



# Minutes

Public Financing Authority of the  
Lakewood Enhanced Infrastructure  
Financing District  
Regular Meeting held  
September 24, 2024

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**MEETING WAS CALLED TO ORDER** at 5:37 p.m. in the Executive Board Room, 5000 Clark Avenue, Lakewood, California.

Chairman Piazza announced that Board Member Steve Croft would be attending the meeting via teleconference, pursuant to the provisions of California Government Code Section 54953(f)(2)(A)(i), for “just cause,” as set forth in Section 54953(j)(2). The just cause was a current and temporary physical disability involving the recovery from surgery making him temporarily unable to attend this meeting in person, as described in California Government Code, Section 12926.1.

**ROLL CALL:** PRESENT: Authority Board Chairman Ron Piazza  
Authority Board Member Steve Croft  
Authority Board Member Mat Talag  
Authority Board Member Jeff Wood  
ABSENT: Authority Vice Chairman Jayme Wilson

**APPROVAL OF MINUTES:**

BOARD MEMBER WOOD MOVED AND BOARD MEMBER TALAG SECONDED TO APPROVE THE PUBLIC FINANCING AUTHORITY OF THE LAKEWOOD ENHANCED INFRASTRUCTURE FINANCING DISTRICT MINUTES OF THE MEETINGS HELD JULY 9, AND AUGUST 13, 2024. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: BOARD MEMBERS: Wood, Croft, Talag and Piazza  
NAYS: BOARD MEMBERS: None  
ABSENT: BOARD MEMBERS: Wilson

**PUBLIC HEARING ON THE DRAFT INFRASTRUCTURE FINANCING PLAN (IFP)**

Abel Avalos, Director of Community Development, provided a brief summary of the process to review the draft Infrastructure Financing Plan noting that this evening’s was the first of three public hearings to be held on the draft Plan and that no additional public comments had been received.

Joe Dieguez, Senior Vice President, Kosmont Companies, displayed slides and explained that the purpose of the public hearing was to review the draft Infrastructure Financing Plan, hear additional comments and questions, but take no formal action.

**PUBLIC HEARING ON DRAFT INFRASTRUCTURE FINANCING PLAN - Continued**

He reviewed tax increment financing; contents of the Plan; proposed map; future development assumptions; potential investments for funding; financing section draft terms; regional and communitywide significance; ability to attract other funding; targeted formation schedule; and next steps and action items. Mr. Dieguez stated that following the public hearing, it was required that the Public Financing Authority hold two additional public hearings at least thirty days apart, anticipated to take place on October 24, 2024, and November 26, 2024, before approval of the final Plan. The Authority may adopt the Plan at the third public hearing on November 26 to formally establish the Enhanced Infrastructure Financing District. He added that the City Council and County Board of Supervisors must also independently approve the Infrastructure Financing Plan before the Public Financing Authority formed the Enhanced Infrastructure Financing District.

Staff responded to questions and comments from the Authority Board Members regarding the creation of a glossary of terms and the benefits of the tour of the various sites.

Chairman Piazza opened the public hearing at 5:52 p.m. and called for anyone in the audience wishing to address the Authority on this matter. There was no response.

CHAIRMAN PIAZZA STATED THAT THERE BEING NO OBJECTION, THE REPORT WAS ORDERED RECEIVED AND FILED.

**AUTHORITY AND STAFF REMARKS:** None

**PUBLIC COMMENTS:** None

**ADJOURNMENT**

There being no further business to be brought before the Public Financing Authority of the Lakewood Enhanced Infrastructure Financing District, Chairman Piazza adjourned the meeting at 5:53 p.m. to Thursday, October 24, 2024, at 6:00 p.m. in the Council Chambers.

Respectfully submitted,

Jo Mayberry, CMC  
City Clerk