



MARCH JOINT POWERS AUTHORITY

IMPORTANT COVID-19 NOTICE

IN AN EFFORT TO PROTECT PUBLIC HEALTH AND PREVENT THE SPREAD OF COVID-19 (CORONAVIRUS) AND TO ENABLE APPROPRIATE SOCIAL DISTANCING, THE AUTHORITY ENCOURAGES MEMBERS OF THE PUBLIC TO WATCH THE MEETING REMOTELY AND NOT TO ATTEND IN PERSON. IF YOU WOULD LIKE REMOTE ACCESS TO VIEW THE MEETING, PLEASE EMAIL THE CLERK AT ALLEN@MARCHJPA.COM BY 2:00 P.M. ON WEDNESDAY, NOVEMBER 4, 2020 AND WE WILL PROVIDE REMOTE ACCESS INSTRUCTIONS.

MEMBERS OF THE PUBLIC WHO WISH TO ATTEND IN PERSON MUST BE WEARING A MASK AND ENTER AT THE SOUTH DOOR OF THE WESTERN MUNICIPAL WATER DISTRICT/MARCH JPA BUILDING. MEMBERS OF THE PUBLIC WILL BE ESCORTED AND ACCOMMODATED IN THE AUTHORITY'S CONFERENCE ROOM, WHERE SPACE IS MORE LIMITED. WITH SPACE LIMITED, WE STRONGLY ENCOURAGE MEMBERS OF THE PUBLIC TO UTILIZE THE REMOTE ACCESS APPROACH DESCRIBED ABOVE OR TO SIMPLY PROVIDE COMMENT ON ITEMS OF INTEREST THROUGH THE METHODS BELOW.

MEMBERS OF THE PUBLIC WHO WISH TO COMMENT ON MATTERS BEFORE THE TECHNICAL ADVISORY COMMITTEE MAY ALSO PARTICIPATE IN THE FOLLOWING WAYS:

(1) COMMENTS AND CONTACT INFORMATION CAN BE EMAILED TO ALLEN@MARCHJPA.COM BY 12 P.M. ON THE DAY OF THE SCHEDULED MEETING TO BE INCLUDED IN THE WRITTEN RECORD; OR

(2) A REQUEST TO SPEAK CAN BE EMAILED TO ALLEN@MARCHJPA.COM AND, AT THE TIME OF THE REQUESTED AGENDA ITEM, THE CLERK WILL PLACE A PHONE CALL TO THE COMMENTER AND ALLOW THEM TO SPEAK TO THE COMMITTEE VIA SPEAKER PHONE DURING THE LIVE MEETING FOR UP TO THREE MINUTES.

ONLY ONE PERSON AT A TIME MAY SPEAK BY TELEPHONE AND ONLY AFTER BEING RECOGNIZED.

PLEASE BE MINDFUL THAT THE TELECONFERENCE WILL BE RECORDED AS ANY OTHER MEETING IS RECORDED, AND ALL OTHER RULES OF PROCEDURE AND DECORUM WILL APPLY WHEN ADDRESSING THE COMMITTEE BY TELECONFERENCE. FINALLY, IT IS REQUESTED THAT ANY MEMBER OF THE PUBLIC ATTENDING WHILE ON THE TELECONFERENCE TO HAVE HIS/HER/THEIR PHONE SET ON "MUTE" TO ELIMINATE BACKGROUND NOISE OR OTHER INTERFERENCE.

<https://us02web.zoom.us/j/6573841741?pwd=L0oycW0zRHFyUWw1RmtnajFMTmlPQT09>

Meeting ID: 657 384 1741, Passcode: 14205

One tap mobile

+16699006833,,6573841741#,,,,,0#,,14205# US (San Jose), +13462487799,,6573841741#,,,,,0#,,14205# US (Houston)

Dial by your location - +1 669 900 6833 US (San Jose), +1 346 248 7799 US (Houston)

Meeting ID: 657 384 1741, Passcode: 14205

Join by SIP 6573841741@zoomcrc.com, Join by H.323, 162.255.37.11 (US West), 162.255.36.11 (US East)



MARCH JOINT POWERS AUTHORITY

**NOTICE OF SPECIAL MEETING OF THE
TECHNICAL ADVISORY COMMITTEE
OF THE
MARCH JOINT POWERS AUTHORITY**

WILL BE HELD VIA ZOOM ON

Thursday, November 5, 2020 from 2:00 p.m. to 3:30 p.m.

MARCH JOINT POWERS AUTHORITY OFFICE
14205 MERIDIAN PARKWAY, SUITE 140
RIVERSIDE, CA 92518

I hereby certify that the foregoing notice is a full, true and correct copy of a notice that was sent to the following locations:

1. County of Riverside
County Administrative Center
4080 Lemon Street
Riverside, CA
2. City of Perris
City Hall
101 North D Street
Perris, CA
3. City of Riverside
City Hall
3900 Main Street
Riverside, CA
4. City of Moreno Valley
City Hall
14177 Frederick Street
Moreno Valley, CA
5. March Joint Powers Authority Office
14205 Meridian Parkway, Ste. 140
Riverside, CA 92518

I hereby further certify that a copy of the foregoing notice was dispatched by me on October 29, 2020 to each member of the Technical Advisory Committee of the March Joint Powers Authority.

Carey L. Allen

Carey L. Allen, CMC, Clerk to the Technical Advisory Committee

SPECIAL Meeting
of the
TECHNICAL ADVISORY COMMITTEE (TAC)
of the
MARCH JOINT POWERS AUTHORITY

Via ZOOM

Thursday, November 5, 2020 at 2:00 p.m.

**MARCH JOINT POWERS AUTHORITY-
Meridian Conference Room
14205 Meridian Parkway, Ste. 140
Riverside, CA 92518**

AGENDA

- 1. Call to Order**
- 2. Approve Special TAC Meeting Minutes October 1, 2020 (Page 5)**
- 3. Public Comments**
- 4. Phase III Discussion (Page 7)**
- 5. Schedule Next Meeting**
 - a) Next Special TAC meeting –Thursday, December 3, 2020
- 6. Adjournment**

In accordance with Government Code section 65009, anyone wishing to challenge any action taken by the members appointed by the March Joint Powers Commission of the entity listed in this agenda above in court may be limited to raising only those issues raised at the public hearing described in the notice or raised in written correspondence delivered to the hearing body, at or prior to the public hearing. Any written correspondence submitted to one or more of the March JPA Commissioners regarding a matter on this Agenda shall be carbon copied to the Commission Clerk and the project planner, if applicable, at or prior to the meeting date first referenced above.

Copies of written documentation relating to each item of business described above are on file in the office of the March Joint Powers Authority (JPA), 14205 Meridian Parkway, Ste. 140, Riverside, California and are available for public inspection during regular office hours which are 8:00 a. m. to 5:00 p.m., Monday through Thursday, Friday 7:30 a.m. to 4:30 p.m. Written materials distributed to the March Joint Powers Technical Advisory Committee (TAC) within 72 hours of the TAC meeting are available for public inspection immediately upon distribution in the JPA office at 14205 Meridian Parkway, Ste. 140, Riverside, California (Government Code Section 54957.5(b)(2)). Copies of written materials may be purchased for \$0.20 per page. Pursuant to State law, this agenda was posted at least 72 hours prior to the meeting.

I hereby certify under penalty of perjury, under the laws of the State of California that the foregoing agenda was posted in accordance with the applicable legal requirements.

Dated: October 29, 2020

Signed: Carey L. Allen
Carey L. Allen, Secretary, MJPA Technical Advisory Committee

ADA: If you require special accommodations during your attendance at a meeting, please contact the JPA at (951) 656-7000 at least 24 hours in advance of the meeting time.

**March Joint Powers Authority
14205 Meridian Parkway, Ste. 140, Riverside, CA 92518
Phone: (951) 656-7000 FAX: (951) 653-5558**

SPECIAL Meeting
of the
TECHNICAL ADVISORY COMMITTEE (TAC)
of the
MARCH JOINT POWERS AUTHORITY

Via ZOOM

Thursday, October 1, 2020 at 2:00 p.m.

**MARCH JOINT POWERS AUTHORITY-
Meridian Conference Room
14205 Meridian Parkway, Ste. 140
Riverside, CA 92518**

MINUTES

Present: Juan Perez, County of Riverside (Arrived 2:14pm)
Kenneth Phung, City of Perris
Moises Lopez, City of Riverside
Member Lee, City of Moreno Valley

Absent: None

Others in Attendance:

Doug Anderson, Urban Futures
Michele Patterson, City of Moreno Valley
Geremy Holm, Best Best & Krieger LLP
Dr. Danielle Kelly, March JPA
Danny Whaley, March JPA
Jeff Smith, March JPA
Mathew Evans, March JPA
Lauren Sotelo, March JPA
Gary Gosliga, March JPA
Matthew Schenk, March JPA
Carey Allen, March JPA
Cindy Camargo, March JPA

1. Call to Order

Acting Chair Lopez called the meeting to order at 2:07p.m.

2. Approval of the Minutes of the Special TAC Meeting held on September 2, 2020

Motion to approve: Phung

Second: Lee

Abstain: None

Absent: Perez

3. Public Comments

None.

4. **Organizational Matters**

a) JPA Foundational Documents Review

Executive Director, Dr. Kelly, Airport Director Gary Gosliga and Finance Director, Matthew Schenk provide a full presentation of the foundation of the JPA and the current airport agreements as well as the current financial background of the March JPA.

ACTION ITEMS:

Member Perez asked staff to continue to provide ongoing updates throughout the sunset process of the DDA and DA agreements with profit participation revenue amounts. TAC members specifically asked what would happen to the West March DDA profit participation and land sales once the agreement expires in 2026.

Member Perez asked for staff to populate a spreadsheet of all liabilities and current contracts the JPA has outstanding and provide this at an upcoming meeting.

Member Perez asked for Legal Counsel to provide information regarding reinforcement of provisions of succession of all agreements and who that would fall on.

FOLLOW UP ITEM:

Dr. Kelly stated the March JPA may still need additional time to gather some of the financial information together. Staff is still waiting to hear from HDL on quoting services to obtain Sales Tax information. Per the TAC members she will now ask for the addition of possible Gas and Hotel Tax generation to be included.

b) Next Special TAC meeting –**Thursday, November 5, 2020**

5. **Next Meeting – November 5, 2020 at 2:00pm**

6. **Adjournment**

The meeting adjourned at 3:17pm.

ADA: If you require special accommodations during your attendance at a meeting, please contact the JPA at (951) 656-7000 at least 24 hours in advance of the meeting time.

**March Joint Powers Authority
14205 Meridian Parkway, Ste. 140, Riverside, CA 92518
Phone: (951) 656-7000 FAX: (951) 653-5558**

**MARCH JOINT POWERS AUTHORITY
TECHNICAL ADVISORY COMMITTEE
OF THE
MARCH JOINT POWERS AUTHORITY**

***Phase III Discussion
Agenda Item No. 4a***

Meeting Date: November 5, 2020

Background:

As requested by the Special TAC members, this meeting will review and discuss sales tax generation, property tax generation and succession provisions identified in the following documents: Joint Use Agreement, Parcel D-1 Quitclaim Deed, Parcel D-1 South Quitclaim Deed , Parcel D-2 Quitclaim Deed, West March Development Agreement, West March Disposition and Development Agreement, and March LifeCare Campus Disposition and Development Agreement (see attachments).

Attachments:

- 1) Sales Tax Generation (Page 8)
- 2) Property Tax Generation (Page 9)
- 3) Succession Provisions Matrix (Page 15)

MARCH JPA SALES TAX GENERATION

	North Campus	South Campus	West of I-215
FY 19-20	\$ 1,259,204	\$ 24,602	\$ 5,328

Sales Tax Generation Categories

- Apparel
- Sporting Good
- Specialty Stores
- Restaurants
- Retailers
- Electronics
- Warehouse
- Building Materials
- Contractors
- Office Equipment
- Business Services
- Food Services
- Pharmaceuticals
- Heavy & Light Industrial

Successor Agency to the March Joint Powers Redevelopment Agency
March Air Force Base Redevelopment Project - Tax Increment by Parcel (FY 20-21)

APN	TRA	Situation Address	Owner Name	FY 20-21 Gross		Base Year		FY 20-21 Tax	
				Tax Revenue	\$	Tax Revenue	\$	Increment	\$
263070077	9210		0 FB215	9,334.96	\$	-	-	9,334.96	
263070078	9210		0 RIVERSIDE CO FLOOD CONTROL AND WATER CONS	664.92				664.92	
316020050	21482	24101 IRIS AVE MORENO VALLEY 92551	MARCH BUSINESS CENTER	876,462.32		4,284.02		872,178.30	
316020051	21482	16415 COSMOS ST MORENO VALLEY 92551	MARCH BUSINESS CENTER	232,020.04		2,939.98		229,080.06	
316020052	21482		0 MARCH BUSINESS CENTER	21,449.64		309.47		21,140.17	
316180015	21485	24100 NANDINA AVE MORENO VALLEY 92551	FR/CAL MORENO VALLEY, LLC	416,625.30		3,316.93		413,308.37	
316200038	21485	24600 NANDINA AVE MORENO VALLEY 92553	GWG	86,365.38		45,349.13		41,016.25	
316211003	21485		0 24771 NANDINA	4,467.12		2,242.66		2,224.46	
316211023	21485		0 FR NANDINA AVENUE	23,207.14		1,045.23		22,161.91	
316211024	21485		0 FR NANDINA AVENUE	22,526.86		1,042.44		21,484.42	
316210078	21485	24747 NANDINA AVE PERRIS 92570	USA WASTE OF CALIF INC	12,869.48		1,923.69		10,945.79	
316100042	21486		0 CLPF 16850 HEACOCK STREET	1,460.02		507.48		952.54	
316100045	21486	24100 CARDINAL AVE MORENO VALLEY 92551	CARDINAL CG CO	244,773.80		140,980.71		103,793.09	
316100047	21486	16850 HEACOCK ST MORENO VALLEY 92551	CLPF 16850 HEACOCK STREET	611,173.50		4,351.71		606,821.79	
316100051	21486	16550 HEACOCK ST MORENO VALLEY 92551	CLPF HEACOCK STREET LP	2,080.08		274.91		1,805.17	
297100008	21561		0 STONECREEK	7,905.84		1,304.51		6,601.33	
297100076	21561		0 CD MORENO HOLDING	4,231.66		992.68		3,238.98	
297120017	21563		0 CD MORENO HOLDING	1,448.06		93.83		1,354.23	
316020049	21577	16460 HEACOCK ST MORENO VALLEY 92551	MARCH BUSINESS CENTER	5,588.84		385.03		5,203.81	
316170025	21577		0 I215 LOGISTICS	372,289.86		14,844.65		357,445.21	
316170026	21577		0 I215 LOGISTICS	152,849.50		9,622.84		143,226.66	
316180013	21577	24300 NANDINA AVE MORENO VALLEY 92551	FR/CAL MORENO VALLEY, LLC	635,312.04		3,859.23		631,452.81	
316180016	21577	24100 NANDINA AVE MORENO VALLEY 92551	FR/CAL MORENO VALLEY, LLC	409,136.80		3,035.25		406,101.55	
316200043	21577		0 I 215 PL	66,741.46		1,372.63		65,368.83	
316211006	21577		0 INDIAN & NANDINA JP/FG	15,263.24		-		15,263.24	
316211018	21577	17783 INDIAN ST MORENO VALLEY 92551	NANDINA OWNER	551,142.60		5,639.18		545,503.42	
316211020	21577	17825 INDIAN ST MORENO VALLEY 92551	FIRST INDUSTRIAL	269,103.46		2,791.45		266,312.01	
316200034	21584	24870 NANDINA AVE MORENO VALLEY 92551	FIRST INDUSTRIAL	320,810.82		3,722.93		317,087.89	
316200035	21584		0 FIRST INDUSTRIAL	64,950.74		572.49		64,378.25	
316211004	21584		0 DUKE REALTY LTD PARTNERSHIP	425,080.80		-		425,080.80	
294140013	80011	22550 VAN BUREN BLVD RIVERSIDE 92518	MARCH FIELD MUSEUM FOUNDATION	26.08		-		26.08	
294080003	80011		0 MARCH JOINT POWERS AUTHORITY	31,515.08		-		31,515.08	
294080016	80011	15305 6TH ST RIVERSIDE 92518	MARCH VETERANS VILLAGE LP	638.08		-		638.08	
294040035	80011		0 CH REALTY VIII/I RIVERSIDE MERIDIAN	90,791.74		-		90,791.74	
294040036	80011		0 CH REALTY VIII/I RIVERSIDE MERIDIAN	160,046.76		-		160,046.76	

APN	TRA	Situs Address	Owner Name	FY 20-21 Gross Tax Revenue	Base Year Tax Revenue	FY 20-21 Tax Increment
294050057	80011		0 MS PRIME SIX	38,840.20	-	38,840.20
294050060	80011		0 LNR RIVERSIDE II	6.46	-	6.46
294050062	80011		0 MS PRIME SIX	334.86	-	334.86
294050064	80011		0 LNR RIVERSIDE II	629.52	-	629.52
294050069	80011		0 MS PRIME SIX	35.50	-	35.50
294050073	80011		0 LNR RIVERSIDE II	8,291.92	-	8,291.92
294050080	80011	15801 MERIDIAN RIVERSIDE 92518	CICF I CA1802	623,467.54	-	623,467.54
294050081	80011		0 BOMBAY PARTNERS	29,393.28	-	29,393.28
294050083	80011		0 MS VAN BUREN II	13,949.30	-	13,949.30
294050084	80011		0 MS VAN BUREN II	8,601.14	-	8,601.14
294050085	80011		0 MS VAN BUREN II	24,039.08	-	24,039.08
294050086	80011		0 MS VAN BUREN II	28,394.76	-	28,394.76
294070025	80011	15750 MERIDIAN PKY RIVERSIDE 92518	SYSCO RIVERSIDE INC	1,272,015.00	-	1,272,015.00
294070031	80011	22220 OPPORTUNITY WAY RIVERSIDE 92518	BOMBAY PARTNERS	203,027.22	-	203,027.22
294070038	80011	22000 OPPORTUNITY WAY RIVERSIDE 92518	22000 OPPORTUNITY WAY	651,670.52	-	651,670.52
294070040	80011		0 RETHWISCH ENTERPRISES	42,237.78	-	42,237.78
294070041	80011		0 SBLA INVESTMENTS	20,006.80	-	20,006.80
294070043	80011		0 MS VAN BUREN I	190,585.56	-	190,585.56
294070044	80011		0 GREENS INV 11	51,978.42	-	51,978.42
294070045	80011		0 GREENS INV 11	12,693.32	-	12,693.32
294070046	80011		0 IN-N-OUT BURGERS	30,271.26	-	30,271.26
294070047	80011		0 GREENS INV 11	27,847.12	-	27,847.12
294070048	80011		0 GREENS INV 11	7,230.32	-	7,230.32
294070049	80011		0 GREENS INV 2	18,879.30	-	18,879.30
294070050	80011		0 GREENS INV 11	6,748.38	-	6,748.38
294640001	80011	15001 MERIDIAN PKY RIVERSIDE 92518	PROLOGIS FRASER	333,431.78	-	333,431.78
294640005	80011	15001 MERIDIAN PKY RIVERSIDE 92518	PROLOGIS FRASER	9,633.24	-	9,633.24
294640006	80011		0 VONS CO INC	4,884.30	-	4,884.30
294640008	80011	14800 MERIDIAN PARKWAY RIVERSIDE 92518	VONS CO INC	28,365.70	-	28,365.70
294640011	80011	15001 MERIDIAN PKY RIVERSIDE 92518	PROLOGIS FRASER	20,413.26	-	20,413.26
294640018	80011	14800 MERIDIAN PARKWAY RIVERSIDE 92518	VONS CO INC	38,286.44	-	38,286.44
294640022	80011	14900 MERIDIAN PARKWAY RIVERSIDE 92518	VONS CO INC	204,734.88	-	204,734.88
294640023	80011		0 VONS CO INC	31,593.96	-	31,593.96
294640024	80011	14950 MERIDIAN PARKWAY RIVERSIDE 92518	PROLOGIS USLV EXCHANGE 14800 MERIDIAN PKY	1,212,490.48	-	1,212,490.48
294650001	80011		0 MDC INDUSTRIAL OWNER	132,162.78	-	132,162.78
294650002	80011	21822 OPPORTUNITY WAY RIVERSIDE 92518	DPIF2 CA 8 RIVERSIDE	342,576.78	-	342,576.78
294650003	80011	15555 MERIDIAN PKY RIVERSIDE 92507	SWIFT BEEF CO	174,822.98	-	174,822.98

APN	TRA	Situs Address	Owner Name	FY 20-21 Gross Tax Revenue	Base Year Tax Revenue	FY 20-21 Tax Increment
294650010	80011		0 DPIF2 CA 8 RIVERSIDE	2,101.48	-	2,101.48
294650011	80011	15555 MERIDIAN PKY RIVERSIDE 92507	SWIFT BEEF CO	88,044.32	-	88,044.32
294660014	80011		0 RIVERSIDE LIFE PROP	91,644.26	-	91,644.26
297100041	80011	14140 Meridian PKY RIVERSIDE 92508	HOLCOMB JOHN R	16,805.60	-	16,805.60
297100042	80011	14200 Meridian PKY RIVERSIDE 92508	ORANGECREST PROPERTIES	15,704.36	-	15,704.36
297100044	80011		0 MERIDIAN PARK	16.76	-	16.76
297100045	80011		0 PR III/CHI FREEWAY BC	51,406.60	-	51,406.60
297100047	80011		0 ENTERPRISE CENTER	17,855.22	-	17,855.22
297100048	80011		0 EC PHASE 1	10,655.50	-	10,655.50
297100065	80011	14305 MERIDIAN PKY RIVERSIDE 92518	KAISER FOUNDATION HEALTH PLAN	97,252.76	-	97,252.76
297100083	80011		0 MERIDIAN PARK	14,441.84	-	14,441.84
297100084	80011		0 MP CORE INVESTOR	1,350,767.58	-	1,350,767.58
297100085	80011		0 MERIDIAN PARK	3,145.30	-	3,145.30
297100087	80011		0 PR III/CHI FREEWAY BC	295,942.28	-	295,942.28
297110045	80011		0 MERIDIAN PARK	17,260.00	-	17,260.00
297110046	80011	21800 Authority DR RIVERSIDE 92518	NISSAN NORTH AMERICA INC	965,325.40	-	965,325.40
297150006	80011		0 MERIDIAN PARK	3,839.14	-	3,839.14
297150007	80011		0 MERIDIAN PARK	120.72	-	120.72
297150038	80011		0 MERIDIAN PARK	869.24	-	869.24
297160005	80011		0 MERIDIAN PARK	31,389.26	-	31,389.26
297200004	80011		0 MERIDIAN PARK	8,511.32	-	8,511.32
297230011	80011		0 TAVP PROP	13,917.28	-	13,917.28
297230012	80011		0 TAVP PROP	5,234.90	-	5,234.90
297230025	80011	14530 INNOVATION DR RIVERSIDE 92518	ICON IPC PROP OWNER POOL 3 WEST	80,167.32	-	80,167.32
297230026	80011	14540 INNOVATION DR RIVERSIDE 92518	ICON IPC PROP OWNER POOL 3 WEST	116,019.32	-	116,019.32
297230029	80011		0 MERIDIAN PARK	2,484.58	-	2,484.58
297230031	80011	14600 INNOVATION DR RIVERSIDE 92518	SCUDERIA DEV	589,237.08	-	589,237.08
297231002	80011	14575 Innovation DR RIVERSIDE 92518	UTSI FINANCE INC	5,989.58	-	5,989.58
297231005	80011	14575 Innovation DR RIVERSIDE 92518	UTSI FINANCE INC	45.72	-	45.72
297231006	80011	14575 INNOVATION DR RIVERSIDE 92518	UTSI FINANCE INC	108,201.60	-	108,201.60
297231007	80011	14538 MERIDIAN WAY RIVERSIDE 92518	BG CONSOLIDATED	29,180.86	-	29,180.86
297231008	80011	14528 MERIDIAN WAY RIVERSIDE 92518	BIAGIO	35,998.82	-	35,998.82
297231009	80011	14518 MERIDIAN PKY RIVERSIDE 92518	RIVERSIDE LINCOLN	65,192.38	-	65,192.38
297231010	80011	21801 CACTUS AVE RIVERSIDE 92518	FALCON BP II	18,293.84	-	18,293.84
297231011	80011	21803 CACTUS AVE RIVERSIDE 92518	FALCON BP II	26,768.02	-	26,768.02
297231012	80011	14519 INNOVATION DR RIVERSIDE 92518	FORCE VLIETCO	47,341.44	-	47,341.44
297231013	80011	14529 INNOVATION DR RIVERSIDE 92518	FALCON BP II	38,452.88	-	38,452.88

APN	IRA	Situs Address	Owner Name	FY 20-21 Gross Tax Revenue	Base Year Tax Revenue	FY 20-21 Tax Increment
297233014	80011	14539 INNOVATION DR RIVERSIDE 92518	FALCON BP II	58,479.54	-	58,479.54
297233015	80011	14605 INNOVATION DR RIVERSIDE 92518	CALIFORNIA RIVERSIDE PROP	221,492.02	-	221,492.02
297233016	80011	14555 MERIDIAN PARKWAY RIVERSIDE 92518	MAJESTIC BUSINESS CENTER MERIDIAN	228,190.40	-	228,190.40
297232004	80011	14813 MERIDIAN PARKWAY RIVERSIDE 92518	MCLANE FOODSERVICE INC	394,722.68	-	394,722.68
297232005	80011	14751 MERIDIAN PKY RIVERSIDE 92518	ICON IPC PROP OWNER POOL 3 WEST	100,293.80	-	100,293.80
297232006	80011		0 YOCOM YARD	16,500.72	-	16,500.72
297233001	80011	21804 CACTUS AVE 1-1 RIVERSIDE 92518	2013 SHEPHERD FAMILY TRUST DATED 9/20/2013	12,728.48	-	12,728.48
297233002	80011	21804 CACTUS AVE 1-2 RIVERSIDE 92518	2013 SHEPHERD FAMILY TRUST DATED 9/20/2013	6,961.54	-	6,961.54
297233003	80011	21804 CACTUS AVE 1-3 RIVERSIDE 92518	2013 SHEPHERD FAMILY TRUST DATED 9/20/2013	7,836.38	-	7,836.38
297233004	80011	21804 CACTUS AVE 1-4 RIVERSIDE 92518	2013 SHEPHERD FAMILY TRUST DATED 9/20/2013	9,215.12	-	9,215.12
297233005	80011	21804 CACTUS AVE 1-5 RIVERSIDE 92518	2013 SHEPHERD FAMILY TRUST DATED 9/20/2013	6,929.20	-	6,929.20
297233006	80011	21804 CACTUS AVE 1-6 RIVERSIDE 92518	2013 SHEPHERD FAMILY TRUST DATED 9/20/2013	30,095.32	-	30,095.32
297233007	80011	0 CACTUS AVE 2-1 RIVERSIDE 92518	RIVERSIDE SHERIFFS ASSN	5,135.86	-	5,135.86
297233008	80011	0 CACTUS AVE 2-2 RIVERSIDE 92518	RIVERSIDE SHERIFFS ASSN	3,362.14	-	3,362.14
297233009	80011	0 CACTUS AVE 2-3 RIVERSIDE 92518	RIVERSIDE SHERIFFS ASSN	3,966.34	-	3,966.34
297233010	80011	0 CACTUS AVE 2-4 RIVERSIDE 92518	RIVERSIDE SHERIFFS ASSN	4,822.92	-	4,822.92
297233011	80011	0 CACTUS AVE 3-1 RIVERSIDE 92518	RIVERSIDE SHERIFFS ASSN	5,172.40	-	5,172.40
297233012	80011	0 CACTUS AVE 3-2 RIVERSIDE 92518	RIVERSIDE SHERIFFS ASSN	5,230.96	-	5,230.96
297233013	80011	0 CACTUS AVE 3-3 RIVERSIDE 92518	RIVERSIDE SHERIFFS ASSN	4,845.36	-	4,845.36
297233014	80011	21800 CACTUS AVE 3-4 RIVERSIDE 92518	RIVERSIDE SHERIFFS ASSN	5,102.28	-	5,102.28
297233015	80011	21800 CACTUS AVE 4-1 RIVERSIDE 92518	MASKO HOLDINGS	4,375.92	-	4,375.92
297233016	80011	21800 CACTUS AVE 4-2 RIVERSIDE 92518	MASKO HOLDINGS	2,979.36	-	2,979.36
297233017	80011	21800 CACTUS AVE 4-3 RIVERSIDE 92518	MASKO HOLDINGS	2,765.44	-	2,765.44
297233018	80011	21800 CACTUS AVE 5-1 RIVERSIDE 92518	DENNIS GINA L REVOCABLE TRUST	4,923.74	-	4,923.74
297233019	80011	21800 CACTUS AVE 5-2 RIVERSIDE 92518	DENNIS GINA L	5,203.16	-	5,203.16
297233020	80011	21800 CACTUS AVE 5-3 RIVERSIDE 92518	DENNIS GINA L	3,398.48	-	3,398.48
297233021	80011	21800 CACTUS AVE 5-4 RIVERSIDE 92518	DENNIS GINA L	3,353.96	-	3,353.96
297233022	80011	21828 CACTUS AVE 6-1 RIVERSIDE 92518	EL ALAM FADY HABIB	2,518.14	-	2,518.14
297233023	80011	21828 CACTUS AVE 6-2 RIVERSIDE 92518	EL ALAM FADY HABIB	3,889.68	-	3,889.68
297233024	80011	21828 CACTUS AVE 6-3 RIVERSIDE 92518	MANGIONE THOMAS J & JENNIFER A MANGIONE	3,076.52	-	3,076.52
297233025	80011	21828 CACTUS AVE 6-4 RIVERSIDE 92518	MANGIONE THOMAS J & JENNIFER A MANGIONE	3,076.92	-	3,076.92
297233026	80011	21832 CACTUS AVE 7-1 RIVERSIDE 92518	MEHTA CHANDRAKANT VIRJI	3,040.78	-	3,040.78
297233027	80011	21832 CACTUS AVE 7-2 RIVERSIDE 92518	BARTON PROP	2,097.96	-	2,097.96
297233028	80011	21832 CACTUS AVE 7-3 RIVERSIDE 92518	BARTON PROP	2,968.46	-	2,968.46
297233029	80011	21832 CACTUS AVE 7-4 RIVERSIDE 92518	MEHTA CHANDRAKANT VIRJI	2,346.98	-	2,346.98
297233030	80011	21800 CACTUS AVE 8-1 RIVERSIDE 92518	SK & KK INVESTMENTS	3,181.58	-	3,181.58
297233031	80011	21800 CACTUS AVE 8-2 RIVERSIDE 92518	SK & KK INVESTMENTS	4,813.00	-	4,813.00

APN	TRA	Situs Address	Owner Name	FY 20-21 Gross Tax Revenue	Base Year Tax Revenue	FY 20-21 Tax Increment
297233032	80011	21800 CACTUS AVE 8-3 RIVERSIDE 92518	SK & KK INVESTMENTS	4,733.52	-	4,733.52
297233033	80011	21800 CACTUS AVE 8-4 RIVERSIDE 92518	SK & KK INVESTMENTS	3,478.54	-	3,478.54
297233034	80011	21800 CACTUS AVE 9-1 RIVERSIDE 92518	BENITEZ FAMILY	16,734.74	-	16,734.74
297233035	80011	21800 CACTUS AVE 10-1 RIVERSIDE 92518	BENITEZ FAMILY	16,737.62	-	16,737.62
297240001	80011	14477 MERIDIAN PKY RIVERSIDE 92518	YARDIMIAN JOHN O	17,775.92	-	17,775.92
297240003	80011	14457 MERIDIAN PKY RIVERSIDE 92518	RICHARDSON REAL ESTATE	23,847.74	-	23,847.74
297240004	80011	14437 MERIDIAN PKY RIVERSIDE 92518	IVERSON LABS HOLDINGS	51,232.30	-	51,232.30
297240005	80011	14407 MERIDIAN PKY RIVERSIDE 92518	AFFELD LIVING TRUST DATED 07/26/2007	11,330.84	-	11,330.84
297240006	80011	14417 MERIDIAN PKY RIVERSIDE 92518	SMITH EDWARD G	11,883.74	-	11,883.74
297241001	80011	14467 MERIDIAN PKY A RIVERSIDE 92518	CACTUS ROAD VENTURE	7,058.80	-	7,058.80
297241002	80011	14467 MERIDIAN PKY RIVERSIDE 92518	CACTUS ROAD VENTURE	7,120.16	-	7,120.16
297241004	80011	14427 MERIDIAN PKY 7A RIVERSIDE 92518	CAVALLETTO CURTIS A	8,993.18	-	8,993.18
297241005	80011	14427 MERIDIAN PKY 7B RIVERSIDE 92518	ALIRON INV	4,395.28	-	4,395.28
297241006	80011	14427 MERIDIAN PKY 7C RIVERSIDE 92518	SUNSET RIDGE INV	4,565.90	-	4,565.90
297241007	80011	14427 MERIDIAN PKY 7D RIVERSIDE 92518	SUNSET RIDGE INV	5,362.80	-	5,362.80
297241008	80011	14427 MERIDIAN PKY 7E RIVERSIDE 92518	ANRO HOLDINGS	7,178.56	-	7,178.56
297241009	80011	14427 MERIDIAN PKY 7F RIVERSIDE 92518	ALIRON INV	4,395.14	-	4,395.14
297241010	80011	14427 MERIDIAN PKY 7G RIVERSIDE 92518	SMITH AUSTIN ANTHONY	4,937.02	-	4,937.02
297241011	80011	14427 MERIDIAN PKY 7H RIVERSIDE 92518	OT PROP	5,749.98	-	5,749.98
297241012	80011	14427 MERIDIAN PKY 7I RIVERSIDE 92518	JML PROP	6,197.34	-	6,197.34
297241013	80011	14427 MERIDIAN PKY 7J RIVERSIDE 92518	JOHNSON MARK & LINDA FAMILY TRUST	5,245.86	-	5,245.86
297270001	80011	14120 MERIDIAN PKY RIVERSIDE 92508	APS INDUSTRIES	18,660.42	-	18,660.42
297270002	80011	14130 Meridian PKY Riverside 92508	OSDIP	15,638.86	-	15,638.86
297270003	80011	14100 MERIDIAN PKY RIVERSIDE 92508	14100 MERIDIAN	19,127.48	-	19,127.48
297270004	80011	14080 Meridian PKY Riverside 92508	MS ALESSANDRO	24,255.44	-	24,255.44
297270005	80011	14060 Meridian PKY Riverside 92508	SOMMERS STEPHEN J	11,391.62	-	11,391.62
297270006	80011	14020 Meridian PKY Riverside 92508	PERRIS PROPERTIES	29,382.86	-	29,382.86
297270007	80011	14000 MERIDIAN PKY RIVERSIDE 92508	DICKMAN GLENN ALEX	30,003.82	-	30,003.82
297270008	80011	14040 Meridian Riverside 92508	GLOVER FAMILY	42,209.94	-	42,209.94
297270009	80011	14068 Meridian PKY Riverside 92508	RAVENHORST SCOTT I. COMMERCIAL PROPERTY TR	24,256.60	-	24,256.60
297270010	80011	14078 Meridian PKY Riverside 92508	RAVENHORST SCOTT I COMMERCIAL PROP TR	41,773.72	-	41,773.72
297270011	80011	14118 Meridian PKY Riverside 92508	G D C GRANILLO DEVELOPING & CONSTRUCTION	26,227.10	-	26,227.10
297270012	80011		0 WMWD	560.52	-	560.52
295020005	98008		0 AMERICAN TOWERS	2,277.22	-	2,277.22
294100010	98008		0 MERIDIAN PARK	13,533.86	-	13,533.86
294100011	98008		0 MERIDIAN PARK	16,841.56	-	16,841.56
294100018	98008		0 EAGLE BUSINESS PARK	206,153.30	-	206,153.30

APN	TRA	Situs Address	Owner Name	FY 20-21 Gross Tax Revenue	Base Year Tax Revenue	FY 20-21 Tax Increment
294100020	98008		0 20800 KRAMERIA AVENUE	638,880.10	-	638,880.10
294100033	98008		0 MERIDIAN PARK	21,774.72	-	21,774.72
294100034	98008		0 MERIDIAN PARK	50,619.08	-	50,619.08
294110004	98008		0 SENIOR LIVING RIVERSIDE	1,638.80	-	1,638.80
294110010	98008	20801 KRAMERIA AVE RIVERSIDE 92518	BT OH	1,217,586.70	-	1,217,586.70
294110011	98008	20901 KRAMERIA AVE RIVERSIDE 92518	GATEWAY EMPIRE	1,064,650.64	-	1,064,650.64
294670001	98008		0 BT OH	59,439.72	-	59,439.72
294670002	98008		0 BT OH	42,236.88	-	42,236.88
294670003	98008		0 BT OH	30,219.60	-	30,219.60
294670004	98008		0 BT OH	518,824.74	-	518,824.74
294670005	98008		0 BT OH	19,431.08	-	19,431.08
294670006	98008		0 MERIDIAN PARK	3,040.22	-	3,040.22
294670007	98008		0 MERIDIAN PARK	2,731.06	-	2,731.06
294680002	98008		0 MERIDIAN PARK	24,744.62	-	24,744.62
294680003	98008		0 MERIDIAN PARK	21,734.78	-	21,734.78
294690001	98008		0 MERIDIAN PARK	3,584.18	-	3,584.18
295020004	98008	10750 ARNOLD DR RIVERSIDE 92518	SENIOR LIVING RIVERSIDE	10,520.08	-	10,520.08
295020010	98008		0 SENIOR LIVING RIVERSIDE	18,526.64	-	18,526.64
294170003	98091	16875 HEACOCK ST MORENO VALLEY 92557	FIRST INDUSTRIAL	164,688.70	-	164,688.70
294180052	98091	17101 HEACOCK ST MORENO VALLEY 92551	AMAZON.COM SERVICES INC	320,750.76	-	320,750.76
294120032	98091		0 MERIDIAN PARK	28,543.02	-	28,543.02
294120033	98091		0 MERIDIAN PARK	25,201.82	-	25,201.82
294120034	98091		0 MERIDIAN PARK	97.84	-	97.84
294130007	98091		0 SENIOR LIVING RIVERSIDE	169.54	-	169.54
294120025	98091		0 GATEWAY EMPIRE	24,848.92	-	24,848.92
295270007	98091		0 SENIOR LIVING RIVERSIDE	23,939.32	-	23,939.32
295300009	98091		0 FR NATWAR	574.32	-	574.32
Totals				\$ 22,539,890.44	\$ 256,805.06	\$ 22,283,085.38

Overview of Succession Provisions

Document	Clause #	Description	Recommendation
West March Development Agreement	Article 9	<p>“Developer may transfer or assign all or any portion of its interests, rights, or obligations under this Development Agreement pursuant to an Assignment of Agreement conforming to the requirements of Section 9.1.2.”</p> <p>There are no assignment or transfer provisions allowing MJPA to transfer/assign the Agreement.</p>	It is recommended that the Authority discusses and reaches an agreement with the Developer on the succession issue.
West March Disposition and Development Agreement	Article 12	<p>“LNR may transfer or assign all or any portion of its interests, rights, or obligations under this Agreement pursuant to an Assignment of Agreement conforming to the requirements of Section 12.02.”</p> <p>There are no assignment or transfer provisions allowing MJPA to transfer/assign the Agreement.</p>	It is recommended that the Authority discusses and reaches an agreement with the Developer on the succession issue.
March LifeCare Campus Disposition and Development Agreement	Article 10	<p>“Commencing on the date of this Agreement and continuing to the end of the Term, (i) no voluntary or involuntary successor in interest of the Developer shall acquire any rights or powers under this Agreement, (ii) the Developer shall not make any total or partial sale...without the prior approval of the Agency, except as expressly set forth herein.”</p> <p>There are no assignment or transfer provisions allowing MJPA to transfer/assign the Agreement.</p>	It is recommended that the Authority discusses and reaches an agreement with the Developer on the succession issue.
Parcel D-1 Quitclaim Deed	Article VI(B); Article VI(B)(11)	<p>“Property may be successively transferred only with the provision that any such subsequent transferee assumes all the obligations imposed on Grantee”</p>	The Deeds are currently subject to restrictions maintained by the Airport Authority.
Parcel D-1 South Quitclaim Deed	Article VI(B) Article VI(B)(11)	<p>“The Grantee will not enter into any transaction which would operate to deprive it of any of the rights and powers necessary to perform or comply with the covenants and conditions in this Deed unless, by such transaction, the obligation to</p>	Upon dissolution of MJPA, these deeds could possibly be quitclaimed to the Airport
Parcel D-2 Quitclaim Deed	Article V(B) Article VI(B)(11)		

		<p>perform or comply with all such covenants and conditions is assumed by another public agency found by the FAA to be eligible as a public agency as defined in 49 U.S.C. § 47102(15), to assume such obligation, and have power, authority, and financial resources to carry out all such obligations”</p>	<p>Authority, Member Agencies or even a third party, provided that Airport will be operated and maintained in accordance with the covenants and conditions in the deed.</p>
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