



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, MARCH 3, 2021 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, March 4, 2021 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 February 24, 2021 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, March 4, 2021 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 January 14, 2021 (Page 5)**
- 3. Public Comments**
- 4. Organizational Matters**
 - a) Phase III Discussion (Page 8)
- 5. Next Special TAC Meeting –Thursday, April 1, 2021**
- 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: February 24, 2021

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, January 14, 2021 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
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

Simon Housman, ALUC

Thomas Ketchem, Supervisor Jeffries Office

Jeremy Holm, Best Best & Krieger LLP

Dr. Danielle Kelly, March JPA

Jeff Smith, March JPA

Gary Gosliga, March JPA

Matthew Schenk, March JPA

Mathew Evans, March JPA

Carey Allen, March JPA

Cindy Camargo, March JPA

Bree Bettencourt, March JPA

1. Call to Order

Acting Chair Perez called the meeting to order at 2:00 p.m.

2. Approve Special TAC Meeting Minutes December 3, 2020

Motion to approve: Kenneth Phung

Second: Moises Lopez

Abstain: None

Absent: None

3. Public Comments

None.

4. Organizational Matters

a) Phase III Discussion

Jeremy Holm, Best Best & Krieger LLP, March JPA Legal Counsel provided an update on the transfer process of CFD and LLMD.

Member Perez asked if the district would have to be entirely within one single jurisdiction. Attorney Holm answered yes.

Gary Gosliga, Airport Director, March JPA provided an overview of the Joint Use Agreement.

Member Perez asked what the strategy is for keeping such a high cash balance, showing large loan obligations to the JPA. Dr. Kelly stated on the next two-year budget staff will discuss the repayment plan of the JPA loans, however, with sunseting the agency, there may be an opportunity to forgive the airport loans if the Commission chooses to do so.

Member Lee asked if the Airport is a stand-alone entity. Dr. Kelly answered, correct. Member Lee asked if the March Inland Port had any assets. Dr. Kelly answered that they own all the land and are not allowed to sell the property under a deed restriction, they can only do long term ground leases. Dr. Kelly answered that the deeds were received by the Federal Aviation Administration through a public benefit conveyance. Member Lee added that the goal is to make the March Inland Port a profitable entity by itself. Member Lee asked Member Perez if Riverside County operates airports. Member Perez answered that the County has five general aviation airports. Dr. Kelly stated that if the March Inland Airport Authority does remain, it would be the one entity made up of all of the same jurisdictions surrounding the base.

ACTION ITEMS:

Member Perez asked for the CFD and LLMD master agreements included in the timeline.

Member Lee requested waiting on an economic impact analysis. Member Lee added a master consultant should be hired to help decide what an equitable distribution of assets would be.

Member Phung stated he agrees with the approach but would also like visual data. He would also like a spreadsheet outlining when projects are going to come on board.

Member Perez agrees bringing in a consultant would be a benefit.

Member Phung asked the JPA to come back with proposals on consulting firms to do analysis. Dr. Kelly answered that approval from the commission to advertise an RFP is required. She stated staff would need help drafting the RFP. It would have to be advertised and go through a selection committee and then to the Commission to be approved before starting the work. Dr. Kelly asked the TAC what they would like to see while waiting for the RFP to be generated. Member Perez stated that he would like to get that process started and that he feels he can help draft it.

Member Perez would like to start looking at agreements because they take such a long time to sort out.

Dr. Kelly asked for a future discussion to include the municipal services agreement since it is due to expire in June of 2022.

5. Next Special TAC Meeting – Thursday, February 4, 2021 – 2:00 p.m.

6. Adjournment

The meeting adjourned at 2:50 p.m.

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

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

Meeting Date: March 4, 2021

Background:

As requested by the Special TAC members, staff engaged in discussions with HDL to provide a GIS layered depiction of property tax generation, sales tax generation and disposition and development agreement liabilities. At the time of printing the Special TAC meeting packet, the quote for providing these services has not been received. Staff anticipates receiving the quote prior to the Special TAC meeting and will provide the information at that time.

Additionally, staff has been working with Harris and Associates to update the March Joint Powers Authority's fixed asset valuation report. Staff anticipates being able to share additional information regarding this proposal at the Special TAC meeting.

Attachment: 1) Sunset Timeline

SUNSET PROJECT TIMELINE

TASK	START DATE	DURATION	END DATE	% COMPLETE
PHASE I - PROCEDURAL DETERMINATIONS				
Determine decision making structure	06/29/20	90	09/27/20	100
PHASE III - CONDUCT STUDIES				
Assess JPA financial position	09/02/20	180	03/01/21	100
Identify member agencies' contributions	03/01/21	60	04/30/21	Ongoing
Prepare Economic Impact Study (optional)		150		
Generate Liabilities Map	03/24/21	30	04/23/21	Ongoing
Generate Financing Sources Map	03/24/21	30	04/23/21	Ongoing
Identify and address CalPers obligation	01/01/21	150	05/31/21	
Stakeholder engagement	04/01/21	90	06/30/21	
Negotiate amended DDAs	04/01/21	90	06/30/21	
Draft LLMMD #1 and CFD 2010-1 Transfer Agreements	05/01/21	90	07/30/21	
PHASE II - MAKE PREREQUISITE DECISIONS FOR SUNSETTING				
Decide if Authority remains an entity	06/01/21	90	08/30/21	
Decide if Airport Authority remains an entity	06/01/21	90	08/30/21	
Decide if Utility Authority remains an entity	06/01/21	90	08/30/21	
Develop incentive program to retain Authority staff	08/01/21	60	09/30/21	
PHASE IV - SUNSET IMPLEMENTATION				
Determine entity to prepare LAFCO application	10/1/2021	30	10/31/2021	
Joint Reorganization Application	11/01/21	120	03/01/22	
Prepare Municipal Services Review	03/01/22	300	12/26/22	
Prepare EIR	03/01/22	540	08/23/23	
Finalize Joint Application	9/1/2023	60	10/31/23	
Member agencies prepare and adopt annexation resolutions	11/01/23	90	01/30/24	
Assemble all LAFCO application requirements & submit to LAFCO	02/01/24	90	05/01/24	
Receive Certificate of Filing from LAFCO	05/01/24	60	06/30/24	
Participate in LAFCO hearings	07/01/24	180	12/28/24	