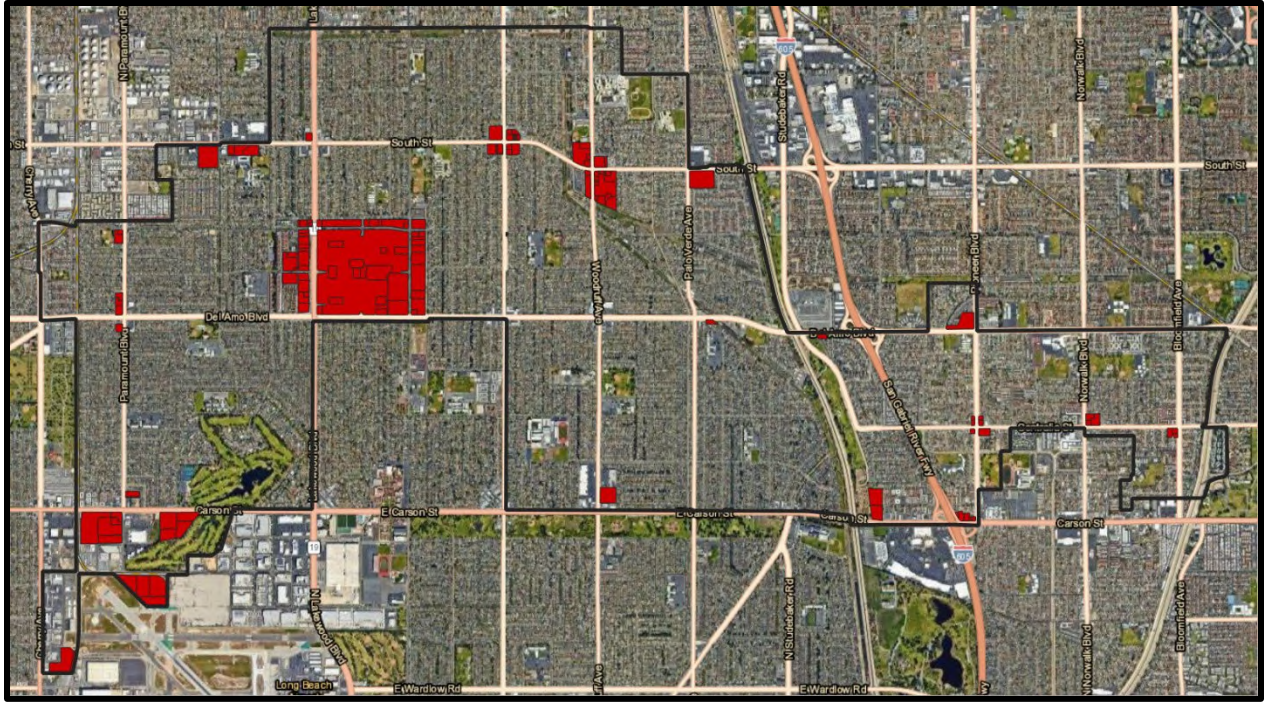
Appendix B: Legal Description of the Lakewood EIFD

Appendix C: Projected Tax Increment Revenue Analysis

Appendix D: Fiscal Impact Analysis

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Appendix A to IFP  
Map of Lakewood EFD Boundaries **DRAFT**



*EFD parcels highlighted in red (approx. 352 acres).  
Lakewood City boundaries noted in black.*



**Appendix B to IFP - List of Parcels within Lakewood EIFD DRAFT**

7155-001-025	7172-002-906	7060-002-910	7160-019-050
7155-023-013	7155-001-009	7060-002-911	7157-019-007
7159-019-026	7155-001-028	7059-024-001	7157-019-006
7170-011-029	7159-019-028	7058-015-011	7157-027-013
7172-001-002	7170-011-028	7058-015-010	7157-027-014
7172-001-032	7170-011-031	7065-010-045	7157-027-015
7048-001-031	7170-022-001	7059-024-002	7149-004-063
7149-002-012	7172-001-029	7060-026-033	7149-004-064
7151-024-021	7172-001-041	7165-015-010	7149-004-062
7155-001-020	7172-001-046	7165-015-008	7149-004-006
7159-019-031	7172-002-004	7165-015-007	7149-004-061
7170-011-032	7172-002-908	7165-015-009	
7170-022-002	7149-002-027	7171-001-011	
7172-001-044	7151-024-026	7171-001-012	
7172-001-049	7155-023-010	7166-008-044	
7172-002-002	7172-001-025	7166-008-001	
7172-002-900	7172-001-048	7174-001-004	
7149-002-011	7172-002-001	7174-001-012	
7152-005-040	7172-002-905	7174-001-008	
7155-001-017	7149-016-002	7174-001-011	
7155-001-023	7149-016-001	7174-001-005	
7159-019-030	7149-016-004	7174-001-007	
7172-001-023	7149-016-003	7174-001-010	
7172-001-028	7149-008-016	7174-001-013	
7172-001-031	7149-008-018	7174-001-003	
7172-002-003	7059-025-084	7174-001-006	
7172-002-901	7065-024-022	7174-001-009	
7172-002-907	7065-024-024	7165-002-035	
7155-001-008	7065-024-019	7171-013-024	
7155-001-026	7065-024-023	7171-013-027	
7155-023-008	7065-024-017	7165-002-038	
7155-023-012	7061-007-019	7165-002-031	
7170-006-004	7157-001-019	7165-002-037	
7170-011-030	7159-006-045	7171-010-023	
7172-001-027	7159-006-046	7165-002-034	
7172-001-030	7159-006-044	7167-029-017	
7172-001-042	7065-004-037	7171-013-025	
7185-002-014	7066-003-020	7165-002-039	
7149-002-026	7066-003-023	7171-010-027	
7155-001-014	7066-003-022	7165-002-033	
7155-001-022	7057-008-018	7171-010-026	
7155-023-011	7057-008-017	7171-013-026	
7155-023-014	7057-008-016	7165-002-032	

	Total	0 2025-2026	1 2027	2 2028	3 2029	4 2030	5 2031	6 2032	7 2033
<b>New Development</b>									
Residential \$450,000 per unit	1,950 units \$1,041,364,080			43 units \$20,414,989	43 units \$20,823,289	1,043 units \$518,076,116	43 units \$21,664,550	61 units \$31,428,040	61 units \$32,056,601
Commercial / Retail \$350 PSF	50,000 SF \$22,333,733		\$0	\$0	10,000 SF \$3,788,513	\$0	\$0	\$0	10,000 SF \$4,100,808
Industrial / Flex \$175 PSF	574,500 SF \$106,528,861		375,000 SF \$68,276,250	\$0	77,500 SF \$14,680,486	122,000 SF \$23,572,125	\$0	\$0	\$0
<b>Subtotal Value Add</b>	\$1,170,226,674		\$68,276,250	\$20,414,989	\$39,292,287	\$541,648,241	\$21,664,550	\$31,428,040	\$36,157,408
<b>Total Assessed Value</b>		\$1,026,074,254	\$1,114,871,989	\$1,157,584,418	\$1,220,028,394	\$1,786,077,202	\$1,843,463,296	\$1,911,760,602	\$1,986,153,222
<b>Incremental AV</b>			\$88,797,735	\$131,510,164	\$193,954,140	\$760,002,948	\$817,389,042	\$885,686,348	\$960,078,968
<b>Total tax increment @ 1%</b>			\$887,977	\$1,315,102	\$1,939,541	\$7,600,029	\$8,173,890	\$8,856,863	\$9,600,790
<b>City Average AB8 Share Available</b> 3.24%	\$38,227,993		\$28,744	\$42,570	\$62,783	\$246,013	\$264,589	\$286,697	\$310,778
Percent Allocated to EIFD 50.0%	\$19,113,996		\$14,372	\$21,285	\$31,391	\$123,006	\$132,294	\$143,348	\$155,389
<b>City Average MVLV Equiv Available</b> 9.24%	\$109,082,954		\$82,020	\$121,472	\$179,150	\$701,994	\$755,000	\$818,084	\$886,799
Percent Allocated to EIFD 50.0%	\$54,541,477		\$41,010	\$60,736	\$89,575	\$350,997	\$377,500	\$409,042	\$443,399
<b>County Average AB8 Share Available</b> 30.08%	\$355,282,957		\$267,139	\$395,635	\$583,492	\$2,286,393	\$2,459,033	\$2,664,499	\$2,888,302
Percent Allocated to EIFD 20.7%	\$73,655,473		\$55,382	\$82,021	\$120,967	\$474,003	\$509,794	\$552,390	\$598,788
<b>Total Allocation to EIFD</b>	<b>\$147,310,946</b>		<b>\$110,764</b>	<b>\$164,042</b>	<b>\$241,933</b>	<b>\$948,007</b>	<b>\$1,019,589</b>	<b>\$1,104,781</b>	<b>\$1,197,576</b>



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.



	Total	8 2034	9 2035	10 2036	11 2037	12 2038	13 2039	14 2040	15 2041
<b>New Development</b>									
Residential \$450,000 per unit	1,950 units \$1,041,364,080	61 units \$32,697,733	61 units \$33,351,687	61 units \$34,018,721	48 units \$27,108,668	48 units \$27,650,842	48 units \$28,203,859	48 units \$28,767,936	48 units \$29,343,294
Commercial / Retail \$350 PSF	50,000 SF \$22,333,733	\$0	\$0	\$0	10,000 SF \$4,438,846	\$0	\$0	\$0	10,000 SF \$4,804,750
Industrial / Flex \$175 PSF	574,500 SF \$106,528,861	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Subtotal Value Add</b>	\$1,170,226,674	\$32,697,733	\$33,351,687	\$34,018,721	\$31,547,515	\$27,650,842	\$28,203,859	\$28,767,936	\$34,148,044
<b>Total Assessed Value</b>		\$2,058,574,019	\$2,133,097,187	\$2,209,777,852	\$2,285,520,924	\$2,358,882,184	\$2,434,263,686	\$2,511,716,896	\$2,596,099,278
<b>Incremental AV</b>		\$1,032,499,765	\$1,107,022,933	\$1,183,703,598	\$1,259,446,670	\$1,332,807,930	\$1,408,189,432	\$1,485,642,642	\$1,570,025,024
<b>Total tax increment @ 1%</b>		\$10,324,998	\$11,070,229	\$11,837,036	\$12,594,467	\$13,328,079	\$14,081,894	\$14,856,426	\$15,700,250
<b>City Average AB8 Share Available</b> 3.24%	\$38,227,993	\$334,220	\$358,343	\$383,165	\$407,683	\$431,430	\$455,831	\$480,903	\$508,217
Percent Allocated to EIFD 50.0%	\$19,113,996	\$167,110	\$179,172	\$191,582	\$203,841	\$215,715	\$227,915	\$240,451	\$254,109
<b>City Average MVLFF Equiv Available</b> 9.24%	\$109,082,954	\$953,692	\$1,022,527	\$1,093,355	\$1,163,316	\$1,231,078	\$1,300,706	\$1,372,248	\$1,450,189
Percent Allocated to EIFD 50.0%	\$54,541,477	\$476,846	\$511,263	\$546,677	\$581,658	\$615,539	\$650,353	\$686,124	\$725,095
<b>County Average AB8 Share Available</b> 30.08%	\$355,282,957	\$3,106,172	\$3,330,368	\$3,561,054	\$3,788,919	\$4,009,619	\$4,236,397	\$4,469,407	\$4,723,263
Percent Allocated to EIFD 20.7%	\$73,655,473	\$643,956	\$690,435	\$738,260	\$785,500	\$831,254	\$878,269	\$926,575	\$979,203
<b>Total Allocation to EIFD</b>	<b>\$147,310,946</b>	<b>\$1,287,912</b>	<b>\$1,380,870</b>	<b>\$1,476,520</b>	<b>\$1,570,999</b>	<b>\$1,662,508</b>	<b>\$1,756,537</b>	<b>\$1,853,150</b>	<b>\$1,958,406</b>



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	Total	16 2042	17 2043	18 2044	19 2045	20 2046	21 2047	22 2048	23 2049
<b>New Development</b>									
Residential \$450,000 per unit	1,950 units \$1,041,364,080	48 units \$29,930,160	48 units \$30,528,764	48 units \$31,139,339	48 units \$31,762,126	48 units \$32,397,368	\$0	\$0	\$0
Commercial / Retail \$350 PSF	50,000 SF \$22,333,733	\$0	\$0	\$0	10,000 SF \$5,200,816	\$0	\$0	\$0	\$0
Industrial / Flex \$175 PSF	574,500 SF \$106,528,861	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Subtotal Value Add</b>	\$1,170,226,674	\$29,930,160	\$30,528,764	\$31,139,339	\$36,962,941	\$32,397,368	\$0	\$0	\$0
<b>Total Assessed Value</b>		\$2,677,951,424	\$2,762,039,216	\$2,848,419,339	\$2,942,350,667	\$3,033,595,049	\$3,094,266,950	\$3,156,152,289	\$3,219,275,334
<b>Incremental AV</b>		\$1,651,877,170	\$1,735,964,962	\$1,822,345,085	\$1,916,276,413	\$2,007,520,795	\$2,068,192,696	\$2,130,078,035	\$2,193,201,080
<b>Total tax increment @ 1%</b>		\$16,518,772	\$17,359,650	\$18,223,451	\$19,162,764	\$20,075,208	\$20,681,927	\$21,300,780	\$21,932,011
<b>City Average AB8 Share Available</b> 3.24%	\$38,227,993	\$534,713	\$561,932	\$589,893	\$620,299	\$649,834	\$669,474	\$689,506	\$709,939
Percent Allocated to EIFD 50.0%	\$19,113,996	\$267,356	\$280,966	\$294,947	\$310,149	\$324,917	\$334,737	\$344,753	\$354,970
<b>City Average MVLFF Equiv Available</b> 9.24%	\$109,082,954	\$1,525,794	\$1,603,463	\$1,683,250	\$1,770,012	\$1,854,292	\$1,910,333	\$1,967,495	\$2,025,800
Percent Allocated to EIFD 50.0%	\$54,541,477	\$762,897	\$801,732	\$841,625	\$885,006	\$927,146	\$955,167	\$983,747	\$1,012,900
<b>County Average AB8 Share Available</b> 30.08%	\$355,282,957	\$4,969,507	\$5,222,477	\$5,482,343	\$5,764,926	\$6,039,426	\$6,221,951	\$6,408,127	\$6,598,026
Percent Allocated to EIFD 20.7%	\$73,655,473	\$1,030,253	\$1,082,698	\$1,136,572	\$1,195,155	\$1,252,063	\$1,289,904	\$1,328,501	\$1,367,870
<b>Total Allocation to EIFD</b>	<b>\$147,310,946</b>	<b>\$2,060,506</b>	<b>\$2,165,395</b>	<b>\$2,273,143</b>	<b>\$2,390,311</b>	<b>\$2,504,127</b>	<b>\$2,579,807</b>	<b>\$2,657,001</b>	<b>\$2,735,739</b>



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	Total	24 2050	25 2051	26 2052	27 2053	28 2054	29 2055	30 2056	31 2057
<b>New Development</b>									
Residential \$450,000 per unit	1,950 units \$1,041,364,080	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Commercial / Retail \$350 PSF	50,000 SF \$22,333,733	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Industrial / Flex \$175 PSF	574,500 SF \$106,528,861	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Subtotal Value Add</b>	\$1,170,226,674	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Assessed Value</b>		\$3,283,660,841	\$3,349,334,058	\$3,416,320,739	\$3,484,647,154	\$3,554,340,097	\$3,625,426,899	\$3,697,935,437	\$3,771,894,146
<b>Incremental AV</b>		\$2,257,586,587	\$2,323,259,804	\$2,390,246,485	\$2,458,572,900	\$2,528,265,843	\$2,599,352,645	\$2,671,861,183	\$2,745,819,892
<b>Total tax increment @ 1%</b>		\$22,575,866	\$23,232,598	\$23,902,465	\$24,585,729	\$25,282,658	\$25,993,526	\$26,718,612	\$27,458,199
<b>City Average AB8 Share Available</b> 3.24%	\$38,227,993	\$730,781	\$752,039	\$773,723	\$795,840	\$818,400	\$841,410	\$864,881	\$888,822
Percent Allocated to EIFD 50.0%	\$19,113,996	\$365,390	\$376,020	\$386,861	\$397,920	\$409,200	\$420,705	\$432,441	\$444,411
<b>City Average MVLV Equiv Available</b> 9.24%	\$109,082,954	\$2,085,271	\$2,145,932	\$2,207,805	\$2,270,917	\$2,335,290	\$2,400,951	\$2,467,925	\$2,536,239
Percent Allocated to EIFD 50.0%	\$54,541,477	\$1,042,636	\$1,072,966	\$1,103,903	\$1,135,458	\$1,167,645	\$1,200,476	\$1,233,963	\$1,268,119
<b>County Average AB8 Share Available</b> 30.08%	\$355,282,957	\$6,791,723	\$6,989,295	\$7,190,818	\$7,396,371	\$7,606,035	\$7,819,892	\$8,038,027	\$8,260,525
Percent Allocated to EIFD 20.7%	\$73,655,473	\$1,408,026	\$1,448,985	\$1,490,764	\$1,533,378	\$1,576,845	\$1,621,181	\$1,666,403	\$1,712,530
<b>Total Allocation to EIFD</b>	<b>\$147,310,946</b>	<b>\$2,816,052</b>	<b>\$2,897,971</b>	<b>\$2,981,528</b>	<b>\$3,066,757</b>	<b>\$3,153,690</b>	<b>\$3,242,361</b>	<b>\$3,332,807</b>	<b>\$3,425,061</b>



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	Total	32 2058	33 2059	34 2060	35 2061	36 2062	37 2063	38 2064	39 2065
<b>New Development</b>									
Residential \$450,000 per unit	1,950 units \$1,041,364,080	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Commercial / Retail \$350 PSF	50,000 SF \$22,333,733	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Industrial / Flex \$175 PSF	574,500 SF \$106,528,861	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Subtotal Value Add</b>	\$1,170,226,674	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Assessed Value</b>		\$3,847,332,028	\$3,924,278,669	\$4,002,764,242	\$4,082,819,527	\$4,164,475,918	\$4,247,765,436	\$4,332,720,745	\$4,419,375,160
<b>Incremental AV</b>		\$2,821,257,774	\$2,898,204,415	\$2,976,689,988	\$3,056,745,273	\$3,138,401,664	\$3,221,691,182	\$3,306,646,491	\$3,393,300,906
<b>Total tax increment @ 1%</b>		\$28,212,578	\$28,982,044	\$29,766,900	\$30,567,453	\$31,384,017	\$32,216,912	\$33,066,465	\$33,933,009
<b>City Average AB8 Share Available</b> 3.24%	\$38,227,993	\$913,241	\$938,149	\$963,555	\$989,468	\$1,015,901	\$1,042,861	\$1,070,361	\$1,098,412
Percent Allocated to EIFD 50.0%	\$19,113,996	\$456,621	\$469,074	\$481,777	\$494,734	\$507,950	\$521,431	\$535,181	\$549,206
<b>City Average MVLV Equiv Available</b> 9.24%	\$109,082,954	\$2,605,919	\$2,676,992	\$2,749,487	\$2,823,432	\$2,898,856	\$2,975,788	\$3,054,259	\$3,134,299
Percent Allocated to EIFD 50.0%	\$54,541,477	\$1,302,959	\$1,338,496	\$1,374,744	\$1,411,716	\$1,449,428	\$1,487,894	\$1,527,129	\$1,567,150
<b>County Average AB8 Share Available</b> 30.08%	\$355,282,957	\$8,487,472	\$8,718,958	\$8,955,074	\$9,195,912	\$9,441,568	\$9,692,136	\$9,947,715	\$10,208,406
Percent Allocated to EIFD 20.7%	\$73,655,473	\$1,759,580	\$1,807,570	\$1,856,521	\$1,906,450	\$1,957,378	\$2,009,325	\$2,062,310	\$2,116,355
<b>Total Allocation to EIFD</b>	<b>\$147,310,946</b>	<b>\$3,519,160</b>	<b>\$3,615,141</b>	<b>\$3,713,042</b>	<b>\$3,812,901</b>	<b>\$3,914,756</b>	<b>\$4,018,650</b>	<b>\$4,124,620</b>	<b>\$4,232,711</b>



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	Total	40 2066	41 2067	42 2068	43 2069	44 2070	45 2071	46 2072	47 2073
<b>New Development</b>									
Residential \$450,000 per unit	1,950 units \$1,041,364,080	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Commercial / Retail \$350 PSF	50,000 SF \$22,333,733	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Industrial / Flex \$175 PSF	574,500 SF \$106,528,861	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Subtotal Value Add</b>	\$1,170,226,674	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Assessed Value</b>		\$4,507,762,663	\$4,597,917,916	\$4,689,876,275	\$4,783,673,800	\$4,879,347,276	\$4,976,934,222	\$5,076,472,906	\$5,178,002,364
<b>Incremental AV</b>		\$3,481,688,409	\$3,571,843,662	\$3,663,802,021	\$3,757,599,546	\$3,853,273,022	\$3,950,859,968	\$4,050,398,652	\$4,151,928,110
<b>Total tax increment @ 1%</b>		\$34,816,884	\$35,718,437	\$36,638,020	\$37,575,995	\$38,532,730	\$39,508,600	\$40,503,987	\$41,519,281
<b>City Average AB8 Share Available</b> 3.24%	\$38,227,993	\$1,127,023	\$1,156,206	\$1,185,973	\$1,216,335	\$1,247,304	\$1,278,893	\$1,311,114	\$1,343,979
Percent Allocated to EIFD 50.0%	\$19,113,996	\$563,511	\$578,103	\$592,986	\$608,167	\$623,652	\$639,447	\$655,557	\$671,990
<b>City Average MVLV Equiv Available</b> 9.24%	\$109,082,954	\$3,215,940	\$3,299,214	\$3,384,154	\$3,470,792	\$3,559,163	\$3,649,301	\$3,741,243	\$3,835,023
Percent Allocated to EIFD 50.0%	\$54,541,477	\$1,607,970	\$1,649,607	\$1,692,077	\$1,735,396	\$1,779,581	\$1,824,651	\$1,870,621	\$1,917,511
<b>County Average AB8 Share Available</b> 30.08%	\$355,282,957	\$10,474,311	\$10,745,534	\$11,022,182	\$11,304,362	\$11,592,187	\$11,885,767	\$12,185,219	\$12,490,661
Percent Allocated to EIFD 20.7%	\$73,655,473	\$2,171,481	\$2,227,710	\$2,285,063	\$2,343,563	\$2,403,234	\$2,464,097	\$2,526,178	\$2,589,501
<b>Total Allocation to EIFD</b>	<b>\$147,310,946</b>	<b>\$4,342,963</b>	<b>\$4,455,420</b>	<b>\$4,570,127</b>	<b>\$4,687,127</b>	<b>\$4,806,467</b>	<b>\$4,928,195</b>	<b>\$5,052,357</b>	<b>\$5,179,002</b>



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	<b>Total</b>	48 <b>2074</b>	49 <b>2075</b>	50 <b>2076</b>
<b>New Development</b>				
Residential \$450,000 per unit	1,950 units \$1,041,364,080	\$0	\$0	\$0
Commercial / Retail \$350 PSF	50,000 SF \$22,333,733	\$0	\$0	\$0
Industrial / Flex \$175 PSF	574,500 SF \$106,528,861	\$0	\$0	\$0
<b>Subtotal Value Add</b>	\$1,170,226,674	\$0	\$0	\$0
<b>Total Assessed Value</b>		\$5,281,562,411	\$5,387,193,660	\$5,494,937,533
<b>Incremental AV</b>		\$4,255,488,157	\$4,361,119,406	\$4,468,863,279
<b>Total tax increment @ 1%</b>		\$42,554,882	\$43,611,194	\$44,688,633
<b>City Average AB8 Share Available</b> 3.24%	\$38,227,993	\$1,377,502	\$1,411,694	\$1,446,571
Percent Allocated to EIFD 50.0%	\$19,113,996	\$688,751	\$705,847	\$723,286
<b>City Average MVLFF Equiv Available</b> 9.24%	\$109,082,954	\$3,930,678	\$4,028,247	\$4,127,767
Percent Allocated to EIFD 50.0%	\$54,541,477	\$1,965,339	\$2,014,123	\$2,063,883
<b>County Average AB8 Share Available</b> 30.08%	\$355,282,957	\$12,802,211	\$13,119,992	\$13,444,128
Percent Allocated to EIFD 20.7%	\$73,655,473	\$2,654,090	\$2,719,971	\$2,787,169
<b>Total Allocation to EIFD</b>	<b>\$147,310,946</b>	<b>\$5,308,180</b>	<b>\$5,439,941</b>	<b>\$5,574,338</b>



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Overview of Fiscal Impacts

Key Land Use Assumptions (Stabilized Year 20)

	Annual (Stablized Year 20)	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
<b>City of Lakewood</b>			
Estimated Fiscal Revenues (Net of Allocation to EIFD)	\$6,203,529	\$374,376,500	\$146,767,600
Estimated Fiscal Expenditures	(\$5,776,100)	(\$347,633,500)	(\$135,808,300)
<b>Estimated Net Fiscal Impact to City</b>	<b>\$427,429</b>	<b>\$26,743,000</b>	<b>\$10,959,300</b>
<b>County of Los Angeles</b>			
Estimated Fiscal Revenues (Net of Allocation to EIFD)	\$6,562,200	\$348,395,600	\$141,690,700
Estimated Fiscal Expenditures	(\$4,193,400)	(\$252,294,000)	(\$98,526,100)
<b>Estimated Net Fiscal Impact to County</b>	<b>\$2,368,800</b>	<b>\$96,101,600</b>	<b>\$43,164,600</b>
<b>Add'l Sales Tax - County Transp. + Homelessness</b>	<b>\$2,076,100</b>	<b>\$162,818,800</b>	<b>\$64,109,300</b>

Project Component	
Residential	1,950 DU
Commercial / Retail	50,000 SF
Industrial / Flex	574,500 SF

Notes:

Assumes installation of necessary public infrastructure  
 Assumes 20-year absorption. Actual absorption will depend on market conditions and other factors.  
 Values in 2024 dollars



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Summary of Estimated Fiscal Impacts to City

Stabilized

	Year 5	Year 10	Year 20	Year 30	Year 40	Year 50	Year 55	Stabilized Escalation Rate	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
	2031	2036	2046	2056	2066	2076	2081			
<b>General Fund Revenues</b>										
Property Tax	\$230,500	\$325,800	\$564,000	\$757,969	\$1,018,647	\$1,368,976	\$1,587,018	3.0%	\$34,099,300	\$13,385,500
Property Tax Allocation to EIFD	(\$115,200)	(\$162,900)	(\$282,000)	(\$378,984)	(\$509,323)	(\$684,488)	\$0	3.0%	(\$17,049,500)	(\$6,692,600)
Property Tax In-Lieu of MVLF	\$675,700	\$957,400	\$1,660,800	\$2,231,976	\$2,999,590	\$4,031,198	\$4,673,263	3.0%	\$100,364,400	\$39,378,100
Property Tax In-Lieu of MVLF Allocation to EIFD	(\$337,850)	(\$478,700)	(\$830,400)	(\$1,115,988)	(\$1,499,795)	(\$2,015,599)	\$0	3.0%	(\$50,182,200)	(\$19,689,000)
Property Transfer Tax	\$20,100	\$28,500	\$49,400	\$66,389	\$89,222	\$119,907	\$139,005	3.0%	\$2,985,800	\$1,171,600
Sales and Use Tax - Direct / On-Site	\$262,700	\$349,700	\$652,100	\$876,368	\$1,177,765	\$1,582,818	\$1,834,920	3.0%	\$39,669,200	\$15,725,400
Measure L Sales Tax - Direct / On-Site	\$175,900	\$234,200	\$436,600	\$586,754	\$788,548	\$1,059,743	\$1,228,532	3.0%	\$26,560,600	\$10,529,100
Sales and Use Tax - Indirect / Off-Site	\$271,100	\$390,000	\$686,700	\$922,867	\$1,240,257	\$1,666,801	\$1,932,279	3.0%	\$41,379,300	\$16,187,100
Measure L Sales Tax - Indirect / Off-Site	\$181,500	\$261,200	\$459,900	\$618,067	\$830,631	\$1,116,298	\$1,294,095	3.0%	\$27,712,300	\$10,840,600
Utility Users Tax	\$144,400	\$208,800	\$369,000	\$495,905	\$666,455	\$895,660	\$1,038,315	3.0%	\$22,213,600	\$8,680,500
Other Taxes	\$120,300	\$174,000	\$307,400	\$413,120	\$555,199	\$746,140	\$864,981	3.0%	\$18,505,100	\$7,231,200
Licenses and Permits	\$73,100	\$105,700	\$186,800	\$251,044	\$337,382	\$453,413	\$525,630	3.0%	\$11,245,300	\$4,394,400
Fines and Forfeitures	\$30,100	\$43,600	\$76,900	\$103,347	\$138,890	\$186,656	\$216,386	3.0%	\$4,629,900	\$1,809,400
Use of Money and Property	\$49,999	\$71,047	\$126,329	\$169,776	\$228,165	\$306,635	\$355,474	3.0%	\$7,623,900	\$2,988,800
Current Service Charges	\$524,900	\$766,400	\$1,361,700	\$1,830,011	\$2,459,382	\$3,305,203	\$3,831,637	3.0%	\$81,846,200	\$31,928,400
Transfers In	\$148,000	\$214,100	\$378,300	\$508,404	\$683,252	\$918,233	\$1,064,484	3.0%	\$22,773,300	\$8,899,100
<b>Estimated Total Revenues</b>	<b>\$2,455,249</b>	<b>\$3,488,847</b>	<b>\$6,203,529</b>	<b>\$8,337,025</b>	<b>\$11,204,264</b>	<b>\$15,057,594</b>	<b>\$20,586,019</b>		<b>\$374,376,500</b>	<b>\$146,767,600</b>
<b>General Fund Expenditures</b>										
Public Works	\$688,900	\$996,600	\$1,760,700	\$2,366,234	\$3,180,020	\$4,273,681	\$4,954,368	3.0%	\$105,995,000	\$41,420,400
Public Safety	\$769,500	\$1,113,300	\$1,966,900	\$2,643,349	\$3,552,440	\$4,774,183	\$5,534,586	3.0%	\$118,408,000	\$46,271,000
Recreation & Community Services	\$368,400	\$538,000	\$955,900	\$1,284,650	\$1,726,462	\$2,320,220	\$2,689,771	3.0%	\$57,454,900	\$22,413,200
Finance & Administrative Services	\$183,700	\$265,800	\$469,500	\$630,969	\$847,969	\$1,139,600	\$1,321,108	3.0%	\$28,264,300	\$11,045,000
Community Development	\$98,500	\$142,500	\$251,800	\$338,398	\$454,779	\$611,185	\$708,531	3.0%	\$15,158,700	\$5,923,700
Administration	\$88,500	\$128,000	\$226,200	\$303,994	\$408,542	\$549,047	\$636,496	3.0%	\$13,617,500	\$5,321,500
Communications	\$56,800	\$82,100	\$145,100	\$195,002	\$262,067	\$352,196	\$408,291	3.0%	\$8,735,100	\$3,413,500
<b>Estimated Total Expenditures</b>	<b>\$2,254,300</b>	<b>\$3,266,300</b>	<b>\$5,776,100</b>	<b>\$7,762,595</b>	<b>\$10,432,279</b>	<b>\$14,020,111</b>	<b>\$16,253,151</b>		<b>\$347,633,500</b>	<b>\$135,808,300</b>
<b>Estimated Annual Net Fiscal Impact</b>	<b>\$200,949</b>	<b>\$222,547</b>	<b>\$427,429</b>	<b>\$574,429</b>	<b>\$771,985</b>	<b>\$1,037,483</b>	<b>\$4,332,868</b>		<b>\$26,743,000</b>	<b>\$10,959,300</b>
<b>Revenue / Cost Ratio</b>	<b>1.09</b>	<b>1.07</b>	<b>1.07</b>	<b>1.07</b>	<b>1.07</b>	<b>1.07</b>	<b>1.27</b>		<b>1.08</b>	<b>1.08</b>

Notes:  
 Assumes installation of necessary public infrastructure  
 Actual absorption will depend on market conditions and other factors.  
 Values in 2024 dollars  
 Select years shown for illustration



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Summary of Estimated Fiscal Impacts to County

Stabilized

	Year 5	Year 10	Year 20	Year 30	Year 40	Year 50	Year 55	Stabilized Escalation Rate	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
	2031	2036	2046	2056	2066	2076	2081			
<b>County of Los Angeles Revenues</b>										
Property Tax - County General	\$2,260,400	\$3,195,000	\$5,530,900	\$6,742,136	\$8,218,626	\$10,018,460	\$11,061,189	2.0%	\$292,233,400	\$119,022,000
Property Tax - County Allocation to EIFD	(\$458,800)	(\$648,500)	(\$1,122,600)	(\$1,368,443)	(\$1,668,125)	(\$2,033,435)	\$0	2.0%	(\$59,314,100)	(\$24,157,600)
Property Tax in Lieu of MVLF	\$765,000	\$1,084,000	\$1,880,400	\$2,292,197	\$2,794,175	\$3,406,084	\$3,760,592	2.0%	\$99,300,200	\$40,422,000
Property Tax in Lieu of MVLF - County Allocation to EIFD	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.0%	\$0	\$0
Property Transfer Tax	\$20,100	\$28,500	\$49,400	\$60,218	\$73,406	\$89,481	\$98,795	2.0%	\$2,609,200	\$1,062,300
Sales Tax (County Transportation) - Direct / On-Site	\$43,950	\$58,575	\$109,125	\$146,655	\$197,092	\$264,875	\$307,063	3.0%	\$6,638,800	\$2,631,800
Sales Tax (County Transportation) - Indirect / Off-Site	\$45,375	\$65,325	\$114,975	\$154,517	\$207,658	\$279,075	\$323,524	3.0%	\$6,928,100	\$2,710,200
Other Court Fines	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.0%	\$0	\$0
Penalties, Interest & Costs on Delinquent Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.0%	\$0	\$0
<b>Estimated County Revenues</b>	<b>\$2,676,025</b>	<b>\$3,782,900</b>	<b>\$6,562,200</b>	<b>\$8,027,280</b>	<b>\$9,822,833</b>	<b>\$12,024,540</b>	<b>\$15,551,163</b>		<b>\$348,395,600</b>	<b>\$141,690,700</b>
<b>County of Los Angeles Expenditures</b>										
Public Protection (adjusted - note below)	\$784,900	\$1,135,500	\$2,006,000	\$2,695,896	\$3,623,059	\$4,869,089	\$5,644,608	3.0%	\$120,762,600	\$47,191,300
General Government (adjusted - note below)	\$263,900	\$385,400	\$684,800	\$920,314	\$1,236,825	\$1,662,189	\$1,926,933	3.0%	\$41,160,000	\$16,056,500
Health and Sanitation	\$291,500	\$425,700	\$756,300	\$1,016,404	\$1,365,962	\$1,835,739	\$2,128,124	3.0%	\$45,457,600	\$17,733,000
Public Assistance	\$232,200	\$335,900	\$593,400	\$797,480	\$1,071,746	\$1,440,338	\$1,669,746	3.0%	\$35,723,100	\$13,959,800
Recreational and Cultural	\$59,000	\$86,100	\$152,900	\$205,485	\$276,154	\$371,128	\$430,240	3.0%	\$9,190,700	\$3,585,500
<b>Estimated County Expenditures</b>	<b>\$1,631,500</b>	<b>\$2,368,600</b>	<b>\$4,193,400</b>	<b>\$5,635,579</b>	<b>\$7,573,747</b>	<b>\$10,178,482</b>	<b>\$11,799,651</b>		<b>\$252,294,000</b>	<b>\$98,526,100</b>
<b>Estimated County Net Fiscal Impact</b>	<b>\$1,044,525</b>	<b>\$1,414,300</b>	<b>\$2,368,800</b>	<b>\$2,391,701</b>	<b>\$2,249,086</b>	<b>\$1,846,058</b>	<b>\$3,751,512</b>		<b>\$96,101,600</b>	<b>\$43,164,600</b>
<b>Additional Sales Tax - County Transportation + Homelessness</b>	<b>\$1,072,400</b>	<b>\$1,486,100</b>	<b>\$2,689,500</b>	<b>\$3,614,463</b>	<b>\$4,857,536</b>	<b>\$6,528,122</b>	<b>\$7,567,883</b>	3.0%	<b>\$162,818,800</b>	<b>\$64,109,300</b>

Notes:  
 Assumes installation of necessary public infrastructure  
 Public Protection costs exclude Sheriff cost categories that overlap with City-funded Sheriff services (e.g. Patrol for Unincorporated Areas, Detective)  
 General government costs exclude non-recurring Capital Projects, Extraordinary Maintenance, and Appropriations for Contingencies  
 Values in 2024 dollars  
 Select years shown for illustration



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Project Description

Project Component	Year 5	Year 10	Year 15	Year 20
	2031	2036	2041	2046
Residential - Units	1,171 DU	1,475 DU	1,713 DU	1,950 DU
Commercial / Retail - SF	10,000 SF	20,000 SF	40,000 SF	50,000 SF
Industrial / Flex - SF	574,500 SF	574,500 SF	574,500 SF	574,500 SF
<i>Annual Escalation Factor</i>	<i>3.0%</i>	<i>1.16</i>	<i>1.34</i>	<i>1.56</i>
Estimated A/V - Residential	<i>\$450K Per Unit</i>	\$610,879,473	\$892,024,497	\$1,200,608,640
Estimated A/V - Commercial / Retail	<i>\$350 PSF</i>	\$4,057,459	\$9,407,415	\$21,811,544
Estimated A/V - Industrial / Flex	<i>\$175 PSF</i>	\$116,550,517	\$135,113,993	\$156,634,149
<b>Total Estimated Assessed Value</b>	<b>\$731,487,450</b>	<b>\$1,036,545,904</b>	<b>\$1,379,054,333</b>	<b>\$1,798,051,463</b>

Notes:

- Adjusted for value appreciation assuming 2% annual escalation rate (statutory maximum).
- Conservatively assuming no mark-to-market valuations above 2% growth to account for property transfers
- Select years shown for illustration
- Values in 2024 dollars



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Project Employment and Occupants

Project Component	Year 5	Year 10	Year 15	Year 20
	2031	2036	2041	2046
Residential - Units	1,171 DU	1,475 DU	1,713 DU	1,950 DU
Commercial / Retail - SF	10,000 SF	20,000 SF	40,000 SF	50,000 SF
Industrial / Flex - SF	574,500 SF	574,500 SF	574,500 SF	574,500 SF
<b>Estimated # Employees (FTE)</b>				
Residential	50 DU / emp	23	30	34
Commercial / Retail	400 SF / emp	25	50	100
Industrial / Flex	1,500 SF / emp	383	383	383
<b>Total Estimated # Employees (FTE)</b>	<b>431</b>	<b>463</b>	<b>517</b>	<b>547</b>
Occupied Dwelling Units	93%	1,089 DU	1,372 DU	1,593 DU
Residents	2.99 per DU	3,256	4,102	4,762
Employees Weighted at 50%	50%	216	231	259
<b>Total Service Population (Residents + Empl.)</b>	<b>3,472</b>	<b>4,333</b>	<b>5,021</b>	<b>5,696</b>

Notes:

Average household size reflects City average household size  
 Select years shown for illustration  
 Values in 2024 dollars



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Property Tax

		Year 5 2031	Year 10 2036	Year 15 2041	Year 20 2046
Estimated Assessed Value - Residential		\$610,879,473	\$892,024,497	\$1,200,608,640	\$1,584,862,608
Estimated Assessed Value - Non-Residential		\$120,607,977	\$144,521,408	\$178,445,693	\$213,188,855
<b>Total Estimated Assessed Value</b>		<b>\$731,487,450</b>	<b>\$1,036,545,904</b>	<b>\$1,379,054,333</b>	<b>\$1,798,051,463</b>
Total Secured Property Tax General Levy	1.00%	\$7,314,874	\$10,365,459	\$13,790,543	\$17,980,515
Estimated Unsecured Property Tax as % of Secured Non-Residential Value	10.00%	\$120,608	\$144,521	\$178,446	\$213,189
Total Estimated Secured + Unsecured Property Tax		\$7,435,482	\$10,509,980	\$13,968,989	\$18,193,703
<b>Distributions to Taxing Entities</b>					
City of Lakewood	3.10%	\$230,500	\$325,800	\$433,000	\$564,000
City Allocation to EIFD	(1.55%)	(\$115,200)	(\$162,900)	(\$216,500)	(\$282,000)
<b>Net Property Tax to City</b>	<b>1.55%</b>	<b>\$115,300</b>	<b>\$162,900</b>	<b>\$216,500</b>	<b>\$282,000</b>
Los Angeles County General	30.40%	\$2,260,400	\$3,195,000	\$4,246,600	\$5,530,900
County Allocation to EIFD	(6.17%)	(\$458,800)	(\$648,500)	(\$861,900)	(\$1,122,600)
<b>Net Los Angeles County Distributions</b>	<b>24.23%</b>	<b>\$1,801,600</b>	<b>\$2,546,500</b>	<b>\$3,384,700</b>	<b>\$4,408,300</b>

Notes:

General levy distributions represent tax rate area average within boundary, incl. RPTTF residual revenue splits for parcels within former Redevelopment Agency Project Area boundaries  
 Does not include property tax overrides above 1% general levy, County Fire, County Flood Control, or other City or County entity distributions  
 Select years shown for illustration  
 Values in 2024 dollars

Source: Los Angeles County Auditor-Controller (2023)



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Property Tax In-Lieu of Motor Vehicle License Fees (MVLf)

Total AV within <b>CITY</b>	\$11,042,873,000				
Current Property Tax In-Lieu of MVLf	\$10,200,000				
Prop Tax In-Lieu of MVLf per \$1M of AV	\$924				
		<i>Year 1</i>	<i>Year 5</i>	<i>Year 10</i>	<i>Year 15</i>
		<b>2027</b>	<b>2031</b>	<b>2036</b>	<b>2041</b>
Estimated Project Assessed Value	\$67,593,750	\$731,487,450	\$1,036,545,904	\$1,379,054,333	\$1,798,051,463
Incremental Property Tax In-Lieu of MVLf to City	\$62,400	\$675,700	\$957,400	\$1,273,800	\$1,660,800
City Allocation to EIFD	(\$31,200)	(\$337,850)	(\$478,700)	(\$636,900)	(\$830,400)
<b>Net Incremental Property Tax In-Lieu of MVLf to City</b>	<b>\$31,200</b>	<b>\$337,850</b>	<b>\$478,700</b>	<b>\$636,900</b>	<b>\$830,400</b>
Total AV within <b>COUNTY</b>	\$1,612,990,196,814				
Current Property Tax In-Lieu of MVLf	\$1,686,828,469				
Prop Tax In-Lieu of MVLf per \$1M of AV	\$1,046				
		<i>Year 1</i>	<i>Year 5</i>	<i>Year 10</i>	<i>Year 15</i>
		<b>2027</b>	<b>2031</b>	<b>2036</b>	<b>2041</b>
Estimated Project Assessed Value	\$67,593,750	\$731,487,450	\$1,036,545,904	\$1,379,054,333	\$1,798,051,463
Incremental Property Tax In-Lieu of MVLf to County	\$70,700	\$765,000	\$1,084,000	\$1,442,200	\$1,880,400
County Allocation to EIFD	\$0	\$0	\$0	\$0	\$0
<b>Incremental Property Tax In-Lieu of MVLf to County</b>	<b>\$70,700</b>	<b>\$765,000</b>	<b>\$1,084,000</b>	<b>\$1,442,200</b>	<b>\$1,880,400</b>

Notes:  
 Select years shown for illustration  
 Values in 2024 dollars

Source: Los Angeles County Auditor-Controller (2023)



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Property Transfer Tax

	Year 5 2031	Year 10 2036	Year 15 2041	Year 20 2046
Estimated Assessed Value - For-Sale Residential	\$0	\$0	\$0	\$0
Estimated Property Turnover Rate	15.0%	15.0%	15.0%	15.0%
Estimated Value of Property Transferred	\$0	\$0	\$0	\$0
Estimated Assessed Value - Other Land Uses	\$731,487,450	\$1,036,545,904	\$1,379,054,333	\$1,798,051,463
Estimated Property Turnover Rate	5.0%	5.0%	5.0%	5.0%
Estimated Value of Property Transferred	\$36,574,372	\$51,827,295	\$68,952,717	\$89,902,573
<b>Estimated Total Value of Property Transferred</b>	<b>\$36,574,372</b>	<b>\$51,827,295</b>	<b>\$68,952,717</b>	<b>\$89,902,573</b>
Total Transfer Tax	\$1.10 per \$1,000 \$40,200	\$57,000	\$75,800	\$98,900
<b>Transfer Tax to City</b>	<b>\$0.55 per \$1,000 \$20,100</b>	<b>\$28,500</b>	<b>\$37,900</b>	<b>\$49,400</b>

Notes:

Select years shown for illustration  
Values in 2024 dollars

Source: Los Angeles County Auditor-Controller (2023)



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Sales Tax - Direct / On-Site

<b>Project Component</b>		<b>Year 5 2031</b>	<b>Year 10 2036</b>	<b>Year 15 2041</b>	<b>Year 20 2046</b>
Retail SF		10,000 SF	20,000 SF	40,000 SF	50,000 SF
Portion of Industrial Buildings Generating Local Taxable Sales	10.0%	57,450 SF	57,450 SF	57,450 SF	57,450 SF
<b>Total Sales-Generating SF</b>		<b>67,450 SF</b>	<b>77,450 SF</b>	<b>97,450 SF</b>	<b>107,450 SF</b>
Estimated Taxable Sales	\$300 PSF	\$23,457,911	\$31,225,897	\$45,547,177	\$58,219,996
Sales Tax to City	1.00%	\$234,579	\$312,259	\$455,472	\$582,200
Use Tax as % of Sales Tax	12.00%	\$28,149	\$37,471	\$54,657	\$69,864
<b>Sales and Use Tax to City - Direct</b>		<b>\$262,700</b>	<b>\$349,700</b>	<b>\$510,100</b>	<b>\$652,100</b>
<b>Measure L Sales Tax to City - Direct</b>	<b>0.75%</b>	<b>\$175,900</b>	<b>\$234,200</b>	<b>\$341,600</b>	<b>\$436,600</b>
Sales Tax to County	0.25%	\$58,600	\$78,100	\$113,900	\$145,500
Net of Sales Transfer within County	(25%)	(\$14,650)	(\$19,525)	(\$28,475)	(\$36,375)
<b>Sales Tax to County</b>		<b>\$43,950</b>	<b>\$58,575</b>	<b>\$85,425</b>	<b>\$109,125</b>
<b>Add'l Sales Tax - Cnty Transp. + Homeless.</b>	<b>2.25%</b>	<b>\$527,800</b>	<b>\$702,600</b>	<b>\$1,024,800</b>	<b>\$1,309,900</b>

Notes:

County General Fund sales tax for Revenue and Taxation Code Section 7203.1  
 County Transportation and Homelessness sales tax includes Prop A, Prop C, Measure R/M, Measure H  
 Taxable sales PSF factor escalated 3% annually  
 Select years shown for illustration.  
 Values in 2024 dollars.



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Sales Tax - Indirect / Off-Site

		Year 5 2031	Year 10 2036	Year 15 2041	Year 20 2046
Estimated # Employees		431	463	517	547
Estimated Annual Taxable Retail Spending / Empl. Near Work		\$5,565	\$6,451	\$7,478	\$8,669
Estimated Employee Taxable Retail Spending Within City		\$2,400,643	\$2,983,494	\$3,868,122	\$4,742,126
Estimated # Occupied Dwelling Units		1,089 DU	1,372 DU	1,593 DU	1,814 DU
Estimated Annual Taxable Retail Spending / HH		\$40,046	\$46,424	\$53,818	\$62,390
Estimated Resident Taxable Retail Spending		\$43,610,761	\$63,681,739	\$85,711,599	\$113,143,537
Estimated Capture within City	50.0%	\$21,805,380	\$31,840,869	\$42,855,799	\$56,571,768
<b>Total Estimated Indirect Taxable Sales</b>		<b>\$24,206,024</b>	<b>\$34,824,364</b>	<b>\$46,723,921</b>	<b>\$61,313,894</b>
Sales Tax to City	1.00%	\$242,060	\$348,244	\$467,239	\$613,139
Use Tax as % of Sales Tax	12.00%	\$29,047	\$41,789	\$56,069	\$73,577
<b>Sales and Use Tax to City - Indirect</b>		<b>\$271,100</b>	<b>\$390,000</b>	<b>\$523,300</b>	<b>\$686,700</b>
<b>Measure L Sales Tax to City - Indirect</b>	<b>0.75%</b>	<b>\$181,500</b>	<b>\$261,200</b>	<b>\$350,400</b>	<b>\$459,900</b>
Sales Tax to County	0.25%	\$60,500	\$87,100	\$116,800	\$153,300
Net of Sales Transfer within County	(25%)	(\$15,125)	(\$21,775)	(\$29,200)	(\$38,325)
<b>Sales Tax to County</b>		<b>\$45,375</b>	<b>\$65,325</b>	<b>\$87,600</b>	<b>\$114,975</b>
<b>Add'l Sales Tax - Cnty Transp. + Homeless.</b>	<b>2.25%</b>	<b>\$544,600</b>	<b>\$783,500</b>	<b>\$1,051,300</b>	<b>\$1,379,600</b>

Notes:

County General Fund sales tax for Revenue and Taxation Code Section 7203.1

County Transportation and Homelessness sales tax includes Prop A, Prop C, Measure R/M, Measure H

Employee spending estimates based on "Office Worker Retail Spending Patterns: A Downtown and Suburban Area Study," ICSC (2004).

Household spending based on average household income within City.

Adjusted for inflation assuming 3% annual inflation rate.

Select years shown for illustration.

Values in 2024 dollars.



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City Service Population

City Population	80,154
City Employee Population	16,741
Employee Weighting for Service Population	0.5
Weighted # Employees	8,371
<b>Total City Service Population</b>	<b>88,525</b>

Source: CA Department of Finance, U.S. Census Bureau Center for Economic Studies (2023)



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City Multiplier Revenue and Expenditure Factors

Budget Category	Adopted City Budget	Allocation Basis	Relevant City Population	Discount for Operational Efficiency	Per Capita Factor	Annual Escalation	Year 5	Year 10	Year 15	Year 20	
							2031	2036	2041	2046	
<b>General Fund Revenues</b>											
Property Tax	\$6,875,000	N/A - Estimated Separately via Case Study Method -----									
Sales Tax	\$18,420,111	N/A - Estimated Separately via Case Study Method -----									
Measure L Sales Tax	\$14,254,000	N/A - Estimated Separately via Case Study Method -----									
Utility Users Tax	\$3,175,000	Service Population	88,525	0%	\$35.87	3.0%	\$41.58	\$48.20	\$55.88	\$64.78	
Other Taxes	\$2,645,000	Service Population	88,525	0%	\$29.88	3.0%	\$34.64	\$40.15	\$46.55	\$53.96	
Licenses and Permits	\$2,143,100	Service Population	88,525	25%	\$18.16	3.0%	\$21.05	\$24.40	\$28.29	\$32.79	
Fines and Forfeitures	\$662,100	Service Population	88,525	0%	\$7.48	3.0%	\$8.67	\$10.05	\$11.65	\$13.51	
Use of Money and Property From Other Agencies	\$1,480,775	As % of Other Revenues	71,234,111	N/A	2.1%	3.0%	2.1%	2.1%	2.1%	2.1%	
Current Service Charges	\$11,914,800	N/A - Estimated Separately via Case Study Method (predominantly MVLFF) -----									
Transfers In	\$11,145,000	Residents	80,154	0%	\$139.04	3.0%	\$161.19	\$186.86	\$216.63	\$251.13	
Transfers In	\$4,340,000	Service Population	88,525	25%	\$36.77	3.0%	\$42.63	\$49.42	\$57.29	\$66.41	
<b>Total General Fund Revenues</b>	<b>\$77,054,886</b>										
<b>General Fund Expenditures</b>											
Public Works	\$20,201,571	Service Population	88,525	25%	\$171.15	3.0%	\$198.41	\$230.01	\$266.65	\$309.12	
Public Safety	\$18,805,826	Service Population	88,525	10%	\$191.19	3.0%	\$221.64	\$256.95	\$297.87	\$345.32	
Recreation & Community Services	\$15,647,035	Residents	80,154	50%	\$97.61	3.0%	\$113.15	\$131.17	\$152.07	\$176.29	
Finance & Administrative Services	\$8,080,628	Service Population	88,525	50%	\$45.64	3.0%	\$52.91	\$61.34	\$71.11	\$82.43	
Community Development	\$4,334,155	Service Population	88,525	50%	\$24.48	3.0%	\$28.38	\$32.90	\$38.14	\$44.21	
Administration	\$3,893,394	Service Population	88,525	50%	\$21.99	3.0%	\$25.49	\$29.55	\$34.26	\$39.72	
Communications	\$2,497,649	Service Population	88,525	50%	\$14.11	3.0%	\$16.35	\$18.96	\$21.98	\$25.48	
CIP Set-Aside	\$3,100,000	N/A - Non-recurring -----									
<b>Total General Fund Expenditures</b>	<b>\$73,460,258</b>										

**Notes:**  
 Adjusted for inflation assuming 3% annual inflation rate.  
 Select years shown for illustration.  
 Values in 2024 dollars.

Source: City of Lakewood 2023-2024 Revised Budget



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

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City Multiplier Revenues and Expenditures

	Year 5 2031	Year 10 2036	Year 15 2041	Year 20 2046
Estimated # Residents	3,256	4,102	4,762	5,422
Estimated # Employees	431	463	517	547
Total Project Service Population	3,472	4,333	5,021	5,696
<b>Budget Category</b>	<b>2031</b>	<b>2036</b>	<b>2041</b>	<b>2046</b>
<i>General Fund Revenues</i>				
Utility Users Tax	\$144,400	\$208,800	\$280,500	\$369,000
Other Taxes	\$120,300	\$174,000	\$233,700	\$307,400
Licenses and Permits	\$73,100	\$105,700	\$142,000	\$186,800
Fines and Forfeitures	\$30,100	\$43,600	\$58,500	\$76,900
Use of Money and Property	\$49,999	\$71,047	\$96,674	\$126,329
Current Service Charges	\$524,900	\$766,400	\$1,031,600	\$1,361,700
Transfers In	\$148,000	\$214,100	\$287,600	\$378,300
<b>Total Multiplier Revenues</b>	<b>\$1,090,799</b>	<b>\$1,583,647</b>	<b>\$2,130,574</b>	<b>\$2,806,429</b>
<i>General Fund Expenditures</i>				
Public Works	\$688,900	\$996,600	\$1,338,700	\$1,760,700
Public Safety	\$769,500	\$1,113,300	\$1,495,500	\$1,966,900
Recreation & Community Services	\$368,400	\$538,000	\$724,100	\$955,900
Finance & Administrative Services	\$183,700	\$265,800	\$357,000	\$469,500
Community Development	\$98,500	\$142,500	\$191,500	\$251,800
Administration	\$88,500	\$128,000	\$172,000	\$226,200
Communications	\$56,800	\$82,100	\$110,300	\$145,100
<b>Total Multiplier Expenditures</b>	<b>\$2,254,300</b>	<b>\$3,266,300</b>	<b>\$4,389,100</b>	<b>\$5,776,100</b>

Notes:

Major case study revenues not shown include property tax, sales tax, transient occupancy tax

Adjusted for inflation assuming 3% annual inflation rate.

Select years shown for illustration.

Values in 2024 dollars.

Source: City of Lakewood 2023-2024 Revised Budget



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County Service Population

County Population	9,861,224
County Employee Population	4,461,841
Employee Weighting for Service Population	0.5
Weighted # Employees	2,230,921
<b>Total County Service Population</b>	<b>12,092,145</b>

Source: CA Department of Finance, CA Employment Development Department (2023)



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County Multiplier Expenditure Factors

Budget Category	Adopted County Budget	Allocation Basis	Relevant County Population	Discount for Operational Efficiency	Per Capita Factor	Annual Escalation	Year 5	Year 10	Year 15	Year 20
							2031	2036	2041	2046
<i>Primary Expenditures - Net County Cost</i>										
Public Protection (adjusted - note below)	\$3,143,954,000	Service Population	12,092,145	25%	\$195.00	3.0%	\$226.06	\$262.06	\$303.80	\$352.19
Health and Sanitation	\$1,379,000,000	Resident Population	9,861,224	50%	\$69.92	3.0%	\$81.06	\$93.97	\$108.93	\$126.28
Public Assistance	\$1,523,000,000	Resident Population	9,861,224	50%	\$77.22	3.0%	\$89.52	\$103.78	\$120.31	\$139.47
General Government (adjusted - note below)	\$1,395,037,000	Service Population	12,092,145	50%	\$57.68	3.0%	\$66.87	\$77.52	\$89.87	\$104.18
Recreational and Cultural	\$308,000,000	Resident Population	9,861,224	50%	\$15.62	3.0%	\$18.10	\$20.99	\$24.33	\$28.21
Other	\$280,000,000	N/A								
<b>Total Net County Cost</b>	<b>\$8,028,991,000</b>									

Notes:

Public Protection costs exclude Sheriff cost categories that overlap with City-funded Sheriff services (e.g. Patrol for Unincorporated Areas, Detective)

General government costs exclude non-recurring Capital Projects and Extraordinary Maintenance

Adjusted for inflation assuming 3% annual inflation rate.

Select years shown for illustration.

Values in 2024 dollars.

Source: County of Los Angeles 2022-2023 Recommended Budget



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

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<b>Budget Category</b>	<b>2031</b>	<b>2036</b>	<b>2041</b>	<b>2046</b>
<i>Primary Expenditures - Net County Cost</i>				
Public Protection (adjusted - note below)	\$784,900	\$1,135,500	\$1,525,300	\$2,006,000
General Government (adjusted - note below)	\$263,900	\$385,400	\$518,700	\$684,800
Health and Sanitation	\$291,500	\$425,700	\$572,900	\$756,300
Public Assistance	\$232,200	\$335,900	\$451,200	\$593,400
Recreational and Cultural	\$59,000	\$86,100	\$115,900	\$152,900
<b>Total Primary Expenditures</b>	<b>\$1,631,500</b>	<b>\$2,368,600</b>	<b>\$3,184,000</b>	<b>\$4,193,400</b>

Notes:

Public Protection costs exclude Sheriff cost categories that overlap with City-funded Sheriff services (e.g. Patrol for Unincorporated Areas, Detective)  
 General government costs exclude non-recurring Capital Projects, Extraordinaring Maintenance, and Appropriations for Contingencies  
 Adjusted for inflation assuming 3% annual inflation rate.  
 Select years shown for illustration.  
 Values in 2024 dollars.

Source: County of Los Angeles 2022-2023 Recommended Budget



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IMPLAN Inputs

<b>Construction Inputs</b>	
<b>Industry NAICS Category</b>	<b>Approximate Inputs (Industry Spending)</b>
58 - Construction of new multifamily residential structures	\$745,875,000
55 - Construction of new commercial structures, including farm structures	\$14,875,000
51 - Construction of new manufacturing structures	\$85,456,875
<b>Ongoing Operation Inputs</b>	
<b>Industry NAICS Category</b>	<b>Approximate Inputs (Employment Change)</b>
470 - Office administrative services	0 Jobs
412 - Retail - Miscellaneous store retailers	125 Jobs
507 - Hotels and motels, including casino hotels	0 Jobs
476 - Services to buildings	39 Jobs
422 - Warehousing and storage	383 Jobs

Summary of IMPLAN Economic Benefits

**Economic Benefits from Construction (One-Time / Short-Term)**

	<b>Employment</b>	<b>Labor Income</b>	<b>Economic Output</b>
Direct (On-Site)	6,769	\$509,575,413	\$846,206,875
Indirect	718	\$55,841,582	\$155,465,189
Induced	1,874	\$128,430,895	\$362,034,646
<b>Total Countywide</b>	<b>9,362</b>	<b>\$693,847,890</b>	<b>\$1,363,706,710</b>
<b>Estimated City Capture</b>	<b>6,899</b>	<b>\$518,789,037</b>	<b>\$872,081,867</b>

**Economic Benefits from Ongoing Operation (Annual)**

	<b>Employment</b>	<b>Labor Income</b>	<b>Economic Output</b>
Direct (On-Site)	547	\$34,290,498	\$64,441,900
Indirect	134	\$10,074,316	\$27,166,242
Induced	143	\$9,830,637	\$27,741,897
<b>Total Countywide</b>	<b>824</b>	<b>\$54,195,450</b>	<b>\$119,350,039</b>
<b>Estimated City Capture</b>	<b>561</b>	<b>\$35,285,745</b>	<b>\$67,187,307</b>

Notes

- 100% of direct benefits estimated to be captured on-site within the City.
- 5% of indirect and induced benefits estimated to be captured off-site within the City.
- Estimated ongoing benefits upon build-out and stabilization.



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## COUNCIL AGENDA

October 8, 2024

**TO:** The Honorable Mayor and City Council

**SUBJECT:** Information Technology Services Agreement

### **INTRODUCTION**

For over 16 years, the city has contracted with the City of Brea's BreaIT Solutions (BreaIT). They have provided full information technology (IT) management services supporting the city's wide area network, encompassing City Hall and 14 other facilities serving over 200 users. In many cases, these IT resources operate on a 24/7 basis with the quality and reliability of the services being critical to the city's ability to function.

### **STATEMENT OF FACT**

The last five years of support services come after being selected through a comprehensive Request for Proposals (RFP) process in mid-2019. As discussed during the budget study session in June, BreaIT's recent internal evaluation of their cost model prompted a proposed 17% rate increase. After much discussion with BreaIT management staff, it was determined that it would be more cost-effective to create two full-time employee positions and offer them to the two staff members currently assigned by BreaIT. Both employees are long-term members of the BreaIT team and highly valued as staff solely assigned to the city for over a decade. In discussions with both BreaIT members after the adoption of the budget, they informed staff of their decision to rather retire from the City of Brea at the end of December 2024. While they appreciated the city's offer of employment, the transition was an opportunity for them to consider their options with the prospect of retirement outweighing other choices.

As a result, staff embarked on finding a suitable firm to take over the city's IT functions. Staff posted and distributed an RFP in late August 2024 asking firms to provide a proposal for a three-year term, plus two optional one-year extensions. Ten IT firms responded with proposals. Staff reviewed and rated the proposals based on a comprehensive set of factors including their relevant experience, key personnel qualifications, breadth of services, and cost. Subsequently, staff interviewed three finalists and further narrowed the selection to a single provider.

Based on the proposals submitted and interviews conducted, staff determined that Infinity Technologies (Infinity) is the most qualified company to provide IT services. Infinity was established in 2007 and is based out of Irvine, CA. With 62 employees, it provides IT and Geographic Information Systems (GIS) support to more than 80 clients ranging from local government agencies to healthcare organizations and educational institutions. Their expertise and vast local government experience allow their staff to offer insights, technical knowledge, and innovative solutions tailored specifically to public agency clients. The list of client cities in the

region includes: Paramount, Signal Hill, La Mirada, La Palma, Stanton, Tustin, Bell, Pico Rivera. Additionally, they have succeeded BrealT at various client locations and helped transition similar former BrealT clients. Infinity's proposed assessment, transition, and communication plan are well-thought out and complement the city's IT needs.

While cost was but one of four rating factors, it is important to note for budget purposes that Infinity's proposed cost was the lowest among the finalists. Their proposal includes a fixed cost of \$299,950 for each of the first three years of service. Option years four and five are subject to negotiated increases where Infinity may increase the cost based on the consumer's price index (CPI).

Given the institutional knowledge maintained by current BrealT personnel, staff is proposing that Infinity begin their service on November 1, 2024, allowing for a two month overlap prior to the retirement of BrealT staff on December 31, 2024.

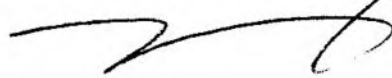
Attached is Infinity's proposal.

**STAFF RECOMMENDATION**

It is recommended that the City Council authorize the City Manager to execute a three-year professional services agreement with Infinity Technologies for Information Technology Services for the period November 1, 2024, through October 31, 2027, with two optional one-year extensions.



Jose Gomez  
Director of Administrative Services



Thaddeus McCormack  
City Manager

# INFORMATION TECHNOLOGY MANAGED SERVICES

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SEPTEMBER 2024



**INFINITY TECHNOLOGIES**

Northern California: 3017 Douglas Boulevard, Ste 300, Roseville, CA 95661

Southern California: 17875 Von Karman Ave, Suite 150, Irvine, CA 92614

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[www.inftechnologies.com](http://www.inftechnologies.com)

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September 12, 2024

City Clerk  
Lakewood City Hall  
5050 Clark Avenue  
Lakewood, CA 90712

**RE: REQUEST FOR PROPOSALS | INFORMATION TECHNOLOGY MANAGED SERVICES**

Dear City Clerk and Evaluation Committee:

Infinity Technologies is pleased to present our proposal in response to the City of Lakewood's (City) Request for Proposals for Information Technology Managed Services (ITMS). We appreciate the opportunity to provide the City with an overview of our firm, service approach, key staff, qualifications, and proposed pricing for the requested services for your consideration.

Infinity Technologies is focused on providing exceptional IT and Geographic Information Systems (GIS) support to more than 80 clients ranging from local government agencies to healthcare organizations and educational institutions. We believe our local government experience throughout California is second to none. Our team of IT and GIS professionals serve many similar municipal agencies enabling our staff to offer insights, institutional knowledge, and innovative solutions to all our public agency clients.

Our goal is to help you achieve seamless IT operations, enabling you to focus on your core business activities. By partnering with us, you can expect:

- » Improved system reliability and uptime.
- » Enhanced data security and compliance.
- » Access to the latest technology and industry best practices.
- » A dedicated team committed to your success.

With an established local presence and a robust team of qualified staff providing a variety of IT services and project support to similar public agencies throughout Los Angeles and Orange Counties, Infinity Technologies is prepared to provide and manage the full suite of requested services.

As an IT service provider specializing in serving public agencies, Infinity Technologies distinguishes itself and sets itself apart from other firms you may consider for the following reasons:

- 1) **LOCAL QUALIFIED STAFF FOR CONSISTENT ON-SITE SERVICES** – We offer a team of local, qualified, and available IT professionals who are experienced in augmenting public agency IT staff and delivering comprehensive IT services. Providing local staff not only reduces response times while improving consistency for on-site services but also helps to ensure consistently high-quality services because we live in the communities that we serve. Our staff are not simply consultants - we endeavor to become integral assets to the clients we serve.



17875 Von Karman  
Ave, Suite 150  
Irvine, CA 92614



[inftechnologies.com](https://inftechnologies.com)



(714) 676-8311

- 2) **UNIQUE TEAM APPROACH** – Infinity Technologies comprises a diverse team of individuals with a broad range of experience with public agencies, technical expertise, and skill sets. Our team of professionals includes a mix of business-oriented, community-oriented, and technology-oriented individuals.
- 3) **ROUND-THE-CLOCK HELP DESK SUPPORT** – Infinity Technologies serves clients as a one-stop shop. Our IT services include **24x7x365** Help Desk support, accessible by phone, web, or mobile device. Every Help Desk service call is routed directly to Infinity Technologies staff, who can address issues remotely and dispatch a local technician to address problems that require on-site presence.
- 4) **CYBER SECURITY FOCUS & EXPERIENCE** – Ransomware, phishing attacks, and other cyber threats are a constant and critical concern for any publicly accessible network. Our staff has the skills, experience, and access to resources to continually monitor and assess our client's systems and networks to remediate weaknesses and ensure better defenses against such threats. We also facilitate regular training and work with state agencies to protect our client systems.
- 5) **NETWORK & SYSTEMS ASSESSMENT** – Within the first 90 days of service, at no additional charge to you, Infinity Technologies will complete a current state Network and Systems Assessment, documenting the City's current IT infrastructure, offering recommendations, and highlighting areas of concern.
- 6) **SPECIAL IT PROJECTS SUPPORT** – Our key team members and deep bench of skilled IT professionals are available to manage and support the City's IT project needs, goals, and objectives.

Should you have any questions regarding our proposal or proposed fee, please reach out to me directly. Thank you for your time and efforts required to review our proposal - we look forward to collaborating with you to offer our insights and solutions for IT service excellence.

Sincerely,



Mohammad Ahmed  
President and CEO  
Infinity Technologies  
M: 916.479.5560 | E: [mahmed@inftechnologies.com](mailto:mahmed@inftechnologies.com)





## PROPOSAL SUMMARY

Infinity Technologies is eager to present our proposal for ITMS services for the City. Our proposal is tailored to meet the City's specific IT needs and outlines how we can assist the City in achieving its strategic IT goals and objectives.

At Infinity Technologies, we understand the critical role that a robust IT infrastructure plays in driving organizational success. With our extensive experience and proven track record of supporting public agencies with managed IT services and a diverse portfolio of clients, we specialize in delivering tailored IT solutions that enhance operational efficiency, strengthen cybersecurity, and support strategic growth.

Highlights and key features of our proposal for IT Managed Services:

- 1) Full-service IT management tailored for local government needs. With extensive local agency experience in Los Angeles and Orange counties, we understand the unique challenges and needs facing local government agencies. Our comprehensive suite of services and IT strategy will be tailored to the City with the goal of improving overall system reliability and performance, enhancing cybersecurity posture, optimizing IT costs, and ensuring compliance with relevant regulations.
- 2) Strategic Planning - We will partner with your IT staff to develop and implement IT strategies that align with your business goals, providing guidance on emerging technologies, infrastructure investments, and long-term planning.
- 3) Cybersecurity strategy focused on assessing and addressing critical vulnerabilities, implementing multi-layered security measures, continuous monitoring, employee training, and compliance with security standards and regulations, including the National Institute of Standards and Technology (NIST) and the Cybersecurity and Infrastructure Security Agency (CISA).
- 4) Proactive approach and 24/7/365 support ensuring seamless operations. Our responsive after-hours support team will leverage the same resources and capabilities used during normal business hours, including live phone support, remote screen sharing, and on-site technical staff when required.
- 5) Budget-conscious Approach – We understand the fiscal responsibilities of public agencies and will collaborate with the City to identify critical needs and explore cost-effective solutions that resolve technical gaps efficiently.
- 6) We view ourselves as an extension of your staff, bringing a collaborative, solutions-oriented team of experienced local professionals.

We take pride in our locally based, experienced team who are well-versed in the specific needs of public sector clients. Our staff members have extensive experience working with agencies like yours in Los Angeles and Orange County, where we have successfully implemented robust IT solutions improving efficiency, security, and service delivery.

Our team’s familiarity with local regulations and requirements allows us to provide responsive, knowledgeable support immediately applicable to your operations. Our detailed proposal is presented in the following sections, highlighting our firm experience and qualifications, service plan key staff, approach, and proposed fee for IT Managed Services.

## Contact Personnel

As a summary, we have provided a list of the key team members of our proposed delivery team. We will also include this information as a separate sheet as requested in the City’s RFP.

Team Member	Contact Information
Mohammad Ahmed   Project Oversight	Email: <a href="mailto:mahmed@inftechnologies.com">mahmed@inftechnologies.com</a> Office: (916) 273-4662
Jerry Moore   Chief Network Engineer	Email: <a href="mailto:jmoore@inftechnologies.com">jmoore@inftechnologies.com</a> Office: (916) 314-5040
Hector Martinez   Project Manager	Email: <a href="mailto:hmartinez@inftechnologies.com">hmartinez@inftechnologies.com</a> Office: (714) 409-3811
Kevin Vazquez   IT Technician (On-Site)	Email: <a href="mailto:kvazquez@inftechnologies.com">kvazquez@inftechnologies.com</a> Office: (562) 232-9574
Cesar Vazquez   Systems Engineer	Email: <a href="mailto:cvazquez@inftechnologies.com">cvazquez@inftechnologies.com</a> Office: (714) 202-0255
Daniel Martinez   Systems Engineer	Email: <a href="mailto:dmartinez@inftechnologies.com">dmartinez@inftechnologies.com</a> Office: (626) 247-8003

## PROFILE OF FIRM

Infinity Technologies specializes in information technology (IT) and geographic information systems (GIS), bringing forward-thinking solutions and personalized services to organizations throughout California. We currently serve over 90 clients in various industries and employ 62 individuals.

Our team is trusted by organizations of all sizes in local government, nonprofit, healthcare, education, and professional services. We are a diverse and highly trained group of professionals with tremendous hands-on knowledge and relevant experience—and, more importantly, we are problem solvers by trait. We’re dedicated to supporting our clients by handling the pressures of today while also planning for the needs of tomorrow.

### Office Locations

<b><u>Northern California</u></b>	<b><u>Southern California</u></b>	<b><u>Nevada</u></b>
3017 Douglas Blvd., #300 Roseville, CA 95661 (916) 224-2736	17875 Von Karman Ave., #150 Irvine, CA 92614 (714) 676-8311	2300 West Sahara Ave., #800 Las Vegas, NV 89102 (702) 323-8598

### Company History

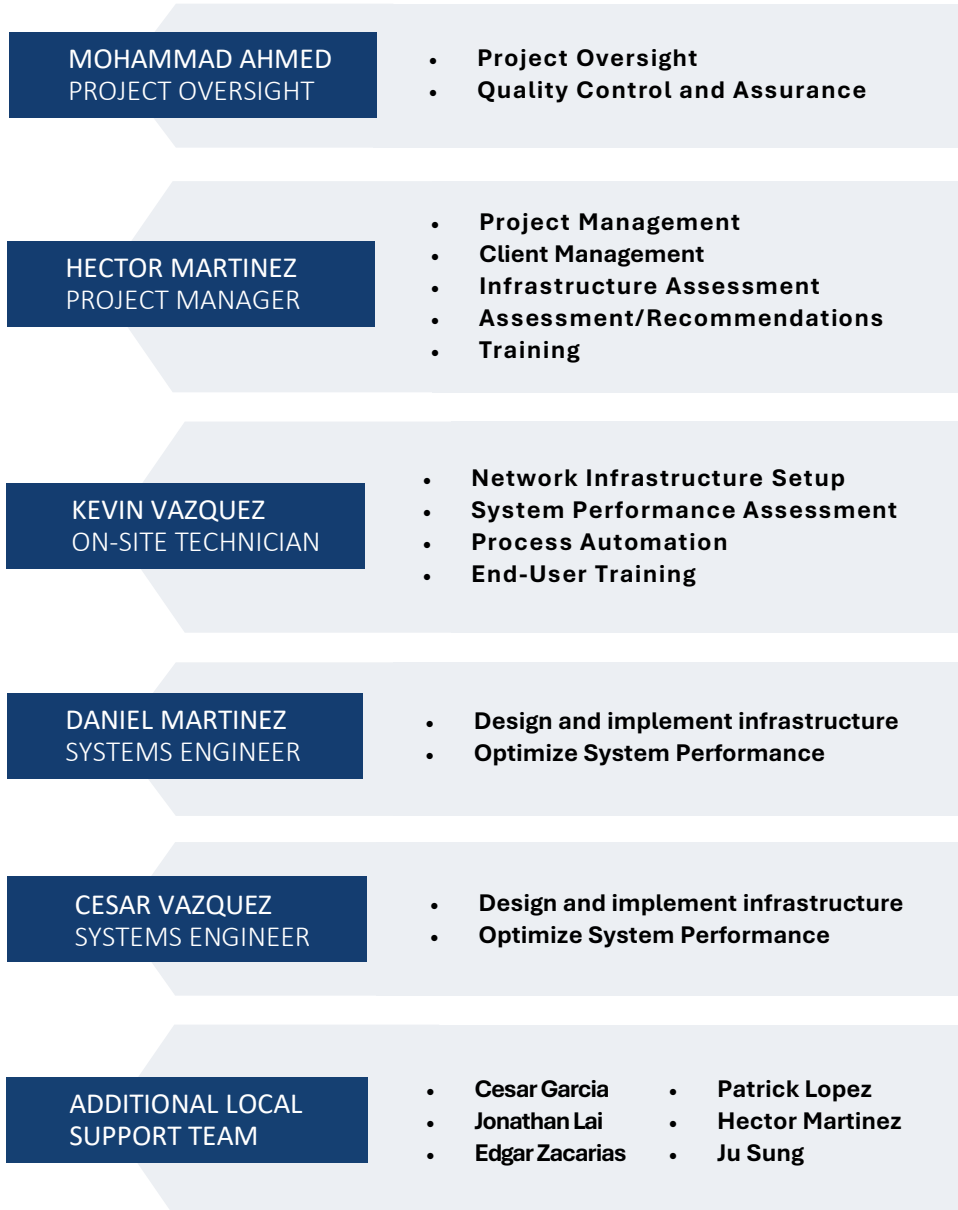
Infinity Technologies has provided local government agencies with personalized IT services since 2007. Initially, under Interwest Consulting Group (Interwest), Infinity Technologies focused on serving local government agencies and established its reputation in the industry as a high-quality, prompt, and reliable partner. In 2021, Infinity Technologies branched from its partnership with Interwest to establish itself as an independent firm, retaining its talented team and 100% of its client base. Since then, Infinity Technologies has expanded in size, reach, and service offerings – and is proud to serve more than 90 organizations in various industries.

### Our Services

Infinity Technologies provides flexible on-site and remote services, including but not limited to:

<b>Information Technology</b>	
<ul style="list-style-type: none"> <li>▪ Comprehensive Managed IT Services</li> <li>▪ 24/7/365 Help Desk</li> <li>▪ Data Recovery and Backup Plan</li> <li>▪ Network Design and Build</li> </ul>	<ul style="list-style-type: none"> <li>▪ Cloud Services</li> <li>▪ Network and Cyber Security</li> <li>▪ Email Server / Mobile Device Administration</li> </ul>
<b>Geographic Information Systems</b>	
<ul style="list-style-type: none"> <li>▪ Enterprise Web GIS Application Development</li> <li>▪ ArcGIS Enterprise Implementation and Upgrades</li> </ul>	<ul style="list-style-type: none"> <li>▪ Data Development, Design, and Maintenance</li> <li>▪ GIS Integration with Third-Party Systems</li> <li>▪ Assessments and Trainings</li> </ul>

## Local Organizational Structure



## Financial Stability, Capacity, and Resources

Infinity Technologies is a privately held S-Corporation with no debt, positive cash balances and overall healthy financials. Infinity Technologies is focused on serving local government agencies and has established its reputation in the industry as a high-quality, prompt, and reliable partner. Our objective is to provide tailored solutions and deliver consistency and longevity in service excellence to every client. With this in mind, we endeavor to improve our service delivery year after year, throughout the term of the contract.

With years of hands-on experience and a passion for problem-solving, our team is committed to partnering with our clients to meet specific needs and business goals over the near and long term. We tailor our approach and remain flexible to meet your evolving needs, fostering a trusted, long-lasting partnership.

We maintain a robust team of IT specialists, project managers, and support staff, ensuring that we have the capacity to take on additional work without compromising the quality of our services. Our firm has a long history of balancing multiple projects simultaneously while meeting all deadlines and client expectations.

- **Resource Scalability:** Our workforce is structured to scale up or down depending on project demands. If needed, we can quickly onboard additional IT staff to meet increases in workload.
- **Proactive Scheduling:** We prioritize resource allocation to ensure that every team member is adequately supported, thereby maintaining elevated levels of efficiency and focus.

Building trusted partnerships and long-term relationships with our municipal clients is key to our overall approach and organizational goals. Through years of experience serving public agencies, we have developed a service model that has proven to be a valuable design for providing IT Services to local government agencies. With this framework as a starting point, we continually collaborate with each individual client to personalize our service approach and service delivery as a collaborative effort to meet your specific needs, goals, and objectives year after year.

## Lawsuits/Pending Litigation

We do not have any conflicts of interest, pending litigation or threats of litigation and confirm the firm has not been involved in any projects where claims or settlements were paid by Infinity Technologies or its insurers within the last five years.

## QUALIFICATIONS OF THE FIRM

As a byproduct of serving local government agencies for over 17 years, we have gained considerable insights into the unique IT service needs required to operate these agencies daily. As a result, we are recognized leaders in the delivery of a full suite of IT consulting services, including network engineering, security, and integration solutions.

Since 2007, Infinity Technologies has provided a comprehensive suite of managed IT services and remote access support to public agencies and private clients, including organizations like the San Joaquin Regional Rail Commission (Ace Rail) and various local government agencies. We currently support several agencies with transitioning from on-premises infrastructure to virtual servers and converting applications to cloud-based Software as a Service (SaaS), including clients like the Cities of Eastvale, Wildomar, Half Moon Bay, Bell, and others. Additionally, Infinity Technologies has implemented cybersecurity measures for over 45 clients, including cities such as Dana Point, San Juan Capistrano, and Rancho Santa Margarita.

### Current Public Municipality Clients

Provided below is a list of major clients we currently support:

- 1) City of Bell (IT/GIS)
- 2) City of Eastvale (IT/GIS)
- 3) City of Pico Rivera (IT/GIS)
- 4) City of Laguna Niguel (IT/GIS)
- 5) City of San Juan Capistrano (IT/GIS)
- 6) City of Wildomar (IT/GIS)
- 7) City of Paramount
- 8) City of Signal Hill
- 9) City of Dana Point
- 10) City of La Mirada
- 11) City of La Palma
- 12) City of Rancho Santa Margarita
- 13) City of Stanton
- 14) City of Tustin
- 15) City of Half Moon Bay
- 16) First 5 California
- 17) San Joaquin Regional Rail Commission
- 18) Stanislaus Council of Governments
- 19) Stanislaus Regional Transit Authority
- 20) Tahoe Transportation District
- 21) Town of Atherton (IT/GIS)
- 22) Town of Truckee

### Pertinent Project Experience/References

Our public agency references can attest to our commitment to providing both as needed IT support and the full range of IT services to public and local government agencies. We have included four public municipalities and two private sector clients as examples of our related project experience.

## City of Paramount

### Grissel Chavez

Assistant City Manager  
16400 Colorado Ave.  
Paramount, CA 90723  
(562) 220-2022

[gchavez@paramountcity.com](mailto:gchavez@paramountcity.com)

### Summary of Work Performed:

Since 2022, Infinity Technologies has provided comprehensive IT services to the City, including both on-site and remote assistance providing 24/7 Help Desk support, project development, network and security administration, application development, and IT project management and support. We have successfully supported various projects including IT equipment relocations and website implementation support on time and within budget.

Total Project Cost: \$334,000 annually

% Work Performed: 100%

Contract Period: April 2022 - Present

## City of Bell

### Javier Ochiqui

Assistant to the City Manager  
6330 Pine Ave.  
Bell, CA 90201  
(323) 773-1596

[jochiqui@cityofbell.org](mailto:jochiqui@cityofbell.org)

### Summary of Work Performed:

Infinity Technologies has served as the City's contract IT department since 2014. We provide comprehensive IT services, including 24/7 Help Desk support for the City and its Police Department Dispatch Center, oversee and maintain computers, network applications, repair services, system security, and IT project management support. Over the years, we have completed several projects on time and within budget. We are currently managing the following projects: cybersecurity upgrades, OpenGov support, A/V upgrades, equipment relocation, and police department upgrades.

Total Project Cost: \$254,000 annually

% Work Performed: 100%

Contract Period: 2014 - Present

## City of La Mirada

### Anne Haraksin

Assistant City Manager  
13700 La Mirada Blvd.  
La Mirada, CA 90638  
(562) 943-0131  
aharaksin@cityoflamirada.org

#### Summary of Work Performed:

Since 2019, Infinity Technologies has provided the City with comprehensive IT Services, including both on-site and remote assistance including 24/7 Help Desk services, user desktops and laptops, software and applications, network administration and maintenance, security, and IT project support. Each project budget and schedule has been completed on time and within budget.

Total Project Cost: \$252,000 annually  
% Work Performed: 100%  
Contract Period: June 2019 - Present

## City of Signal Hill

### Sharon del Rosario

Administrative Services Officer/  
Finance Director  
2175 Cherry Avenue  
Signal Hill, CA 90755  
(562) 989-7319  
sdelrosario@cityofsignalhill.org

#### Summary of Work Performed:

Since 2022, Infinity Technologies has provided the City with full-service IT support, including 24/7 Help Desk, strategic planning and oversight, project management support, desktop administration, business continuity planning, network administration and security, and IT procurement support. Completed projects include firewall and access point installation, police department server projects, phone system conversion, and Microsoft SQL server upgrades. We have adhered to each project's required schedule and budget.

Total Project Cost: \$180,000 annually  
% Work Performed: 100%  
Contract Period: December 2022 - Present



## Saint John's Program for Real Change

### Jose Dominguez

Chief Operations Officer  
2443 Fair Oaks Blvd., #369  
Sacramento, CA 95825  
(916) 453-1482  
jdominguez@saintjohnsprogram.org

### Summary of Work Performed:

Infinity Technologies' staff has provided Saint John's Program for Real Change with professional IT services and support since 2022. Our staff provides on-site and remote support for the agency's mission-critical systems, including desktops, network equipment, software, email systems, mobile devices, and server management. We have also completed several projects, including security upgrades, workstation migration, SharePoint tracking tools, and computer refresh. We have adhered to each project's requested schedule and budget.

Total Project Cost: \$73,000 annually

% Work Performed: 100%

Contract Period: November 2022 – Present

## BPR Consulting Group

### Ron Beehler

Director of Client Services  
316 Tejon Place  
Palos Verdes Estates, CA 90274  
(916) 204-3178  
rbeehler@bpr-grp.com

### Summary of Work Performed:

Infinity Technologies delivers comprehensive support to BPR Consulting Group, including proactive remote monitoring and management to ensure systems run smoothly and securely. Our team provides Remote help desk support and addresses user issues efficiently, minimizing downtime and disruptions. Additionally, we have supported various IT projects including specialized tasks such as developing and implementing a customer relationship management (CRM) system and permit tracking solutions. Each project budget and schedule has been completed on time and within budget.

Total Project Cost: \$72,000 annually

% Work Performed: 100%

Contract Period: August 2023 - Present

# SERVICE PLAN

## Understanding of City's Objectives and Work Requirements

Infinity Technologies understands that the City is seeking a qualified firm to provide information technology services in:

- 1) Network Administration
- 2) Network Security Support
- 3) Systems Support
- 4) Computer Operations Support
- 5) Help Desk Support
- 6) PC Desktop Technical Support
- 7) Software Integration Support
- 8) Technical Project Management Support
- 9) Application Support
- 10) Technical consulting in support of planning and budgeting for IT projects and technology refreshment.

The City currently consists of eight departments and approximately 485 full-time employees. As the City is a cost-conscious provider of municipal services to its residents and local businesses and seeks to continue to rely on professional contract services for citywide support under the direction of the Information Technology Services Manager and Director of Finance and Administration Services.

We have reviewed the City's current technical environment summary and Scope of Services and understand the comprehensive services are designed to strengthen the cost-effectiveness, quality, and productivity of the City's IT services. Our understanding of responsibilities is summarized below.

### 1) City to Provide

- a. Provide training on office procedures, procurement, policies, and behavior standards.
- b. Handle purchasing of new equipment and planned replacements.
- c. Manage services outside the RFP scope, including:
  - i. GIS Applications
  - ii. Audio-Visual Equipment (limited to City TV support)
  - iii. Annual Technology Reporting for audits
  - iv. Copier and printer hardware installation, configuration, maintenance, and training (supported by Sharp). The selected contractor will assist with PC driver rollout and printer connections (USB and networked).
  - v. City Website

### 2) Contractor Responsibilities

- a. Staffing: Provide knowledgeable, trained technical staff to fulfill the City's IT needs.
  - i. Staffing levels may be adjusted based on needs and mutual agreement with the City.

- ii. Regular on-site support technician.
- iii. Technicians will work outside regular hours, when necessary, particularly during after-hours or special needs support.
- iv. Account Manager to oversee scheduling, emergency callouts, billing, administrative tasks, and monthly meetings with the City's Finance and IT leadership.

### 3) IT Services Requested

- a. Strategic Planning
- b. Desktop Services and Help Desk Management
- c. Desktop Services - Hardware/Software Maintenance and Support
- d. Desktop Services – Desktop Application Services
- e. Desktop Services – Third-Party Software Support
- f. Network & Server Administration Services – Microsoft Server Administration and Security
- g. Network and Server Administration Services – Storage, Backup and Disaster Recovery
- h. Network and Server Administration Services – Network Services

We understand the selected contractor is expected to occasionally work outside of scheduled hours as requested by the City to support special needs or critical issues requiring onsite or after-hours support.

## Approach to Scope of Services

In this section, we summarize our approach to delivering the City's required services. Each service is designed to deliver a secure, efficient, and scalable IT environment that meets the City's needs while optimizing operational performance.

### STRATEGIC PLANNING



We will collaborate closely with the City's IT Manager to oversee the City's IT program. Our process includes:

- *Technology Assessment:* Reviewing current infrastructure, identifying gaps, and recommending improvements.
- *Roadmap Development:* Work with City to develop a technology roadmap that aligns with business goals.
- *IT Project Support:* We provide guidance, expertise, and oversight for planned projects, with support from initiation through completion.
- *Technology Refresh:* Plan and execute regular technology refresh to replace outdated hardware and software, ensuring the IT environment remains as modern and efficient as possible.
- *Budget:* Assist with IT investment strategies and recommendations that are aligned with the City's budgetary objectives.
- *Emerging Technologies:* Proactively identifying new technologies and trends that can benefit the City's municipal service delivery and operations.

## DESKTOP SERVICES AND HELP DESK MANAGEMENT



Our help desk management service is designed to deliver timely, efficient support for end-users:

- *Tiered Support:* Implementing a multi-level support structure with a dedicated help desk team to manage routine issues and escalate complex matters to specialized technicians.
- *Ticketing System:* Utilizing an intuitive ticketing system to log, track, and resolve issues, ensuring quick turnaround times and transparent communication.
- *Remote and On-Site Support:* Providing a combination of remote support for immediate troubleshooting and on-site technicians for more complex issues.
- *Proactive Monitoring:* Monitoring desktop performance to prevent issues before they impact users.

## DESKTOP SERVICES – HARDWARE/SOFTWARE MAINTENANCE AND SUPPORT



We ensure optimal performance and reliability of desktop systems through:

- *Regular Maintenance:* Performing scheduled updates, patch management, and hardware inspections to ensure longevity and reliability.
- *Proactive Monitoring:* Continuously monitoring desktop hardware and software for potential issues to prevent downtime.
- *Asset Management:* Keeping track of all desktop hardware and software assets, ensuring timely replacements and upgrades.
- *User Training:* Providing training sessions for users to enhance their efficiency with desktop hardware and software.

## DESKTOP SERVICES – DESKTOP APPLICATION SERVICES



For desktop application management, we ensure seamless operations by:

- *Installation and Configuration:* Assisting with application setup, configuration, and updates to ensure proper functionality.
- *License Management:* Managing software licenses to ensure compliance and avoiding unplanned costs or penalties.
- *Optimization:* Customizing applications to meet user needs and maximize productivity, integrating software with other systems as needed.

### DESKTOP SERVICES – THIRD-PARTY SOFTWARE SUPPORT



We ensure smooth operation and integration of third-party software by:

- *Vendor Liaison:* Acting as a point of contact between the City and third-party vendors to resolve technical issues and maintain updates.
- *Compatibility Checks:* Ensuring that third-party software is compatible with existing systems and networks.
- *Support and Troubleshooting:* Offering support for third-party software to quickly resolve any issues that arise.

### NETWORK & SERVER ADMINISTRATION SERVICES – MICROSOFT SERVER ADMINISTRATION AND SECURITY



Our approach to managing Microsoft servers includes:

- *Server Setup and Maintenance:* Installing, configuring, and maintaining Microsoft servers to ensure secure, high-performance operation.
- *Active Directory Management:* Administering user accounts, group policies, and permissions through Active Directory.
- *Security Hardening:* Implementing best practices for server security, including patch management, user access control, and monitoring.
- *Threat Detection:* Employing security tools to monitor suspicious activity and rapidly respond to security incidents.

### NETWORK AND SERVER ADMINISTRATION SERVICES – STORAGE, BACKUP, AND DISASTER RECOVERY



Our comprehensive approach to data storage and disaster recovery will help to ensure the integrity and availability of the City's data:

- *Data Backup:* Implementing automated, regular backups to both local and cloud-based storage solutions.
- *Redundancy:* Ensuring data redundancy across multiple locations to prevent data loss.
- *Disaster Recovery Planning:* Developing and testing a comprehensive disaster recovery plan, ensuring business continuity in the event of a disaster.
- *Data Restoration:* Rapid data recovery processes to minimize downtime and ensure quick access to data post-disaster.

**NETWORK AND SERVER ADMINISTRATION SERVICES – NETWORK SERVICES**


Our approach to managing the City’s network ensures reliability, security, and scalability:

- *Network Monitoring:* Continuously monitoring the network to identify and resolve performance issues or security threats before they impact operations.
- *Network Configuration:* Ensuring optimal network configurations, including routing, switching, firewall setup, and VPN management.
- *Network Security:* Implementing advanced security measures such as intrusion detection/prevention systems, network segmentation, and traffic monitoring.
- *Scalability:* Ensuring the network is designed to scale as the City’s needs grow, providing flexibility and futureproofing for expanding operations.

### Overall Approach

Our overall approach to providing IT-managed consulting services integrates our knowledge of public agency IT operations with a commitment to continuous improvement and a focus on IT best practices so we can be adaptable and adjust to your changing needs. As an overview, Infinity Technologies’ service approach to ensuring the stability of IT operations on a day-to-day basis is structured around 5 key features:



#### 1. IT STRATEGY LEAD

Our Project Managers are committed to the success of every client and will plan for and collaborate with our team to deliver end-to-end support. The Project Manager will lead our IT team, prioritize work efforts, and focus on strategies to elevate services beyond your operational needs. Technical leadership and executive oversight will focus on recommending IT Best Practices and ensuring the timely completion of projects and performance at a level of service that is adaptable to meet the City’s evolving needs.

- » Knowledge Share/Guidance
- » Strategic Planning Assistance
- » Management Level Reporting and Audits
- » Budget Planning
- » IT Best Practices, Policies, Procedures, and Recommendations
- » IT Procurement
- » Management of Vendor Relations

## 2. PROACTIVE REMOTE MONITORING & MANAGEMENT TOOLS

Infinity Technologies utilizes advanced monitoring tools to ensure real-time visibility into network, servers, and applications to allow for proactive management and the ability to resolve issues before they impact the operations. We can also produce statistical data in real-time for status review and reporting. Infinity Technologies understands that public agency IT platforms serve their stakeholders around the clock. Our team is trained to initiate proactive system monitoring for signs of failure prior to an outage to help ensure maximum up-time.

## 3. ON-SITE SERVICES TEAM

In addition to our proposed on-site staff, our local team members can be on-site as needed to respond quickly to the City's support needs and include skilled and experienced technicians capable of providing an elevated level of support to ensure we meet Service Level Agreement expectations. Our technicians are experienced problem solvers who will provide responsive support and forward-thinking solutions.

## 4. REMOTE HELP DESK SUPPORT TEAM

Infinity Technologies is structured to operate around the clock 24 x 7x 365 supported by a tactical on-call team available for after-hours and emergency support. Our objective is to facilitate the resolution of your concerns and issues as quickly as possible through a single point of contact. Our Help Desk Team Lead will coordinate with on-site Technicians to ensure responsive support for requests and escalated tickets when requested to maintain the City's IT systems and infrastructure. This key resource is instrumental in overseeing our Help Desk services to ensure our clients receive responsive support that consistently exceeds our response time commitments.

## 5. CYBER SECURITY FOCUS

Infinity Technologies implements a comprehensive strategy for protecting digital assets, data, and IT infrastructure from a wide range of cyber threats. We will identify and assess potential cyber threats, vulnerabilities, and risks specific to each organization and develop strategies to mitigate identified risks, including deploying security controls and best practices. We support our clients with security policy development, incident response, and disaster recovery planning. Infinity Technologies utilizes continuous monitoring tools to detect and respond to threats in real time, reducing the likelihood of successful attacks. We also continually monitor security trends, support development of a security incident response plan, and provide regular security awareness training to educate employees on recognizing and avoiding cyber threats *at no additional cost*.

## Timetable for Transition

Our approach to onboarding, integrating our staff, and implementing services into City operations begins with the team kickoff meeting. As early as possible, we will collaborate with City staff and prioritize fine



tuning a Transition Plan to ensure a seamless transition from the City's current IT service provider and the full implementation of our IT services and operations within 30 days.

During the transition period, we will prioritize discussions with key City staff and the current IT provider to identify and understand any current risks and vulnerabilities to establish priorities and timelines. We will thoroughly analyze each risk to develop a remediation plan with strategies focused on the most critical issues with the greatest operational impact. As issues evolve and emerge, our team will regularly review, identify, analyze, and address risks on an ongoing basis.

Planning and consistent communication is key – our approach to successfully integrating with staff and implementing services involves two key components:

#### 1) **Transition Plan**

Our team will be on-site week one and will utilize the expertise of multiple team members to develop a cohesive Transition Plan. During this phase, our team will focus on discovery and documenting the technological environment to gain a keen understanding of the current systems and infrastructure. Our Transition Plan will specify the tasks, activities, and timeline required to effectively transition IT resources and services for all City departments.

We will meet with and shadow the current IT vendor to assess the technology environment and will create documentation for managing priorities and key information, including:

- » Review of current initiatives.
- » Identify critical issues
- » Organize technical information, processes, and procedures
- » Document passwords and systems for ongoing maintenance.
- » Soft IT Assessment of IT Operations
- » Systems and Services
- » Develop Action Items and Resolution Schedule
- » Transition/Handoff from Previous Vendor
- » Current Fiscal Year IT Budget
- » Current IT Projects and Goals
- » IT Budget Planning and Future IT Projects

Our team will implement a transition plan that minimizes disruption and enhances a smooth integration of our services and personnel.

#### 2) **Communication Plan**

Our team will be flexible and responsive and facilitate open and clear communications with weekly cadence meetings to ensure a smooth transition and handoff from your current IT vendor. Our goal is to build confidence through consistent communications to ensure the City's user base is secure with the transitioning services process.

Our team will tailor a plan to ensure effective communication of the process, schedule, and key contact information to City staff and stakeholders. The plan will include specific messaging and timing of communications throughout the transition process to ensure that all parties are updated on transition status, key dates, contacts, and tasks to be completed during the transition period.



### 3) Assessment of the Current IT Environment

Infinity Technologies will assess the City’s current IT environment to identify gaps, risks, and areas for improvement and document our findings and recommendations within 90 days. This assessment will be provided at no additional cost.

Our Project Manager will oversee all aspects of the transition and implementation of services, working closely with the City to integrate our staff and implement new services seamlessly. We will ensure key milestones are met during the transition and throughout the stabilization period.

### Related Service Experience

Infinity Technologies has extensive experience partnering with public agencies of comparable size and scope, providing a comprehensive range of IT services that include systems administration, network operations, security compliance, and strategic planning. We understand the unique challenges and regulatory requirements that public sector organizations face, and have successfully implemented solutions that enhance operational efficiency, ensure data security, and support mission-critical initiatives. Our proven track record in this sector demonstrates our ability to meet the specific needs of public agencies while maintaining the highest standards of service delivery.

Infinity Technology has engaged with similar local government clients, successfully delivering tailored IT solutions that address their unique operational challenges and regulatory requirements while consistently achieving elevated levels of client satisfaction. We currently work with several public agencies, including the following agencies:

Client	Role	Extent of Services (# of Staff)	Engagement Duration	Annual Contract
City of Bell	Managed IT Services Provider	5	2014-Present	\$254,000
City of La Mirada	Managed IT Services Provider	4	2019-Present	\$252,000
City of Paramount	Managed IT Services Provider	4	2022-Present	\$334,000
City of Signal Hill	Managed IT Services Provider	4	2022-Present	\$180,000

## SUCCESSFUL PUBLIC AGENCY PARTNERSHIPS



**Bell**



**Laguna Niguel**



**Dana Point**



**Signal Hill**



**Tustin**



**Stanton**



**Wildomar**



**Pico Rivera**



**Paramount**



**La Mirada**



**San Juan Capistrano**



**La Palma**

### Attachment C Proposed Service Requirements

Questions Requiring Responses (Insert into Section 4 of Proposal)
<p><b>1. Who answers the help desk calls, non-technical representatives or technicians?</b></p> <p>Our team of experienced Technicians and Engineers will field all calls to address Level 1 and Level 2 technical requests. Escalation to elevated resources will occur urgently as needed.</p>
<p><b>2. Do you use a ticketing system? If so, what tool?</b></p> <p>We utilize MoJo Help Desk system to manage and track IT support requests and provides our team provides IT teams with the ability to prioritize, assign, and resolve tickets in a structured manner. The tool offers features such as tracking progress, reporting on performance metrics, and ensuring timely resolution of technical issues. We can also provide the City with access to review status and available reporting when needed.</p>

<b>Questions Requiring Responses (Insert into Section 4 of Proposal)</b>
<p><b>3. <i>How do you address help desk tickets, by priority level or on a first-come, first-served basis?</i></b></p> <p>Our team will address Help Desk tickets by both priority level and on a first-come, first-served basis. By assigning tickets based on urgency and impact, we can address tickets based on urgency first and then by timing. All tickets will be acknowledged and addressed as soon as possible, with communication to requestors to keep them apprised of the status of each request.</p>
<p><b>4. <i>If an emergency arises requiring onsite support, how soon will a technician be onsite?</i></b></p> <p>We have several local resources in the vicinity of the City which would allow a team member to be onsite as soon as possible within 1 hour in case of an emergency.</p>
<p><b>5. <i>Will the City have access to their help desk reports or the entire help desk platform?</i></b></p> <p>Yes, the City will have access to Help Desk reports and the entire system.</p>
<p><b>6. <i>What other types of reports or reporting platforms do you offer to keep City staff in the loop on open issues?</i></b></p> <p>We can provide reporting and access to our Inventory System Management tool for all devices and any other platforms or applications the City would like access to, we can provide on demand.</p>
<p><b>7. <i>What tools are you recommending that you use to support the City's IT projects?</i></b></p> <p>We recommend utilizing GuideCx to manage projects and tracking tasks. The system allows us to allow stakeholders visibility into projects and progress to keep teams accountable and projects on track.</p>
<p><b>8. <i>What certifications does your company hold? (e.g., Microsoft Gold Partner, certified Apple partner, SOC 2 Type 2, etc.)</i></b></p> <p>Our staff hold various certifications, including CompTIA, Microsoft, and Cisco certifications. Infinity Technologies is vendor-agnostic, maintaining independence from any specific provider or product, to remain unbiased when selecting the best solutions for our clients. We will work with the City's budget and objectives when making recommendations on various hardware and software.</p>

<b>Questions Requiring Responses (Insert into Section 4 of Proposal)</b>
<p><b>9. <i>If available, please provide a case study on a client you have worked with.</i></b></p> <p>Infinity Technologies partnered with the City of Signal Hill to provide a range of IT services focused on improving efficiency, bolstering cybersecurity, and offering continuous technical support. The City needed a robust IT overhaul to address outdated infrastructure and ensure 24/7 support for critical departments like public safety.</p> <p>Key solutions provided include strategic IT oversight, project management, desktop and network support, cost-effective equipment procurement, and cybersecurity measures. The team also executed infrastructure upgrades, supported city council meetings, and developed disaster recovery plans. 24/7 public safety IT support, with CLETS-certified staff, ensured compliance with law enforcement standards.</p> <p>The results of the partnership have significantly improved the City's IT efficiency, minimized cybersecurity risks, and provided seamless support for operations, meetings, and public safety.</p>
<p><b>10. <i>Provide at least three (3) references that the City can speak with about the services you provide to them. Include contact name, email and phone number, time who have supported them and services provided to them.</i></b></p> <p><b>City of La Mirada</b> - Anne Haraksin, aharaksin@cityoflamirada.org, (562) 943-0131, 2019-Present, IT Management Services.  <b>City of Paramount</b> – Andrew Vialpando, avialpando@paramountcity.com, (562) 220-2022, 2022-Present, IT Consulting Services.  <b>City of Signal Hill</b> – Sharon del Rosario, sdelrosario@cityofsignalhill.org, (562) 989-7319, 2022-Present, IT Consulting Services.</p>
<p><b>11. <i>How many years has the company been in the business?</i></b></p> <p>Infinity Technologies has provided local government agencies with personalized IT services since 2007. Originally under Interwest Consulting Group (Interwest), Infinity Technologies focused on serving local government agencies and established its reputation in the industry as a high-quality, prompt, and reliable partner. In 2021, Infinity Technologies branched off from its partnership with Interwest to establish itself as an independent firm, retaining its talented team and 100% of its client base.</p>
<p><b>12. <i>How many years of experience do your technicians have on average?</i></b></p> <p>On average, our Technicians have over 5 years of technical experience.</p>
<p><b>13. <i>Will you have a project manager assigned to the City that will keep management and staff informed?</i></b></p>

<b>Questions Requiring Responses (Insert into Section 4 of Proposal)</b>
<p>Yes, our Project Manager, Hector Martinez, will keep City management and staff informed and engaged with our team.</p>
<p><b>14. How many technicians in total are on staff?</b></p> <p>We have 10 local technicians/engineers near the City of Lakewood and an additional 21 technical staff located throughout California.</p>
<p><b>15. How large is your organization now versus when it was formed?</b></p> <p>Infinity Technologies started with 15 employees and has grown to a staff of 60 employees in three years.</p>
<p><b>16. What is the average length of your client engagements?</b></p> <p>Overall, our average length of client engagements is 5 years, with several new clients balanced with several long-term clients who we have worked with for over 10 years.</p>
<p><b>17. In what ways will you assist the City to enhance out use of current technologies?</b></p> <p>We live and breathe technology and take pride in being solutions oriented. We will leverage our broad experience with other similar city clients to understand processes and enhance them to be current and technology friendly. We will use our knowledge base and experience to apply lessons gained to improve our services and support for the City’s overall technologies.</p>
<p><b>18. Describe your approach to onboarding your team?</b></p> <p>Our approach to onboarding, integrating our staff, and implementing services into City operations begins with the team kickoff meeting to introduce staff and prioritize our transition plan to ensure a seamless transition from the City’s current IT service provider and the full implementation of our IT staff and services within 30 days.</p>
<p><b>19. Describe your most challenging onboarding example, why it was challenging and how you overcame any issues.</b></p> <p>One of our most challenging onboarding experiences involved limited availability from the client's previous managed service provider. Critical information such as passwords, network documentation, and system details were either not provided or incomplete, making the transition difficult. Despite these obstacles, we leveraged our expertise and specialized tools to independently assess and map out the client’s IT infrastructure.</p>

**Questions Requiring Responses (Insert into Section 4 of Proposal)**

Through our discovery process, we were able to identify system configurations, recover essential credentials, and fill in missing documentation. Even with these hurdles, our team successfully completed onboarding and transitioned services within the planned 30-day timeframe, ensuring a seamless handover and minimal disruption for the client.

***20. Given the City has had at least two (2) full-time support staff onsite daily and your support model may not include an onsite model, how will you ensure a smooth transition from the onsite model to a more remote model?***

As part of our initial assessment, we will thoroughly review the City's technological infrastructure, identifying and resolving any existing issues without needing prolonged on-site presence. We will build a strong foundation for remote support through clear, consistent communication and responsiveness, ensuring that the City feels confident in our services. Our model includes a full-time, on-site staff member dedicated to daily IT operations and a hybrid technician who will split their time between remote and on-site work. This combination allows us to address all issues promptly, whether in person or remotely. Additionally, our local resources are available to step in whenever needed, providing comprehensive, continuous support for any IT challenges.

## STAFFING PLAN

Our proposed staffing plan offers a tactical team of technicians who will serve the City through a hybrid model of on-site and remote support to effectively deliver the City with comprehensive IT Department coverage to meet your specific needs. Our plan will provide the City with a dedicated team to meet your specific IT support needs through a combined level of effort with two options for the City to consider. Each option includes unlimited 24/7 Remote Help desk coverage.

**Option 1** - Our hybrid service delivery team includes:

- » **Account Manager (Hector Martinez)** – Our Account Manager will provide technical leadership, oversight, and advanced network support as needed. As technical subject matter expert and strategy leader, Hector will provide technical oversight and strategic planning support for up to 20 hours per month (hybrid support).
- » **On-Site Support Technician (Kevin Vazquez)** - Our proposed Technician will provide support for the City’s needs on-site during normal business hours. Kevin will be on-site full-time with a flexible schedule based on the City’s preference and can be adjusted to meet evolving needs.
- » **Systems Engineer Support (Cesar Vazquez/Daniel Martinez)** – Our System Engineers will provide elevated support for the City’s more complex IT project and support needs. Our Engineer will provide an elevated level of support for up to 80 hours per month (hybrid support).
- » **24/7 Remote Help Desk** - Infinity Technologies’ Help Desk services are inclusive of an around-the-clock commitment ensuring that our competent technicians are available to field all calls, emails, and requests for service 24x7x365. Our cloud-based online support portal allows users to submit support tickets from their PC desktops, laptops, or mobile phones.

**Option 1 offers a total of 260 hours of personalized support per month  
+ 24/7 Remote Help Desk services.**

**Option 2** – This option includes the same service delivery team as noted above, with the only exception being that Systems Engineer support will be provided on an as-needed basis.

**Option 2 offers a total of 180 hours of personalized support per month  
+ 24/7 Remote Help Desk services.**

### After-Hours Support

Our dedicated team of after-hours technicians is available 24/7/365 to address any needs that occur outside of the City’s regular business hours. We commit to responding to after-hour requests within 30 minutes, and escalation to supplemental resources if the primary technician is unavailable. All support is provided by our California-based staff with local resources operating from our Southern California office located in Irvine, California.

After-hours support (evenings, weekends, and holidays) will leverage the same resources and capabilities used during normal business hours. Resources include live phone support, remote screen-sharing sessions, and on-site technical response when required. Our goal is to ensure consistent, high-quality support regardless of when you need our assistance.

We understand that on-site support will be provided on a mutually agreed-upon schedule during the City's regular business hours. During the term of the contract, any substitution due to the unavailability of our regularly assigned staff will be made by a team member with comparable training experience and knowledge of the city's technical environment. Our team will understand their specific responsibilities and roles and will:

- 1) Possess excellent customer service skills and the ability to work with a variety of people.
- 2) Abide by all City work policies and health protocols when present in City facilities.

Our approach ensures no single point of failure and includes a staffing model with 24/7/365 coverage. Cross-training staff is key to ensuring seamless services and well-trained staff resources. We employ frequent and ongoing training for our technical staff to ensure adaptability to various roles and environments.

## Personnel Qualifications

Infinity Technologies boasts a well-balanced team with a mix of dynamic technical skills and local government experience aligned to support the City's priorities. As an overview of our team's qualifications and experience, we provide brief introductions for our key team members below. An organizational chart is also included at the end of this section. **Resumes for these key team members are included within the Appendix for your review.**

### MOHAMMAD AHMED

### PROJECT OVERSIGHT

Mohammad is an IT leader for public agencies throughout California and brings over 22 years of experience to clients, serving as agency staff and consultant. His experience spans serving as a client-CIO and IT Manager tackling daily technical issues and project management-related tasks. As President and CEO for Infinity Technologies, he is a champion to his clients to improve their understanding and adoption of technology through defining strategy, establishing IT operations, delivering training programs and seminars, and executing practical IT solutions to remain current with the ever-changing technologies required to serve constituents and staff.

Mohammad has been the IT Manager on projects for the Cities of La Mirada, Laguna Niguel, San Juan Capistrano, Bell, Wildomar, Pico Rivera, the Tahoe Transportation District, and the San Joaquin Regional Rail Commission. He has also served as the Accela Project Manager for WRCOG of Eastvale, where he was responsible for coordinating migration from ELMS to Accela permit and asset management software to ensure a seamless transfer between platforms, customizing Accela and integrating with GIS, and coordinating ongoing efforts to troubleshoot issues and apply software upgrades. Mohammad holds an MBA and a B.S. degree in Information Systems from California State University, Sacramento.



**HECTOR MARTINEZ****ACCOUNT MANAGER**

With over 20 years of IT management experience, Hector is an experienced team leader committed to building and maintaining collaborative relationships with our clients. His responsibilities and duties have included Police CAD Systems Administrator, Financial Software Systems Administrator, Accela Administrator, Network Engineer, Technical Specialist, and Help Desk Consultant. Hector's recent experience working with public sector clients includes serving as a Senior Network Engineer for the Cities of Signal Hill, Bell, Paramount, Wildomar, and Eastvale.

**JERRY MOORE****CHIEF NETWORK ENGINEER**

Jerry has over 25 years of experience designing, implementing, and administering secure, reliable, and efficient networks. His breadth of experience serving public agencies also includes project management, budgeting, overseeing resources, and procurement support. Jerry has gained considerable experience, institutional knowledge, and depth of understanding of the delicate financial and political aspects of project management facing public agencies. He has managed various VoIP technologies and designed several physical to virtual migrations and has extensive experience managing, working with, and supporting both technical and non-technical staff. Jerry's main responsibilities include administering the Cisco network, telephone equipment, Citrix XenServers and NetApp SAN storage, Microsoft Windows, Exchange, and SQL server systems for various clients. He has served many public agencies as a Network Engineer, Accela Systems Administrator, Accela Migration, and Network Administrator.

**CESAR VAZQUEZ****SYSTEMS ENGINEER**

Cesar has over 11 years of IT experience providing application and network support. He has a great deal of experience managing installation and upgrade projects for our clients. Cesar installs and maintains software platforms such as Tyler Technologies Eden, Trend Micro Enterprise & Sophos Enterprise Anti-Virus, Server Acronis Backup, Norton Backup Exec and Safe Copy Cloud Backup, SonicWall and WatchGuard. He has migrated clients to VoIP phone systems, including setting up users' office phones, forwards, and cell phones. Cesar also manages Windows server and client installations and configures virtual machines to test new software installations prior to client deployment. Cesar is CompTIA A+ Certified and Internet (MCP+I) Certified.

**DANIEL MARTINEZ****SYSTEMS ENGINEER**

Daniel previously served as a Senior Systems Analyst for the City of Paramount and is the lead IT Engineer responsible for its networks. Currently, his responsibilities include providing both on-site and remote support to Infinity Technologies' clients, including maintaining, repairing, and installing computers, monitors, and other peripherals for users, as well as performing data backups, data migration, and data retrieval for users. Daniel has project management and IT Systems experience with Windows OS, Office 365, Outlook, OneDrive, Active Directory, Hyper-V, VMWare, and Java. He provides additional project management work including Office 365 license evaluation and migration, IT asset inventory, UPS replacement, and server room rack and cable management.

## KEVIN VAZQUEZ

## IT TECHNICIAN

Kevin is a dedicated and self-motivated IT professional with a strong commitment to excellence and a proactive approach to problem-solving. His career includes roles as a Refresh Technician at Boeing, where he collaborated on optimizing IT systems. As an IT Support Technician, Kevin continually hones his troubleshooting skills and technical acumen to deliver effective technical support and leadership. Characterized by a strong work ethic, integrity, and a passion for technology, he continuously seeks to learn and adapt to new challenges, contributing positively to team dynamics and organizational goals. Kevin is CompTIA A+ Certified, Cisco Cybersecurity certified, and is currently working on CompTIA Security+ certification.

### **Background Checks/Department of Justice (DOJ) Coordination**

We employ a background verification process to vet all our employees, including live scan fingerprinting through the DOJ. Since we work with many public agencies, including public safety departments, most employees are cleared through the DOJ. We will comply with any additional background verification procedures and clearances the City may require.

## PROPOSED INNOVATIONS

In our experience working with various public agencies and private clients, we have implemented several technical and procedural innovations that have significantly enhanced IT service delivery and generated cost savings. These innovations include:

- » Transitioning from on-premises infrastructure to virtual servers and adopting cloud-based Software as a Service (SaaS) offers numerous benefits including cost savings, flexibility, enhanced accessibility and improved security and compliance.
  - For example, optimizing Office 365 Environment: Leveraging the full range of Office 365 features—such as collaboration tools, automated workflows, and integrated security—can enhance productivity, streamline communications, and provide robust data protection.
- » One-Stop Shop IT Services: We are a proven one-stop shop for IT services offering specialized expertise in various IT areas. We offer a more holistic approach, with clear accountability for performance and results. We provide a streamlined model with a single point of contact, troubleshooting, and support ensuring efficient and seamless service delivery.
- » Vendor Consolidation: We thoroughly review vendors, suppliers, and contracts and will make recommendations for consolidating vendor services where it makes sense. By streamlining contracts and relationships, service integration can be improved and vendor relationships strengthened. This process has led to simplified billing, more consistent support, and cost efficiencies through bundled services for many of our municipal clients.
- » Cybersecurity: We focus on strengthening each of our clients' cybersecurity posture by providing regular trainings for users, working with management to create IT policy and procedures to remain current, and working with agencies like the Cybersecurity and Infrastructure Security Agency (CISA). A strong cybersecurity focus helps agencies protect sensitive data, comply with industry-specific regulations and standards, and mitigate risks and vulnerabilities to help ensure business continuity.

By introducing these proven enhancements, the City can benefit from more reliable IT operations, reduced operational costs, and improved service delivery, all while maintaining a secure and flexible infrastructure.

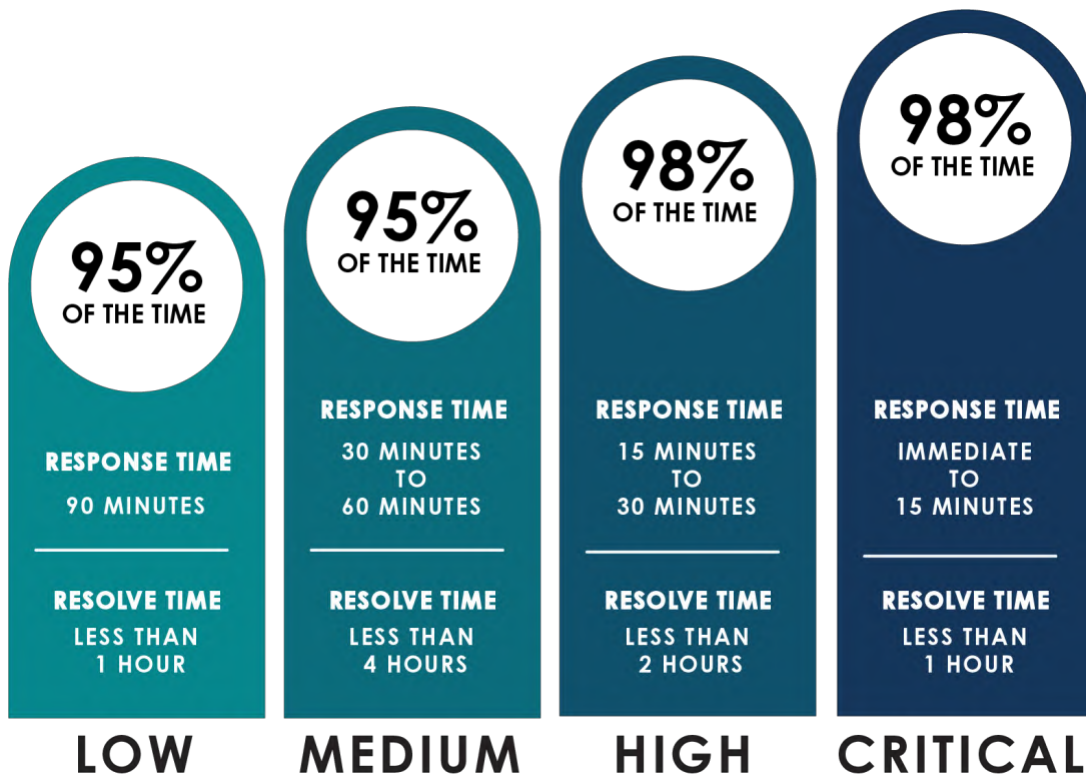
### Service Level Agreement

We define clear Service Level Agreement (SLA) terms and metrics for delivery of our managed services and seek to optimize cost efficiencies. We believe our SLA responsiveness and commitments surpass other managed service providers offering similar services and will consult with the City to tailor a SLA that ensures our service delivery consistently meets or exceeds your response-time expectations. Our response times during regular business hours are generally one to two (1-2) hours for Low Priority issues, one (1) hour for Medium Priority issues, and 15 to 30 minutes for High Priority issues.

Summarized below are the key elements of our standard SLA which can be customized as needed:

- One-reach local phone number and email address for emergency support.
- Provide 24/7/365 support.
- Respond to emergency outages within 15 to 30 minutes during regular hours.
- Respond to emergency outages within 30 minutes during non-business hours.
- In case of an emergency, be on site within two hours.
- Provide unlimited technical phone support.
- Trouble Tickets will be acknowledged within 30 minutes during regular business hours.
- Standby support, with a maximum response time of 30 minutes outside regular work hours.

Our baseline SLA terms are structured to exceed your expectations, as illustrated below. We are committed to providing service excellence and will work with the City to develop detailed metrics and specified response times to ensure we meet or exceed your SLA expectations.



## PROPOSAL COST SHEETS AND HOURLY RATES

Below, we summarize our proposed monthly fee and the corresponding annual cost for providing Information Technology Managed Services for the initial three-year term. Two options have been provided for the City’s consideration below for added flexibility.

<b>OPTION 1. INFORMATION TECHNOLOGY MANAGED SERVICES – FIXED FEE CITY OF LAKEWOOD</b>			
<b>IT SERVICE DELIVERY LEVEL</b> <i>Option #1: 260+ Hours of Personalized Support</i>	<b>MONTHLY HOURS</b>	<b>MONTHLY FEE</b>	<b>ANNUAL FEE</b>
Account Manager (Hybrid)	20	Included	Included
On-Site Support Technician	160	\$14,400	\$172,800
Systems Engineer Support (Hybrid)	80	\$10,000	\$120,000
24/7 Remote Help Desk	Unlimited	Included	Included
After-Hours Support (On-Site for Emergencies)	As Needed	Included	Included
Remote Monitoring & Management (200 Workstations)	24/7	\$585	\$7,020
<b>TOTAL FEE:</b>		<b>\$24,985</b>	<b>\$299,820</b>

<b>OPTION 2. INFORMATION TECHNOLOGY MANAGED SERVICES – FIXED FEE CITY OF LAKEWOOD</b>			
<b>IT SERVICE DELIVERY LEVEL</b> <i>Option #2: 180+ Hours of Personalized Support</i>	<b>MONTHLY HOURS</b>	<b>MONTHLY FEE</b>	<b>ANNUAL FEE</b>
Account Manager (Hybrid)	20	\$3,200	\$38,400
On-Site Support Technician	160	\$14,400	\$172,800
Systems Engineer Support (Hybrid)	As Needed	T&M	T&M
24/7 Remote Help Desk	Unlimited	Included	Included
After-Hours Support (On-Site for Emergencies)	As Needed	T&M	T&M
Remote Monitoring & Management (200 Workstations)	24/7	\$585	\$7,020
<b>TOTAL FEE:</b>		<b>\$18,185</b>	<b>\$218,220</b>

*Note: The monthly fee for the initial 3-year term will remain fixed. In Year 4 and 5, we will review rates and may propose an increase based on the Consumer Price Index for All Urban Consumers (CPI -U).*

## Additional Services

In specific instances that require additional services not covered in the proposed scope of work (e.g., special requests for site visits outside of prescheduled visits or emergency services that require additional staff presence, etc.), we will consult with the City management to determine a budget and timeline for providing such services. Costs for these services will be based on the hourly rate schedule provided on the following page.

IT CLASSIFICATION	HOURLY RATE (\$)	HOURLY RATE (\$)
	REMOTE	ON-SITE
Project Manager	160	185
Programmer/Developer	150	175
Senior Network Engineer	145	165
Network Engineer	135	155
Senior Business Analyst	170	185
Business Analyst II	150	165
Business Analyst I	120	135
Senior Systems Engineer	125	145
Systems Engineer	120	140
Senior Systems Analyst	115	130
Systems Analyst II	110	125
Systems Analyst I	105	120
Senior IT Technician	100	115
IT Technician II	95	110
IT Technician I	90	105
Remote Help Desk	85	NA

*Note: The above rates include all direct and overhead expenses and will be applicable for additional support requests.*

## PROFESSIONAL SERVICES AGREEMENT

Infinity Technologies has reviewed the City's Attachment D – Professional Services Agreement Sample and confirms our understanding of the terms and conditions.

## APPENDIX

In this section, we have provided the following documentation:

- 1) Resumes for Key Staff





## EDUCATION

- **MBA (Master of Business Administration)**  
California State University, Sacramento
- **B.S. Business Administration (Management Information Systems)** California State University, Sacramento

## CERTIFICATIONS

- Cisco Certified Network Associate (CCNA)
- Citrix Certified Administrator (CCA)
- Microsoft Certified Professional +
- Microsoft Certified System Engineer (MCSE)

## ADDITIONAL EXPERIENCE

### City of Elk Grove

- Contract IT Analyst (2007-2014)
- IT Technician (2003-2007)

### City of Eastvale

- Accela Project Manager (2015-Present)

## OVERVIEW & PROFESSIONAL CREDENTIALS

Mohammad Ahmed is the founder, President, and CEO of Infinity Technologies. Along with his team, Mohammad brings forward-thinking and personalized technology services to more than 80 organizations in the industries of local government, nonprofit, healthcare, education, and professional services – all throughout California and the West.

Prior to founding Infinity Technologies, Mohammad was the IT Director for Interwest Consulting Group, leading the IT department of a public agencies consulting firm of 500 employees. He holds an MBA and bachelor's in management information systems from California State University, Sacramento, with over 20 years of professional IT experience.

## REPRESENTATIVE CLIENT/PROJECT EXPERIENCE

### **City of La Mirada** (2019–Present)

Responsible for overseeing day-to-day IT operations, including on-site and remote assistance with user desktops and laptops, software and applications, network administration, and maintenance and security.

### **City of San Juan Capistrano** (2017–Present)

Responsible for overseeing day-to-day IT Operations and managing IT projects. Directs long-term IT planning. Currently involved in ERP implementation with Tyler Munis.

### **City of Bell** (2014–Present)

Responsible for coordinating services between software and hardware vendors and developing an IT Strategic Plan. Led implementation of the City's migration to a VoIP phone system and implemented a city-wide intranet using SharePoint.

### **City of Wildomar** (2009–Present)

Installed and set up IT environment including desktops, printers, email, and Citrix Server. Maintains desktops, interacts with Council, responds to requests for procurement and assists with IT-related tasks. Responsible for Network design and A/V redesign in the new City Hall Chambers.

### **San Joaquin Regional Rail Commission (SJRR)** (2011–Present)

Oversees and provides client services, including Project Management, Vendor Management, and Budget-Planning. Led multiple projects, including Public Wi-Fi Hotspot, SJRR Backup Integration, Software Implementation of Sage CRM, and upgrading SJRR Internet. Coordinates Help Desk in scheduling desktop projects. Responsible for Commission's move to implementation of Air Watch, e-ticketing, and migration to Microsoft Exchange Online.

### **Solano County Transit (SolTrans)** (2014–Present)

Responsible for AVL System implementation displaying live bus status. Implemented a new phone system and server room network design at the maintenance facility.



## EDUCATION

**BS Managerial Economics**  
University of California, Davis

## CERTIFICATIONS

- Microsoft Certified System Engineer (MCSE)
- Microsoft Certified Professional + Internet (MCP+I)
- A+ Certified Service Technician
- Advanced Cisco Router Configuration Training
- Certified Ethical Hacker - Security Training
- Cisco Certified Network Associate (CCNA)

## AREAS OF EXPERTISE

- Hardware & Software Support
- Barracuda Spam & Virus Firewall
- Microsoft Exchange
- Microsoft Office
- Microsoft SharePoint
- Microsoft Windows
- Microsoft Windows Server
- Network Administration
- Symantec Antivirus
- Symantec Encryption & Backup
- Custom Programming
- Accela Systems Administration

## OVERVIEW & PROFESSIONAL CREDENTIALS

Jerry has over 24 years of experience designing, implementing, and administering secure, reliable, and efficient networks, including project budgeting, and procuring required resources. His extensive experience includes working for and with government agencies providing him with a deep understanding of the delicate financial and political aspects of project management facing public agencies. Jerry has managed various VoIP technologies, designed several physical to virtual migrations, and has extensive experience managing, working with, and supporting technical and non-technical people.

## REPRESENTATIVE CLIENT / PROJECT EXPERIENCE

### City of Roseville (2015–Present)

Customized Accela Citizen Access (ACA) to provide workflow based on user entry to hide/show the next appropriate field. Created a report to allow staff to determine interest on fees if applicable. Wrote customization to Accela's mobile app to recreate a paper form used by Fire Inspectors in the field. Fire Inspectors can now fill out a digital form, accept a digital signature, print the form for the citizen/builder, and sync the data to Accela when back in the office. This process saved the inspectors the time to create a paper form and enter the data into the software when back in the office. Also, it allowed the next inspection to carry over any items that failed from previous inspections.

### City of Eastvale (2015–Present)

Migrated ELMS to Accela permit and asset management software. Created a custom web-based interim application to allow staff to view historical data during migration.

### Tahoe Transit District (2016–Present)

Researched and specified a new firewall and switch. Configured firewall and switch for new network setup. Set up WebDAV server and shares for cloud storage and file access.

### City of Lodi (1999 – 2011)

Provided systems administration of Cisco/HP network and Microsoft and Linux servers for the City of Lodi. Managed staff of three Information Services Division employees and was responsible for 500 computers at 15 sites. Led development projects to increase efficiency/productivity for staff and customers.



## EDUCATION

- **B.S. Computer Science**  
California State University,  
Fullerton

## TECHNICAL EXPERIENCE

- Hardware & Software Support
- Barracuda Spam & Virus Firewall
- Microsoft Exchange
- Microsoft Office
- Microsoft SharePoint
- Microsoft Windows
- Microsoft Windows Server
- Symantec Antivirus
- Symantec Encryption & Backup
- Salesforce CRM
- Google Apps
- JavaScript
- JQuery
- PHP
- CSS3
- MySQL

## OVERVIEW & PROFESSIONAL CREDENTIALS

Hector brings more than 20 years of hands-on experience providing on-site and remote IT services. He is an experienced team leader committed to excellence in overseeing client service delivery and developing collaborative relationships. Hector provides exceptional attention to detail leading various IT projects, including police department support, for our public agency clients.

## REPRESENTATIVE CLIENT/PROJECT EXPERIENCE

### City of Signal Hill (2022–Present)

Hector serves as the City's Financial Software Systems Administrator, working with Tyler Technologies' Eden Financial Software, providing installations, upgrades, maintenance, and technical support, and adds users and permissions.

### City of Bell (2015–Present)

Hector provides IT service support as the Police CAD Systems Administrator to the City of Bell's Police Department. His services include installations, upgrades, maintenance, and technical support for the Sun Ridge Systems RIMS.

### City of Paramount (2022–Present)

Hector acts as the City's Accela Administrator, configuring and maintaining Accela permit and asset management software. He customizes objects and fields, creates custom reports, installs updates, integrates with GIS software, and provides first line technical support.

### Private IT Firm (2001-2014)

As a Network Engineer for a private IT firm, Hector provided a wide range of services to varied clients. His responsibilities included configuring and supporting Windows Server/SBS, SQL Server, and all Windows platforms; installing and supporting Dell Sonic WALL firewalls, switches, routers, and servers; assisting customers with RingCentral and Star2Star VoIP design and implementation; designing and supporting VLANs, VPNs, LANs, WANs, and network security; providing technical sales support for T1, MIS, MPLS, and VoIP services. Hector was responsible for providing technical support and training employees and vendors. He managed, configured, and supported Google Apps, Office 365, and Salesforce CRM.

### California State University, Fullerton (1999-2001)

As a Help Desk consultant for the International Education Department and IT Departments, Hector improved and maintained website and supported letter requests on Apache Web Server. He provided analysis and documentation related to the office's Access database. Hector assisted users, performed software updates, and maintained workstations and peripherals.



## EDUCATION

### **B.S. Network & Communication Management**

DeVry University, Pomona, CA

## CERTIFICATIONS

CompTIA A+  
Internet (MCP+I)

## AREAS OF EXPERTISE

### Network Hardware/Appliances

- Backup/AV
- CAT 5, 6 Crimping, Installation, Testing
- Cisco and HP Routers and Switches
- Cisco Call Manager
- Cisco/SonicWALL Routers/Firewalls
- SonicWALL

### Server Applications

- Citrix xEN App
- Microsoft Exchange Server
- Microsoft Terminal Services
- Symantec Backup Exec 2010
- Symantec Endpoint Protection
- Ubuntu/Debian Linux

### Operating Systems

- Microsoft Windows
- Microsoft Windows Server

### Network Software/Protocols

- Windows Active Directory

### Applications

- Adobe Professional Edition
- Google Apps for Work
- Microsoft Office
- Microsoft Office 365
- VMWare Desktop

## OVERVIEW & PROFESSIONAL CREDENTIALS

Cesar is a Systems Engineer at Infinity Technologies, bringing you forward-thinking and personalized technology services. He also brings more than 10 years of IT experience, providing application and network support remotely and in person. He specializes in managing installation and upgrade projects, quickly resolving issues to ensure a smooth transition.

## REPRESENTATIVE CLIENT/PROJECT EXPERIENCE

### **City of Eastvale** / IT Analyst (2015–Present)

Provided a host of services to the City's IT users, including migrating the City to a VoIP phone system, setting up users' phones, cell phones, and other devices.

### **City of Bell** / IT Analyst (2015–Present)

Installs and upgrades various software and applications. Provides ongoing maintenance and support for Sun Ridge RIMS software. Supported migration of phone system to a VoIP solution and assisted IT users with associated setup tasks. Configured a new mobile device terminal (MDT) using Netmotion and RSA authentication through an AT&T Access Point Name (APN) connection. Configured and managed a BOSS/ALPR camera system for the City's Police Department. Completed phone system upgrade from traditional PBX to a hosted solution throughout the City.

### **City of Wildomar** / IT Analyst (2015–Present)

Provides a host of IT Analyst services to the City, including installing, upgrading, and supporting Tyler Technologies Eden software.

### **Various Clients** (2012–2015)

As a Network Administrator for a private IT firm, Cesar's project work included:

- Installing and managing Trend Micro Enterprise & Sophos Enterprise Anti-Virus, Server Acronis Backup, Norton Backup Exec & Safe Copy Cloud Backup, SonicWall, WatchGuard & HP Devices, Ruckus Aps, NAS, Network printers, Camera DVR, etc.
- Managing projects for client upgrades and changes; Windows Server 2008, Windows XP, Windows 7 & MAC OS; Active Directory, Exchange, Files Servers & Print Servers.
- Hosting emails using GoDaddy, Cbeyond & Sherweb.
- Working with clients onsite and remotely using level Platform, LogMeIn, GoToAssist & others.
- Creating & configuring Virtual Machines to test new software before deploying to the client.
- Applying networking, PC repair, and customer service knowledge and experience to resolve client incidents quickly.





## EDUCATION

- **A.A., Systems and Network Administration**  
Cerritos Community

## CERTIFICATIONS

- CompTIA A+

## TECHNICAL EXPERIENCE

- Hardware & Software Support
- Network Support
- Barracuda Firewall  
Web Appliance
- Barracuda Email  
Security Gateway
- Barracuda Cloud Connect
- Microsoft Exchange 2013
- Microsoft Office
- Microsoft Windows 7, 10
- MS Windows Server 2008 -  
2019
- Symantec Antivirus
- ESET Antivirus
- VEEAM Backup and Replication
- VoIP Management
- Vsphere/VMware
- Printers Local/Networked
- Unify

## OVERVIEW & PROFESSIONAL CREDENTIALS

As a Systems Engineer for Infinity Technologies, Daniel brings more than 6 years of solid experience providing comprehensive technical support to public agency clients. He is adept at leveraging analytical and problem-solving skills to prioritize tasks, identify technical issues and deliver complex solutions. Daniel is an excellent communicator and can convey complex technical issues to diverse audiences of varying technical expertise.

## REPRESENTATIVE CLIENT/PROJECT EXPERIENCE

### City of Paramount (2017–Present)

As a Systems Engineer, Daniel provides consistent technical support to all City staff while maintaining the network infrastructure, PCs, software, warranties, and licenses. His position encompasses researching, identifying, and implementing emerging technologies to provide strategic recommendations for continuous improvements such as migrating the intranet of the City from wireless Ubiquiti radios to an EPLAN solution with an SLA for enhanced reliability. Daniel provides a wide range of services such as maintaining the backup schedule for all servers, administrating Active Directory, regular AV system checks, ensures workstation replacement schedules are met, webmaster for the City website, troubleshooting security systems such as JMG/Stanley PAC cameras, doors, burg, and key systems. His responsibilities also include managing the annual budget for IT projects and keeping track of all expenditures to ensure alignment with budgetary limits.

Previously as an IT Analyst, Daniel contributed to the successful delivery of large-scale projects, such as upgrading all City workstations from Windows 7 to Windows 10, upgrading all core switches to PoE capable switches, migrating the city wide network from a static IP scheme to a dynamic IP scheme with VLANs, spearheaded the upgrade of fiber uplink speeds between upgraded network switches. overseeing internet, replacing the antiquated PBX system with a modern GoTo/Jive VoIP system, and migrating site backups from on premise to a cloud-based solution.



## EDUCATION

- **Bachelor of Science in Computer Science and Engineering** (30 credits IP)  
Long Beach City College – Long Beach, CA
- **CompTIA A+ Certification**
- **Currently working on:**  
CompTIA Security+
- **Cisco Certified Cybersecurity Certification**

## SKILLS

- IT Strategy & Operational Leadership
- IT Support & Customer Experience
- Infrastructure Management
- Technical Project Management
- Systems & Applications Management
- Change Management
- Information Security
- Disaster Recovery & Business Continuity
- Cloud Services & Solutions
- Team Leadership & Development
- Continuous Process Improvement
- IT Governance & Compliance
- System Integration & Optimization
- Problem Solving & Troubleshooting

## OVERVIEW & PROFESSIONAL CREDENTIALS

Kevin is a dedicated and self-motivated IT professional with a strong commitment to excellence and a proactive approach to problem-solving. His career includes roles as a Refresh Technician at Boeing, where he collaborated on optimizing IT systems. As an IT Support Technician, Kevin continually hones his troubleshooting skills and technical acumen to deliver effective technical support and leadership.

Characterized by a strong work ethic, integrity, and a passion for technology, Kevin continuously seeks to learn and adapt to new challenges, contributing positively to team dynamics and organizational goals.

## REPRESENTATIVE CLIENT/PROJECT EXPERIENCE

**IT Technician** (2023–Present)  
Infinity Technologies (City of Paramount)

- Maintains and upgrades operating systems across agency infrastructure to ensure optimal performance and security.
- Provided timely helpdesk support and troubleshooting for system errors, hardware issues, and connectivity problems.
- Set up equipment for new users and installed/updated servers, firewalls, and software to maintain a secure IT environment.
- Utilized ticketing and IT documentation systems to track and resolve issues efficiently.

**IT Support Technician** (2022–2023)  
Traffic Management Inc. – Long Beach, CA

- Swiftly identified and resolved diverse computer issues, minimizing downtime, and maintaining operational efficiency.
- Demonstrated expertise in Windows operating systems and comprehensive knowledge of computer hardware components.
- Effectively multitasked and communicated with team members to ensure optimal productivity and collaborative results.
- Provided onsite and remote technical support, troubleshooting hardware and software problems for employees across the organization.

**THANK YOU  
FOR YOUR TIME AND CONSIDERATION**



**INFINITY TECHNOLOGIES**

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## COUNCIL AGENDA

October 8, 2024

**TO:** The Honorable Mayor and City Council

**SUBJECT:** Adaptive Recreation and Special Olympics Annual Report

### **INTRODUCTION**

Since 1981, the City of Lakewood has proudly served the intellectually and physically disabled population through the Adaptive Recreation Program (ARP). In 1990, Lakewood Special Olympics was established as the program's athletic counterpart. Since their inception, these two programs have seen incredible growth throughout the years, and have made a positive impact on the lives of the participants they serve. The main objective of these programs is to provide equal and equitable recreation and leisure opportunities for individuals with special needs. Each year, the clients experience a variety of programming and athletic competition, providing healthy social outlets, independent living skills, educational and mentoring events, and inclusive opportunities.

### **STATEMENT OF FACT**

#### **Adaptive Recreation Program**

ARP takes place at Bloomfield Park. Participants meet every Tuesday, from 3:30 to 5:30 p.m. Recreation staff plan, implement, and supervise weekly activities for the drop-in participants. There are four, three-month sessions that follow the seasons. Activities include arts and crafts, athletics, life skills workshops, special events, and educational excursions. Each session requires a small fee of approximately \$26 for the daily program, and a \$5 fee per special event. Additional program support comes from the Lakewood DASH Transit program, which provides free transportation to and from the program for Lakewood resident participants. Participants must register for the program on a yearly basis. In addition to weekly programming, Bloomfield Park staff also facilitate at least one special event each month for participants. ARP also provides athletic training to the athletes at different times of the year, at no charge.

#### **Special Olympics**

The Special Olympics program in Lakewood is a sports program dedicated to promoting inclusivity and empowerment for individuals with intellectual and developmental disabilities. This program offers a diverse range of athletic opportunities, encompassing seven different sports throughout the year. In the spring, participants can engage in basketball and bocce. The summer season features the exciting sport of bowling. During the fall, the program continues to offer opportunities such as soccer, softball, tennis, and golf. These activities not only enhance physical fitness but also encourage social interaction and personal growth. One of the highlights of the program is its involvement in various competitions throughout the year, including the prestigious summer and fall games. These events give athletes a platform to showcase their

abilities and represent their community on a larger stage. Overall, the Special Olympics program in Lakewood stands as a beacon of inclusivity, offering a wide spectrum of sports to individuals with intellectual and developmental disabilities. It fosters personal development, teamwork, and a strong sense of belonging while providing opportunities for athletes to compete at various levels.

Below is a chart with annual participation for each sport offered in the Special Olympics program. It is important to note that COVID-19 still played a significant role with the developmentally disabled population and thus Special Olympics Southern California (SOSC) maintained restrictions longer than most organizations due to risks with the population. Further, due to the nature of how the sport of bocce is played, availability opened to athletes for bocce before other sports. This resulted in a spike in participation in 2021-2022 to athletes who were eager to join in any form of social and physical program. The chart demonstrates a revision to the norm in the two subsequent years.

<b>SPORT / PROGRAM</b>	<b>2021-2022</b>	<b>2022-2023</b>	<b>2023-2024</b>
Summer - ARP	16	20	20
Summer – S.O. Bowling	0 (COVID)	25	40
Fall - ARP	14	20	20
Fall – S.O. Soccer	0 (COVID)	10	12
Fall – S.O. Golf	0 (COVID)	0	7
Fall – S.O. Softball	0 (COVID)	48	50
Winter - ARP	14	18	20
Spring - ARP	14	20	20
Spring – S.O. Basketball	0 (COVID)	48	55
Spring - S.O. Bocce	45	6	10

**A Year of Continued Success**

The year 2024 has been remarkable for the Lakewood Adaptive Recreation Program (ARP) and Special Olympics program, both of which have experienced significant growth in participant engagement. There has been an increase in Special Olympics offerings, including competitions and additional opportunities for athletes.

In February, Karson Lawson was named Lakewood Special Olympics Athlete of the Year, by the Lakewood Hall of Fame Board of Electors, at the annual dinner and awards ceremony. During the spring season, both the bocce and basketball teams participated in highly competitive events. The athletes demonstrated exceptional sportsmanship and determination, earning accolades and respect from peers and competitors alike. In recognition of their hard work throughout the season, Special Olympics Southern California (SOSC) graciously invited the Mud Dogs Bocce team to the Summer State Games held at Cal State Long Beach. After two days of intense competition, the bocce team secured a bronze medal, showcasing their dedication, skill, and teamwork. In the summer, the bowling program thrived, welcoming 15 new athletes, which

brought the total to 40 enthusiastic bowlers competing in various events throughout July and August. The highlight of the summer season was the Bowling Championship held in Lakewood, where several athletes earned medals, further affirming their commitment to excellence. This was the first time that SOSOC has ever held one of their championship events in Lakewood, as the competition commenced at Cal Bowl. As the fall season approaches, city staff and athletes are preparing to compete in soccer, softball, and golf, with the goal of attending the State Fall Games in November.

The Adaptive Recreation Program continued to thrive in 2024, hosting eleven successful events that catered to the diverse interests and needs of the participants. Highlights included popular dances at Bloomfield Park, such as the Prom and Luau, along with exciting excursions like Long Beach State Sports Nights, Cosmic Bowling, and Dinner & a Movie. The ongoing support of the Lakewood Women's Club has been instrumental to the success of the ARP in 2024. Their involvement enhanced several events, notably the 2024 ARP Prom, BBQ and Pool Party, and ARP Luau, where they provided food and resources that enriched the overall experience for participants. Their continued support is expected to have a significant impact on the program in 2025 and beyond. Additionally, city staff planned engaging lesson plans for weekly programming on Tuesdays, featuring history lessons, life skills, arts and crafts, and excursions to places like the Lakewood Community Gardens.

As demonstrated by the increased enrollment for the spring session, 2024 has been a year of growth, achievement, and community support for the Lakewood Adaptive Recreation Program and Special Olympics program. The dedication of the athletes, the commitment of city staff, and the generosity of the Lakewood Women's Club have all played crucial roles in the program's success. City staff look forward to building on these accomplishments in the coming years, continuing to provide inclusive and enriching experiences for all participants.

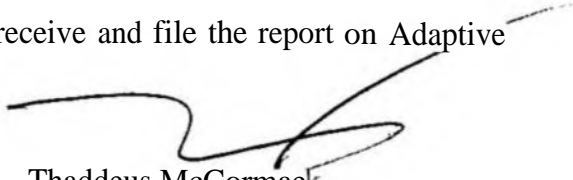
## **SUMMARY**

The Recreation and Community Services Department proudly coordinates the Adaptive Recreation and Special Olympics programs. City staff are proud to provide engaging, accessible, and educational programming for participants. Both programs continue to invite intellectually and physically disabled children, teens, and adults to participate in mentoring and athletic activities in a healthy, positive and welcoming setting. The result encourages a better quality of life for participants through recreational options.

## **RECOMMENDATION**

It is the recommendation of staff that the City Council receive and file the report on Adaptive Recreation and Special Olympics.

Valarie Frost, Director   
Recreation and Community Services

  
Thaddeus McCormack  
City Manager