

Item 4b
Attachment 3

January 24, 2022
Moreno Valley Submittal

Cindy Camargo

From: Mike Lee <mikel@moval.org>
Sent: Monday, January 24, 2022 12:52 PM
To: Dr. Grace Martin
Cc: Thomas Rice - Best Best & Krieger LLP (Thomas.Rice@bbklaw.com); Jim Simon; Matthew Schenk; Dan Fairbanks; Gary Gosliga; Brian Mohan; jcperez@rivco.org; Kenneth Phung; CMiramontes@cityofperris.org; rguzman@riversideca.gov; tisartzc@gmail.com; Ben Kim; Jim Simon; Samantha Wu Rose; Dominique Clark
Subject: Moreno Valley Concerns Re: Option 1 to Public Record
Attachments: FW: March JPA RDA | Moreno Valley TI Contributions; RE: March JPA RDA | Moreno Valley TI Contributions; March JPA

Follow Up Flag: Follow up
Flag Status: Flagged

Dr. Martin,

As requested in the Sunsetting Advisory Committee meeting on January 6, 2022, please incorporate the email below into the record for the next Sunsetting Advisory Committee meeting and for future presentation to the March Joint Powers Commission on this item. The email comments document Moreno Valley's concerns related to the Option 1 conceptual asset distribution methodology. We are still awaiting the required reconciliation of each Agency's contribution pursuant to the Joint Powers Agreement.

Thank you very much.

Mike

From: Mike Lee <mikel@moval.org>
Sent: Thursday, January 6, 2022 11:12 AM
To: Dr. Grace Martin <martin@marchjpa.com>
Cc: Thomas Rice - Best Best & Krieger LLP (Thomas.Rice@bbklaw.com) <thomas.rice@bbklaw.com>; Jim Simon <jsimon@webrsg.com>; Matthew Schenk <schenk@marchjpa.com>; Dan Fairbanks <fairbanks@marchjpa.com>; Gary Gosliga <gosliga@marchjpa.com>; Brian Mohan <brianm@moval.org>; 'jcperez@rivco.org' <jcperez@rivco.org>; 'kphung@cityofperris.org' <kphung@cityofperris.org>; 'cmiramontes@cityofperris.org' <cmiramontes@cityofperris.org>; Guzman, Rafael <RGuzman@riversideca.gov>; 'Tisartzc@gmail.com' <tisartzc@gmail.com>; Ben Kim <benk@moval.org>; Michele Patterson <benk@moval.org>
Subject: 12/22/21 JPC Sunset Presentation

Dr. Martin,

Section 4.d of the Joint Powers Agreement provides the following direction on JPA asset distribution at sunsetting:



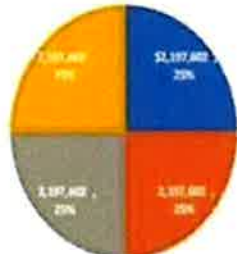
“... any property or assets acquired or surplus money on hand which was obtained pursuant to this Agreement and which is not required by law or contract to be distributed in a different manner, shall be returned to the then Parties to the Agreement in **proportion** to the contributions made.”

This Agreement language

- Requires reconciliation of each Agency’s contributions and
- Directs proportionate, equitable asset distribution at JPA termination.

According to the Sunsetting Advisory Committee (SAC) staff report from 12/3/2020, Moreno Valley contributed \$ 3,237,303 in tax increment between FY 1996/97 – 2019/20. March JPA consultant Doug Anderson from Urban Futures also confirmed that the Moreno Valley contribution for fiscal year 2020/21 was \$610,944. This amount will continue to increase as Moreno Valley has additional new developments which will increase the assessed value (tax increment) for the benefit of the JPA. Assuming no growth in the next 19 years, these contributions will exceed \$14.8 million from Moreno Valley.

The “Option 1” presented to the SAC on October 7, 2021 included the equitable distribution methodology. You and I subsequently corresponded about including the amount of Moreno Valley tax increment in the Sunset Planning assessments. However, the “Option 1” presented to the Joint Powers Commission changed the asset distribution methodology from equitable to equal. The December 22 PowerPoint presentation also included a new slide - Hypothetical Equal Distribution - that ignores Moreno Valley’s contributions.

TAC Presentation 10/7/21	JPC Presentation 12/22/21								
<p>OPTION 1</p> <ul style="list-style-type: none"> ✓ MJPA Properties remain in County of Riverside ✓ Modify Municipal Services Agreement – Planning/Permitting Services ✓ Supplemental Tax Sharing Agreement ✓ County cut checks 4 ways – equitable distribution 	<p>OPTION 1 2022 – 2026 (3-4 YEARS)</p> <ul style="list-style-type: none"> ✓ MJPA Properties remain in County of Riverside ✓ Expand Municipal Services Agreement with County ✓ Supplemental Tax Sharing Agreement ✓ County splits tax increment 4 ways 								
<p>FROM “EQUITABLE DISTRIBUTION”</p>	<p>HYPOTHETICAL EQUAL DISTRIBUTION OF NET RPTTF (FY 2020/2021)</p> <table border="1"> <tr> <td>Annual RPTTF Distribution to Cities/County (Based on 2020-21 Actuals)</td> <td>\$ 9,032,838</td> </tr> <tr> <td>Less: Municipal Service Costs to County (Based on 2020-21 Actuals)</td> <td>(242,432)</td> </tr> <tr> <td>Net Available for Distribution to 3 Cities and County</td> <td>\$ 8,790,406</td> </tr> <tr> <td>If Divided Equally: Per Jurisdiction</td> <td>\$ 2,197,602</td> </tr> </table>  <p>TO EQUAL DISTRIBUTION</p>	Annual RPTTF Distribution to Cities/County (Based on 2020-21 Actuals)	\$ 9,032,838	Less: Municipal Service Costs to County (Based on 2020-21 Actuals)	(242,432)	Net Available for Distribution to 3 Cities and County	\$ 8,790,406	If Divided Equally: Per Jurisdiction	\$ 2,197,602
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Less: Municipal Service Costs to County (Based on 2020-21 Actuals)	(242,432)								
Net Available for Distribution to 3 Cities and County	\$ 8,790,406								
If Divided Equally: Per Jurisdiction	\$ 2,197,602								

BENEFITS TO MEMBER AGENCIES

- ▶ County of Riverside
 - ▶ 400-acre Ben Clark Training Center Campus (transferred)
 - ▶ \$25 million Van Buren Blvd. Overpass (completed)
- ▶ City of Riverside
 - ▶ Approx. \$16 million Van Buren Boulevard Improvements (completed)
- ▶ City of Moreno Valley
 - ▶ 99-acre Recreation Park (transferred)
 - ▶ \$18 million Hancock Channel (completed)
 - ▶ \$20 million Cactus Channel (in progress)
 - ▶ \$2.1 million mitigation fee (paid: K-4 Parcel)
- ▶ City of Perris
 - ▶ \$7 million street mitigation fee (pending: Hillwood)

hypothetically \$2,197,602 for FY 2020/21

Instead of describing the value of Agency contributions or indicating that the contributions would be factored in to the asset distribution, Jim Simon presented to the Commissioners that the “Tax Increment to Member Agencies” slide: “shows the property tax from the dissolution of redevelopment that has been redirected back to the jurisdictions, so while there have been contributions made, these agencies have also seen property taxes come back in the form of the pass-through or residual, what’s known as RPTTF, so the sum of those amounts going back to 2013/14 are shown on this slide here.”

TAX INCREMENT TO MEMBER AGENCIES

- ▶ County of Riverside
 - ▶ \$30,405,484
- ▶ City of Riverside
 - ▶ \$4,862
- ▶ City of Moreno Valley
 - ▶ \$2,405,484
- ▶ City of Perris
 - ▶ \$0

Source: County of Riverside Auditor Controller Property Tax Division Apportionment Reports FY2013-14 through FY2020-21

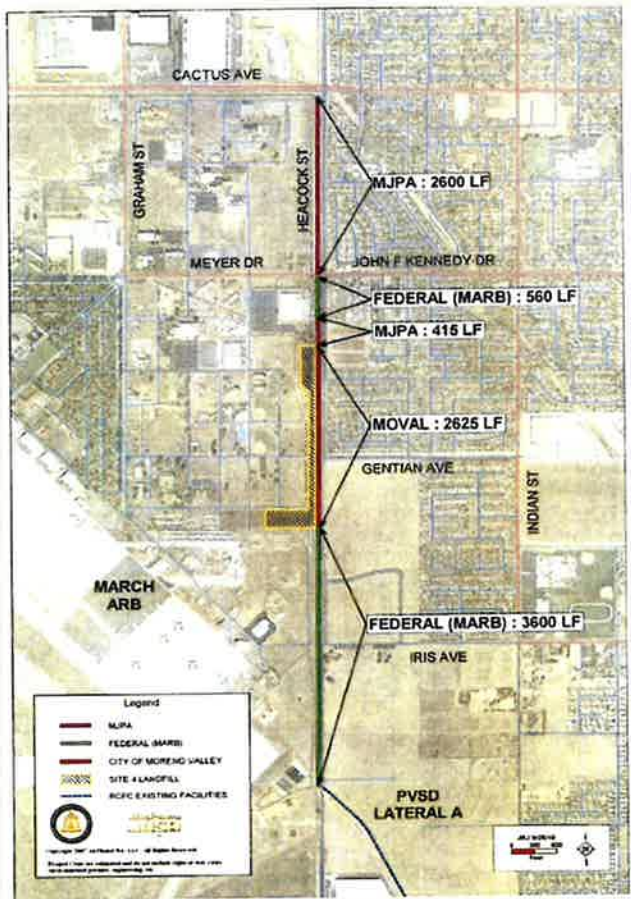
Both the October 7 SAC presentation and the December 22 presentation to the Commissioners also included the slide below. The benefits to Moreno Valley are overstated and unequally applied. In addition, the 99-acre recreation parcel was transferred from the National Park Service to the City through the USAF downsizing activity and did not represent an asset transfer from March JPA. In contrast, the 60-acre park site to be developed by the JPA and transferred to the City of Riverside is not listed on the slide. If you can kindly look into this as there may be other asset transfer in the history of the March JPA that was not disclosed.

The City agrees that Moreno Valley has benefitted from the Heacock Channel and appreciates the JPA's leadership in resolving this critical deficit in regional infrastructure. However, assigning 100% of the project cost as an offsetting benefit to Moreno Valley's financial contribution to the JPA is disproportionate.

The Heacock channel from Cactus to Heacock Bridge Line A is approximately 9,800 linear feet long and responsibility for its improvement fell on three agencies. Moreno Valley's share was the least:

- MARB: 4,160 linear feet. 42% of \$18 million is \$7,640,816.
- MJPA: 3,015 linear feet. 31% of \$18 million is \$5,537,755.
- Moreno Valley: 2,625 linear feet. 27% of \$18 million is \$4,821,429.

Responsibility for the Cactus Channel improvements is similarly distributed across several parties. It is important to note that Cactus Channel is within March JPA jurisdiction. Of the \$20 million project cost, Moreno Valley's estimated share is \$200,000 (1%). In contrast, the Lateral B project, which benefits the County plus Cities of Riverside and Perris, is not included on the slide.



Finally, the \$2.1 million mitigation funding is not a payment from March JPA. Collected from the developer, it appropriately compensates Moreno Valley for

additional maintenance costs to be absorbed by the City that are not offset by annual project revenues from the K-4 development. Note that the primary access and traffic impact for the K-4 project is via Cactus Avenue which is within Moreno Valley.

What isn't listed on the Benefits slide is the most relevant project – the improvement of access from I-215 to the March Inland Port Airport. In 1996, City Ordinance 499 committed Moreno Valley tax increment to repayment of March JPA debt obligations. According to the ordinance, no tax increment from the Moreno Valley parcels would be expended prior to completion of an agreement for the March JPA to expend an amount at least equal to the tax increment generated by the City parcels on selected improvements benefiting the City (see the attached email "March JPA"). Although the project also provides substantial benefit to the City of Perris, the offsetting project example provided was the improved access from I-215 to the east side of March ARB. We haven't located the MJPA RDA / City Agreement on the qualifying projects selection, but we understand that the JPA expended match funds to a substantial grant that improved portions of Harley Knox, Indian, and San Michele. Does your office have a record that the March RDA and City entered into an agreement? If so, can you please provide the file for our records? I am sure a historical search and forensic audit of previous JPA expenditures and other projects may yield additional benefits that may not have been disclosed.

In summary, the equal distribution "Option 1" presented to the Joint Powers Commission on December 22 does not comply with Section 4.d of the March Joint Powers Agreement and fails to adequately convey Moreno Valley's financial participation in the March JPA. Omitting Agency contributions undermines the spirit of cooperation envisioned by the Agreement founders. I feel compelled to insist that Moreno Valley's past and future contributions to March JPA be calculated and the offsetting benefits to Moreno Valley be quantified. If the end result of these calculations is that Moreno Valley's financial contributions to March JPA outweigh the value March JPA expended to Moreno Valley's benefit, the difference must be factored in to the asset distribution equitably.

Mike

Mike Lee
City Manager
City Manager's Office
City of Moreno Valley

p: 951.413.3020 | e: mikel@moval.org w: www.moval.org

14177 Frederick St., Moreno Valley, CA 92553

From: Mike Lee <mikel@moval.org>

Sent: Wednesday, December 22, 2021 9:30 AM

To: 'Dr. Grace Martin' <martin@marchjpa.com>

Cc: Thomas Rice - Best Best & Krieger LLP (Thomas.Rice@bbklaw.com) <thomas.rice@bbklaw.com>; Michele Patterson <michelep@moval.org>; Jim Simon <jsimon@webrsg.com>; Matthew Schenk <schenk@marchjpa.com>; Dan Fairbanks <fairbanks@marchjpa.com>; Gary Gosliga <[gosliga@marchjpa.com](mailto:gosluga@marchjpa.com)>; Brian Mohan <brianm@moval.org>

Subject: RE: 12/22/21 JPC Sunset Presentation

Grace

One thing you are missing is the amount of tax increment that Moreno Valley pays every year to support the JPA while the other member jurisdiction does not have that encumbrance.

Mike

Mike Lee

**City Manager
City Manager's Office
City of Moreno Valley**

p: 951.413.3020 | e: mikel@moval.org W: www.moval.org

14177 Frederick St., Moreno Valley, CA 92553

From: Dr. Grace Martin

Sent: Wednesday, December 22, 2021 9:24 AM

To: Dr. Grace Martin

Cc: Thomas Rice - Best Best & Krieger LLP (Thomas.Rice@bbklaw.com) ; Jim Simon ; Matthew Schenk ; Dan Fairbanks ; Gary Gosliga

Subject: 12/22/21 JPC Sunset Presentation

Warning: External Email – Watch for Email Red Flags!

Good morning TAC Members,

Attached for your purview is the modified Sunset Presentation that the Commission will hear at today's public meeting at 3pm. The Zoom link was forwarded to all of you, if you do not see it in your inbox please let me know.

The Commission will not be voting to sunset the MJPA today. They will only be selecting the Sunset Option that they would like staff to study further with the TAC, for a formal action in 2022. Since Commissioners have seen this presentation more than once, I've removed a few pictorial slides to simplify the presentation. I am confident that they will move forward with a decision today so we can start our full discussions at the TAC on the details of sunsetting the JPA.

Please let me know if you have any questions.

Sincerely,

Grace



Grace I. Martin, DPPD
Executive Director
14205 Meridian Parkway, Suite 140
Riverside, CA. 92518
w: (951) 656-7000
martin@marchjpa.com
www.marchjpa.com



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, DECEMBER 2, 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=L0oycW0zRHFyUWw1RmtnajFMTmIPQT09>

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, December 3, 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 November 25, 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, December 3, 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 November 5, 2020 (Page 5)**
- 3. Public Comments**
- 4. Organizational Matters**
 - a) Phase III Discussion (Page 7)
- 5. Next Special TAC Meeting –Thursday, January 7, 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: November 25, 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, November 5, 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
Kenneth Phung, City of Perris
Moises Lopez, City of Riverside (Arrived 2:35pm)
Member Lee, City of Moreno Valley

Absent: None

Others in Attendance:

Doug Anderson, Urban Futures
Michele Patterson, City of Moreno Valley
Col Rodney McCraine, MARB
Lt. Col. Hamilton Underwood, MARB
Jeremy Holm, Best Best & Krieger LLP
Dr. Danielle Kelly, March JPA
Jeff Smith, 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 Perez called the meeting to order at 2:02p.m.

- 2. Approval of the Minutes of the Special TAC Meeting held on October 1, 2020**
Motion to approve: Phung
Second: Lee
Abstain: None
Absent: Lopez

- 3. Public Comments**
None.

4. Organizational Matters

a) Phase III Discussion

Executive Director, Dr. Kelly and Doug Anderson of Urban Futures provided a presentation regarding Sales Tax Generation and Tax Increment. Jeremy Holm of BB&K discussed Succession Provisions with a review of assigning Development Agreements.

ACTION ITEMS:

Sales Tax Generation:

Acting Chair Perez asked staff to provide an overlay map of the potential sales tax generation uses on all approved projects.

Member Lee asked for the fiscal impacts with jobs and TOT to be included as well.

Dr. Kelly reported a fiscal impact study was conducted in 2016 and staff can renew that study, if requested. Acting Chair Perez asked for that previous study to be sent to the TAC members.

Tax Increment:

Member Lee requested a yearly break-down of all tax increment as far back as possible in JPA history from Urban Futures. Mr. Anderson stated he believes that information may only be obtained back to the year that redevelopment was abolished.

Succession Provisions Matrix and Development Agreements:

Acting Chair and Member Lee asked for a master schedule and timeline to be populated with sequence of events and allow for agreement negotiations to be included. Dr. Kelly stated currently the Phase III deadline runs through May 2021.

Member Lee asked for assets and valuation with encumbrances and assignments and schedule to be included in every meeting packet. He asked for an update on the property tax allocation with residual amounts returned to the jurisdictions.

Acting Chair Perez asked for a future meeting to include a CFD's and LLMD's discussion.

5. Next Meeting – December 3, 2020 at 2:00pm

6. Adjournment

The meeting adjourned at 2:39pm.

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: December 3, 2020

Background:

As requested by the Special TAC members, this meeting will review and discuss historical property tax generation, Landscape, Lighting and Maintenance District #1, Community Facilities District and sales tax generation for hotels and gas stations.



- Attachments:**
- 1) Sunset Timeline (Page 8)
 - 2) Historical Property Tax (Page 9)
 - 3) Landscape, Lighting and Maintenance District #1 (Page 10)
 - 4) Community Facilities District (Page 31)
 - 5) Sales Tax Generation Estimate for hotels and gas stations (Page 36)

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	Ongoing
Identify member agencies' contributions	09/02/20	120	12/31/20	Ongoing
Prepare Economic Impact Study (optional)		150		
Identify and address CalPers obligation	01/01/21	150	05/31/21	
Stakeholder engagement	03/01/21	90	05/30/21	
Negotiate amended DDAs	03/01/21	90	05/30/21	
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	

**March Air Force Base Redevelopment Project
Tax Increment Shares (FY 1996-97 through FY 2019-20)**

<u>TAXING ENTITY</u>	(A) Gross Tax Increment	(B) Pass Through Receipts	(C) Residual Receipts	(D) Total Taxing Entity Share (B + C)	(E) Total Successor Agency Share (A - D)
COUNTY GENERAL FUND	\$ 30,561,688	\$ 24,449,350	\$ -	\$ 24,449,350	\$ 6,112,338
COUNTY LIBRARY	2,302,990	2,302,990	-	2,302,990	-
COUNTY STRUCTURE FIRE PROTECTION	4,771,247	4,771,247	-	4,771,247	-
CITY OF MORENO VALLEY	2,265,869	438,899	452,462	891,361	1,374,508
MORENO VALLEY FIRE	2,058,323	442,251	389,223	831,474	1,226,849
CITY OF MORENO VALLEY LIBRARY	946,604	203,387	107,271	310,658	635,946
CITY OF RIVERSIDE	18,457	3,575	1,818	5,393	13,063

Source: Riverside County Auditor Controller.



March Joint Powers Authority Landscaping and Lighting Maintenance District No. 1

2020/2021 ENGINEER'S REPORT

**Intent Meeting: April 8, 2020
Public Hearing: May 13, 2020**

27368 Via Industria
Suite 200
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510 | 888.326.6864
Property Tax Information Line
T. 866.807.6864

www.willdan.com



ENGINEER'S REPORT AFFIDAVIT

Landscaping and Lighting Maintenance District No.1

Fiscal Year 2020/2021

March Joint Powers Authority

County of Riverside County, State of California

This Report describes the District and defines improvements, budget and relevant zones therein and the parcels to be levied for Fiscal Year 2020/2021 as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Riverside County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 26th day of March, 2020.

Willdan Financial Services
Assessment Engineer
On Behalf of March Joint Powers Authority

By: [Signature]
Susana Hernandez
Project Manager, District Administration Services

By: [Signature]
Richard Kopecky
R. C. E. # 16742



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PART V- ASSESSMENT ROLL 15

Introduction

Pursuant to the direction from the Commission, submitted herewith is the "Report," consisting of the following parts, pursuant to the provisions of Division 15, Part 2 of the Streets and Highways Code of the **STATE OF CALIFORNIA**, being the "Landscaping and Lighting Act of 1972", as amended, commencing with Section 22500. This "Report" is applicable for the ensuing 12-month period, being the fiscal year commencing July 1, 2020 to June 30, 2021.

The Report consists of five (5) parts:

PART I.

Plans and Specifications: The plans and specifications contained in Part I of this Report generally describe the improvements to be maintained and serviced. The referenced plans and specifications within Part 1 were prepared for construction purposes and further show and describe the detailed nature, location and extent of the improvements. These specific plans and specifications are on file in the Planning and Development Services Department of the March Joint Powers Authority and by reference are made part of this Report.

PART II

Method of Apportionment: Part II of the Report outlines the method of calculating each property's proportional special benefit necessary to calculate the property's annual assessment. This method of apportionment is consistent with the previously adopted method of apportionment for the Landscape and Lighting Maintenance District No.1 (District) that was approved by the property owners in protest ballot proceedings conducted in prior years. This section also includes a discussion of the general and special benefits associated with the various improvements to be provided within the District.

PART III

Cost Estimate: Included within Part III are estimates of the annual costs to operate, maintain, and service the improvements and appurtenant facilities for the mentioned fiscal year. The budget for each Benefit Zone includes an estimate of the maintenance costs and incidental expenses including, but not limited to: labor, materials, utilities, equipment, and administration expenses as well as the collection of other appropriate funding authorized by the 1972 Act and deemed necessary to fully support the improvements.

Part IV

Assessment Diagrams: This section of the Report contains a diagram showing the exterior boundary of the District, as well as, the boundaries of Benefit Zones within the District. Parcel identification, the lines and dimensions of each lot, parcel and subdivision of land within the District and Zones are shown on the Riverside County Assessor's Parcel Maps, and shall include any subsequent lot line adjustments or parcel changes therein. Reference is hereby made to the Riverside County Assessor's Parcel Maps for a detailed description of the lines and dimensions of each lot and parcel of land within the District.

Part V

Assessment Roll: An Assessment Roll showing the proportionate amount of the assessment to be charged in proportion to the benefits to be received by each lot or parcel within the exterior boundaries as shown on the below-referenced Diagram. This "Report" is applicable for the ensuing 12-month period, being the fiscal year commencing July 1, 2020 to June 30, 2021.

Part I- Plans and Specifications

There are three Benefit Zones in Landscaping and Lighting Maintenance District No. 1 (LLMD). Under Benefit Zone 1, there are six categories of improvements to be maintained, operated and serviced. The categories are public signage, lighting and traffic signals, landscaping, street sweeping, graffiti removal, and drainage facilities. These facilities are to be constructed in accordance with the Tentative Map (TM 30857), the Specific Plan, the Design Guidelines, and the Conditions of Approval for the March Business Center (MBC), all as approved and amended.

A general description of each category of the Benefit Zone 1 improvements is presented in the following paragraphs.

Signage and Lighting Improvements

The work to be performed consists of the energy, servicing, operation, and maintenance of the North Campus signage, the street lights installed along public streets and easements, and the pedestrian lighting installed along the south boundary of the North Campus (Van Buren Boulevard) and along the Interstate 215 Bridge.

Traffic Signal Improvements

The work to be performed consists of the energy, servicing, operation, and maintenance of traffic signals, safety lighting, beacons, and other electrically operated traffic control or warning devices installed along public streets, including routine maintenance and emergency call-out service.

Landscaping Improvements

The work to be performed includes the maintenance, servicing and repair of the landscaping, irrigation system, electrical, water, and ornamental structures and facilities located in public streets, rights of way, parkways, easements, slopes, open space areas and, various park facilities located on Lot 90, MBC TM 30857, South Campus.

It is noted that the MBC Specific Plan designates a 51-acre Military Theme Park to be located on Lot 90, MBC TM 30857, South Campus. Various park facilities to be maintained under LLMD 1 include three (3) acres of usable park space, parking lot, a three-quarter (3/4) mile pedestrian path system, a 15-foot easement along the south border of the 51-acre lot, and an easement for screening along the west border of the 51-acre lot.

Street Sweeping

The work to be performed includes the sweeping of interior public streets and easements.

Graffiti Removal

The work to be performed is the removal of graffiti on the exterior face of walls, or walls with the integration of fencing materials, along the rear of lots abutting open space and/or visible from residences and roadways.

Drainage Improvements

The work to be performed includes the maintenance, servicing and repair of the landscaping, irrigation system, electrical, and water facilities within the drainage improvements and appurtenances that convey and retain the storm drain flow within the MBC. These improvements include inlets, reinforced concrete pipes, catch basins, outlets, channels, drop structures, wash, detention basins, and slopes greater than 10-feet in vertical height.

It is noted that Lots 64 and 65, MBC TM 30857, North Campus will be maintained on an interim basis until accepted for maintenance by Riverside County Flood Control District. Acceptance is pending the completion of downstream facilities.



Plans and Specifications for the Benefit Zone 1 improvements to be maintained and/or improved for a fiscal year have been approved or are in the process of being designed for approval by the March Joint Powers Authority. The work to be performed is under the ownership and operation of the March Joint Powers Authority (MJPA).

The location of the Benefit Zone 1 improvements is further identified as the North or South Campus improvements. The Fiscal Year 2020/2021 estimated costs for each Campus are presented herein Part 3, the Cost Estimate.

Located north of Van Buren Boulevard, most of the North Campus improvements have been constructed and accepted for maintenance by the MJPA. North Campus improvements to be constructed and accepted for maintenance under Benefit Zone 1 in future fiscal years include Signage and a traffic signal to be constructed along Meridian Parkway between Innovation Drive and Opportunity Way.

Located south of Van Buren Boulevard, Phase 1 improvements in the South Campus have been accepted for maintenance and currently being maintained. As future North and South Campus improvements are constructed to be maintained under Benefit Zone 1, there will be a minimum of 90 days and a maximum of 365 days between the final inspection date and the date of acceptance of the improvements. Upon the completion of construction, the improvements will be shown in Atlas Maps, As-Built Maps and Specifications on file in the Office of the Planning and Development Services.

Reference is made to plans and specifications for Benefit Zone 1, North Campus improvements prepared by Kimley-Horn and Associates, Inc. and entitled as follows:

- Unit 1 Improvement Plans, March Business Center – Tract No. 30857
- Unit I Mass Grading Plan, March Business Center – Tract No. 30857-Unit 1
- March Business Center, Unit I Storm Drain
- Landscape Improvement Plans, Meridian Phase I – Unit 1
- Unit 2 Improvement Plans, March Business Center – Tract No. 30857-2
- Unit 3 Improvement Plans, March Business Center – Tract No. 30857-3
- Unit 3 Mass Grading Plan, March Business Center – Tract No. 30857-3
- March Business Center, Unit 3 Storm Drain
- Meridian Parkway, Street Improvement Plans, Meridian, Tract 30857-4
- Meridian Parkway, Street Light Plan, Meridian, Tract 30857-4
- Perris Valley MDP, Line B-1, Riverside County Flood Control and Water Conservation District
- Unit 4, Meridian, Street Improvement Plans, Meridian, Tract 30857-4
- Unit 4, Street Light Plan, Meridian, Tract 30857-4
- Unit 4, Mass Grading Plan, Meridian, Tract 30857-4
- Unit 4, Interim Basin Grading, Meridian, Tract 30857-4
- Unit 5 Mass Grading Plan, March Business Center – Tract No. 30857-5
- Mitigation Area 1 Grading Plan, Meridian, Tract 30857
- Mitigation Area 2 Grading Plan, Meridian, Tract 30857-4

Benefit Zone1, North Campus, plans and specification are also prepared by Lifescapes International, Inc. and are entitled "Landscape Improvement Plans, Meridian Unit 2", "Landscape Improvement Plans, Meridian Unit 3", "Landscape Architectural Drawings for Meridian Unit 4, Phase 1 & 2", and "Irrigation Plans for Meridian Unit 4 Landscape Improvements".

Plans and Specifications prepared by DRC Engineering for Annexation No. 3, Benefit Zone 1, North Campus improvements are entitled as follows:

- Precise Grading Plans, Meridian Park – Meridian West Building 1, Tract 37107 Lot 2
- Street Improvement Plans, Cactus Avenue, Meridian Parkway, Street A, and Street B, Tract 30857-8
- Storm Drain Plans, Tract 30857-8
- Meridian West Campus Lower Plateau, Street Lighting Plans, Tract 37107

Further reference is made to plans and specifications for Benefit Zone 1, South Campus improvements prepared by Kimley-Horn and Associates, Inc. and entitled as follows:

- County of Riverside, M.S. No. 4309, Van Buren Boulevard Phase II, Street Lighting Plans
- County of Riverside, Street Improvement Plans, Van Buren Boulevard - Phase II
- Meridian – South Campus Phase I, Street Lighting Plans, Tract 30857-7
- Meridian – South Campus Phase I, Street Improvement Plans, Tract 30857-7
- Mass Grading Plans, Meridian - South Campus Phase I, Tract No. 30857-7
- Perris Valley Village West Drive, Storm Drain Stage 1, Riverside County Flood Control and Water Conservation District
- Perris Valley-Village West Drive, Stage 2, Perris Valley-Krameria Avenue, Stage1, Perris Valley-Krameria North Storm Drain, Riverside County Flood Control and Water Conservation District

Benefit Zone 1, South Campus, plans and specification are also prepared by Ridge Landscape Architects and are entitled "County of Riverside, M.S. 4161, Van Buren Boulevard, Phase II, Landscape Plans" and "Meridian – South Campus Phase 1, Streetscape Improvement Plans, Tract 30857-7".

Reference is also made to the future plans and specifications for Street Improvement Plans, Mass Grading Plans, Storm Drain Plans and Landscape Plans required for the development of the MBC TM 30857. Pending design, the improvements to be maintained, operated and serviced under Benefit Zone 1 assessments are as set forth in the Specific Plan for the MBC, as amended.

Said plans and specifications showing the nature, location and extent of the improvements to be maintained and/or improved, under Benefit Zone 1, are hereby made a part of this report to the same extent as if attached hereto.

There are no improvements maintained under Benefit Zone 2.

In general, the annual work to be performed under Benefit Zone 3 includes the maintenance, servicing and repair of the landscaping, landscape hardscape, irrigation system, and appurtenances located in the joint access easement across Lots 9 and 10, Tract 30857-2 that provides access from Meridian Parkway to Lots 4, 9 and 10, Tract 30857-2.

Reference is made to Exhibit "D-2 and Exhibit D-3" attached to the Amended and Restated Declaration of Easements, Covenants, Conditions and Restrictions (CC&Rs) recorded on February 27, 2014 as Instrument Number 2014-0075719 in the Official Records of the Office of the Recorder of the County of Riverside, State of California. A legal description describing the location and extent of the public easements is set forth on these Exhibits.

Reference is also made to the landscaping plans and specifications prepared by STV Incorporated and ima and entitled "RCTC Perris Valley Line, Moreno Valley/March Field Station C" for the landscaping improvements to be located within these public easements.

The work to be performed does not include maintenance of the sidewalk between the landscape improvements and the curb or the maintenance of the Metrolink Station monument signs as depicted in Exhibit "E-2" and Exhibit "E-3" of the CC&Rs.



Said CC&Rs and the landscaping plans and specifications showing the nature, location and extent of the landscaping improvements to be maintained and/or improved, under Benefit Zone 3, are hereby made a part of this report to the same extent as if attached hereto.

Part II- Method of Apportionment

In response to the realignment of March Air Force Base, there was a determination by the MJPAA that a plan was required to provide for areas declared surplus and available for disposal actions. The MBC Specific Plan was prepared and approved and has been amended by the MJPAA to mitigate the losses associated with the base realignment. Implementation of the MBC Specific Plan will specifically benefit that area being re-aligned by establishing a cohesive identity and a land use plan that will result in a self-sustaining project with a large employment center.

Implementation of the Specific Plan required the formation of Landscaping and Lighting Maintenance District No. 1 (LLMD 1) to provide for the on-going maintenance of certain improvements. The intent of the District is to provide funding for the annual and continued maintenance of these improvements in perpetuity.

There are three benefit zones within LLMD 1. The locations of the Benefit Zone 1 improvements are further identified as the North or South Campus improvements. Due to the nature and extent of the improvements, and being in separate areas, each Campus is assessed separately for that Campus's facilities and services. Located north of Van Buren Boulevard, the North Campus parcels are assessed for the maintenance and services provided within the North Campus. Located south of Van Buren Boulevard, the South Campus parcels are assessed for the maintenance and services provided within the South Campus.

The parcels in the North Campus include approximately 60% of the total area within the MBC Specific Plan, with the remainder 40% to be developed in the South Campus. To be protected from inundation, before development of the South Campus could take place, certain drainage facilities were required to be constructed within the North Campus. Accordingly, 40% of the maintenance of the detention basins within the North Campus is assessed to the South Campus.

Proposition 218 requires that a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel. The Article XIII D provides that only special benefits are assessable. The Authority must separate the general benefits from the special benefits conferred on a parcel; a special benefit being a particular and distinct benefit over and above general benefits conferred on the public at large, including real property within the district.

The improvements are located within and/or immediately adjacent to properties within the District and were required as a condition of approval to develop. The improvements were installed and are maintained particularly and solely to serve, and for the benefit of, the properties within the respective Benefit Zones.

Landscaping in the medians along the major thoroughfares provides only incidental, negligible and non-quantifiable benefits to motorists traveling to, from or through the District. Operation and maintenance of the greenways within the District provides only incidental, negligible and non-quantifiable benefits to pedestrians and cyclists traveling through the greenbelts.

Any benefit received by properties outside of the District is inadvertent and unintentional. Therefore, any general benefits associated with the maintenance and servicing of the improvements are merely incidental, negligible, and non-quantifiable. The improvements detailed in Part I herein confer special benefits that affect the assessed property in Benefit Zone 1 in a way that is particular and distinct from the effects on other parcels and that real property in general and the public at large do not share.

Within each Campus, except for the detention basins, the extent of the Benefit Zone 1 improvements to be maintained adjacent to a parcel does not impart a particular benefit over and above the special benefit received from maintenance of all the improvements required under the Specific Plan. Nor does the location or land use of a parcel impart a benefit over and above the special benefit received from maintenance of the improvements. Land uses are located to encourage development, limit potential competition and to attract customers or clientele.

The method of assessment under Benefit Zone 1 is based on benefit units with an acre equal to one benefit unit. Each numbered Lot within Benefit Zone 1 will be assessed benefit units equal to the gross acreage listed on the MBC TM 30857. Upon recordation of Tract Maps, benefit units will be assessed based on each Lot's gross acreage shown on the Tract Map or Assessor's Parcel Map, less any area restricted for use by the Army Corp of Engineer's. This method of assessment applies to all categories of the Benefit Zone 1 improvements and incidental expenses. Incidental expenses include annual engineering, inspection, insurance, legal, administration, and finance expenses incurred by LLMD 1, including the processing of payments and the submittal of billings to the Riverside County Auditor for placement on the tax roll.

It is noted that:

- Due to limited access, 15 acres (Benefit Zone 1 benefit units) have been discounted on Lot 68, TM 30857, North Campus, to reflect the limited level of development potential.
- Under the ownership of the Riverside County Transportation Commission, Lot 4, Tract 30857-2 is being developed as a Metrolink Station site. The Metrolink will serve as a commuter rail, express bus, local bus and shuttle transfer facility.
- Development of the Metrolink site is consistent with the goals of the Transportation Demand Management Strategies set forth in the Specific Plan. Due to the benefit provided by the site and the site's limited frontage on Meridian Parkway, the assessed acreage (Benefit Zone 1 benefit units) on Lot 4, Tract 30857-2, has been reduced by 25%.
- The Army Corp of Engineer's has identified an ephemeral streambed that crosses Tract 37107 (Annexation No. 3). The streambed is the continuation of a conservation easement that prohibits development therein. To reflect the prohibition on development, the assessed area within Tract 37107 has been reduced to 111.7 acres. With final design and the surveyed designation of the restricted area, if less area is restricted, the area to be assessed will increase. If more area is restricted, the assessed area within Tract 37107 will remain at 111.7 acres.

The Specific Plan improvements are interrelated and the Benefit Zone 1 area within LLMD 1 benefits from the implementation of the Specific Plan. However, lots within a tract(s) where the improvements have been constructed benefit to a greater extent from the maintenance of the improvements. Additionally, lots within the tracts(s) that are occupied or under construction benefit to an even greater extent from the maintenance of the improvements.

To reflect the extent of benefit, each year the Benefit Zone 1 benefit units, within each Campus, will be assessed the current annual assessment in the following order:

1. Lots with Certificate of Occupancy or Building Foundation Permit issued prior to January 1 of the current fiscal year
2. Lots within a Tract Map recorded prior to January 1 of the current fiscal year
3. Lots within a phase where improvements have been constructed or were under construction prior to January 1 of the current fiscal year
4. Remainder Lots

All parcels in LLMD 1 are in Benefit Zone 1 or Benefit Zone 2. Lots within Benefit Zone 1 developed or to be developed as railroad, open space, park, channels, and detention basins are assessed zero benefit units. The area within Benefit Zone 2 is remainder area and is assessed zero benefit units. There are no improvements serviced, maintained or operated under Benefit Zone 2.



In general, the annual work to be performed under Benefit Zone 3 includes the maintenance, servicing and repair of the landscaping, landscape hardscape, irrigation system, and appurtenances located in the joint access easement across Lots 9 and 10, Tract 30857-2 that provides access from Meridian Parkway to Lots 4, 9 and 10, Tract 30857-2.

These Lots are further identified by the following Assessor Parcel Numbers:
Lot 4, Tract 30857-2, Assessor Parcel Number 297-100-036
Lot 9, Tract 30857-2, Assessor Parcel Number 297-100-041
Lot 10, Tract 30857-2, Assessor Parcel Number 297-100-042

Lots 4, 9 and 10, Tract 30857-2 benefit from the annual work to be performed under Benefit Zone 3. The method of assessment under Benefit Zone 3 is based on one benefit unit.

Until a grading permit was obtained for Lot 9 or Lot 10, Lot 4 benefited from and was assessed for the cost of the Benefit Zone 3 improvements. With the issuance of grading permits, the respective benefit and assessment for the cost of the Benefit Zone 3 improvements is Twelve and One-Half Percent (12.5%) for Lot 9, Twelve and One-Half Percent (12.5%) for Lot 10, with Lot 4 assessed the remaining Seventy-Five Percent (75%) of the Zone 3 costs.

It is noted that the Benefit Zone 3 assessments do not modify or preclude assessments levied on Lots 4, 9 and 10, Tract 30857-2, under Benefit Zone 1, North Campus.

To ensure joint access and provide for internal development, on February 27, 2014, as Instrument Number 2014-0075719, in the Office of the Recorder, County of Riverside, State of California, a document entitled "Amended and Restated Declaration of Easements, Covenants, Conditions and Restrictions (CC&Rs)", was recorded against Lots 4, 9 and 10, Tract 30857-2. The CC&Rs are consistent with the method of assessment under Benefit Zone 3. Said CC&Rs are hereby made a part of this report to the same extent as if attached hereto.

The Benefit Zone 3 improvements are an extension of the Meridian Parkway landscaping improvements that are maintained and improved under Benefit Zone 1. Benefit Zone 3 will be assessed for the costs associated with the Benefit Zone 3 improvements, including, but not limited to, regular maintenance and repairs, water and electric, dead plant replacement, mulch application, tree manicuring, and irrigation replacement and repairs.

The Benefit Zone 3 irrigation system ties into the existing irrigation system that services the Meridian Parkway Benefit Zone 1 improvements. At full maturity, the water and electric costs (utility expenses) for Benefit Zone 3 will be based on a maximum water allowance of 71 water billing units.

Each fiscal year, the total annual water and electric costs (utility expenses) for the shared meters will be determined. The total water billing units and efficient water use for the shared water meter will also be determined.

Upon these determinations, each fiscal year, Benefit Zone 3 will reimburse Benefit Zone 1 for utility expenses, as follows:

1. Adjust the water billing units assessed to Benefit Zone 3 to reflect that fiscal year's efficient water use. For example, if the water use during that fiscal year is 80% within budget, 56.8 water billing units (80% of 71 billing units) would be assessed to Benefit Zone 3.
2. Determine Benefit Zone 3's prorata share of the water usage. For example, if 2,000 water billing units were used by the shared meter, Benefit Zone 3's prorata share would be 0.0284% (56.8 units divided by 2,000 units).
3. The utility expenses to be reimbursed to Benefit Zone 1 by Benefit Zone 3 will be based on Benefit Zone 3's prorata share of the total water billing units. For example, if the utility expenses totaled

\$8,000.00, \$227.20 in utility expenses would be reimbursed to Benefit Zone 1 by Benefit Zone 3, for that fiscal year.

4. Consideration will be made for water use during the plant establishment period of new improvements.

On an annual basis, the total incidentals for Landscape and Lighting District No.1 (LLMD) will be prorated to the Benefit Zones based on each Benefit Zone's share of the annual maintenance costs for that fiscal year.

Based on the projected cash-flow, and annually thereafter, in order to provide sufficient funding through all phases of development, the maximum annual assessments under Benefit Zone 1, North Campus and South Campus, and Benefit Zone 3 are, subject to escalation factors, as listed below:

- The "Common Labor, Construction Cost Index", as published by Engineering News Record (ENR) in subsequent years,
- Utility rate increase(s) effective in subsequent years, current providers being:
 - Western Municipal Water District, and
 - Southern California Edison Company or March Joint Powers Utility Authority

The ENR Common Labor Construction Cost index is 1.80% over the prior year. Water utilities represent approximately 10.00% of the annual costs. With a cumulative Western Municipal Water District rate staying constant from the prior year, the total escalation factor for Fiscal Year 2020/2021 is 1.62%.

Accordingly, the effective and maximum annual assessment, all as subject to the above escalation factors, by Benefit Zone are summarized as follows:

Benefit Zone	Effective	Maximum
Benefit Zone 1, North Campus	\$2,030.62	\$2,030.62
Benefit Zone 1, South Campus	\$2,415.60	\$3,103.84
Benefit Zone 2	\$0.00	\$0.00
Benefit Zone 3	\$3,921.66	\$3,921.66

The following is a summary of the Zone 1 Benefit Units for the current fiscal year:

Fiscal Year 2020/2021 Zone 1 Benefit Units					
Campus	Permitted	Final Map	Construction	Undeveloped	Total
North Campus	438.88	59.50	68.64	18.80	585.82
South Campus	48.02	148.30	0.00	229.38	425.70
Total 2020/2021 Benefit Units	486.90	207.80	68.64	248.18	1011.52

A summary of the Benefit Zone 1 assessments, for the current fiscal year, is listed as follows:

Fiscal Year 2020/2021 Benefit Zone 1 Effective Assessments					
FY 2020/2021 Assessment Per Benefit Unit					
		Permitted	Final Map	Construction	Undeveloped
North Campus		\$2,030.62	\$2,030.62	\$2,030.62	\$0.00
South Campus		\$2,415.60	\$2,415.60	\$2,415.60	\$0.00
FY 2020/2021 Total Assessments					
Campus	Total	Permitted	Final Map	Construction	Undeveloped
North Campus	\$1,155,320.52	895,117.26	120,821.56	139,381.70	\$0.00
South Campus	\$474,229.26	115,996.08	358,233.18	\$0.00	\$0.00
Total 2020/2021 Assessments	\$1,629,549.78	\$1,011,113.34	\$479,054.74	\$139,381.70	\$0.00

The following is a summary of the Zone 3 Benefit Units and Assessments for the current fiscal year:

APN	Benefit Units	Effective Assessment
297-100-036	0.750	\$2,941.24
297-100-041	0.125	490.21
297-100-042	0.125	490.21
Totals	1.000	\$3,921.66

Reference is made to Part III, Cost Estimate for Details on the expenses assessed for Fiscal Year 2020/2021. For the specific assessment on each Lot and parcel within LLMD 1, for all improvements, for the Fiscal Year commencing July 1, 2020 to June 30, 2021 reference is made to Part IV, Assessment Roll included herein.

Part III- Cost Estimate

Fiscal Year 2020/2021 Cost Estimate
Landscaping and Lighting Maintenance District No. 1
March Joint Powers Authority

Proposed Budget 2020-2021				
Description	North Campus	South Campus		Total
	BZ 1	BZ 1	BZ 3	
ASSESSMENTS	1,151,398.86	474,229.26	3,921.66	\$1,629,549.78
Net Operating Revenue	1,151,398.86	474,229.26	3,921.66	1,629,549.78
Total Revenue	1,151,398.86	474,229.26	3,921.66	1,629,549.78
% increase				
IMPROVEMENTS				
Traffic Signals	29,725.82	11,058.05	0.00	40,783.88
Lighting	33,113.12	23,068.52	0.00	56,181.64
Landscaping	573,053.40	158,268.02	1,562.15	732,883.57
Drainage	278,942.66	0.00	0.00	278,942.66
Street Sweeping	40,220.98	0.00	0.00	40,220.98
Graffiti Removal/ Vandalism	1,358.12	1,166.26	0.00	2,524.38
Total Improvements Expenses	956,414.11	193,560.86	1,562.15	\$1,151,537.12
STORM DRAIN RESERVE FUND	249,309.50	45,633.65	95,409.50	390,352.66
INCIDENTAL EXPENSES				
Project Director	0.00	0.00	0.00	0.00
Project Manager	0.00	0.00	0.00	0.00
Administration	0.00	0.00	0.00	0.00
Salaries and Wages	96,533.57	22,492.80	207.54	119,233.92
Benefits	22,037.61	5,134.46	47.55	27,219.62
Post Employment Benefits	0.00	0.00	0.00	0.00
PERS Contributions	18,889.39	4,400.96	40.76	23,331.11
Medicare Tax	1,574.13	366.75	3.39	1,944.27
Unemployment	0.00	0.00	0.00	0.00
Workers Compensation Ins.	1,259.29	293.40	2.71	1,555.40
Operations	10,494.09	2,444.98	22.64	12,961.71
Transportation/Communication	12,592.92	2,933.97	27.16	15,554.06
Insurance	7,660.68	1,784.82	16.52	9,462.03
Assessment Engineer	13,642.33	3,178.47	29.43	16,850.23
Professional Services	9,444.67	2,200.48	20.37	11,665.53
Publication	1,049.40	244.49	2.27	1,296.15
Contingency county cost	10,494.10	2,444.98	22.64	12,961.72
Total Incidental Expenses	205,672.19	47,920.56	442.99	\$254,035.74
Cash Balance Forward July 1, 2019	602,715.24	294,929.09	2,430.87	900,075.20
Revenue & Loan Payments	1,239,177.57	474,227.07	3,921.66	1,717,326.30
Expenses	1,411,395.80	336,890.92	2,794.14	1,751,080.86
Projected Net Revenue	-172,218.23	137,336.15	1,127.52	-33,754.57
ESTIMATED ENDING CASH RESERVES	430,497.00	432,265.24	3,558.39	\$866,320.63

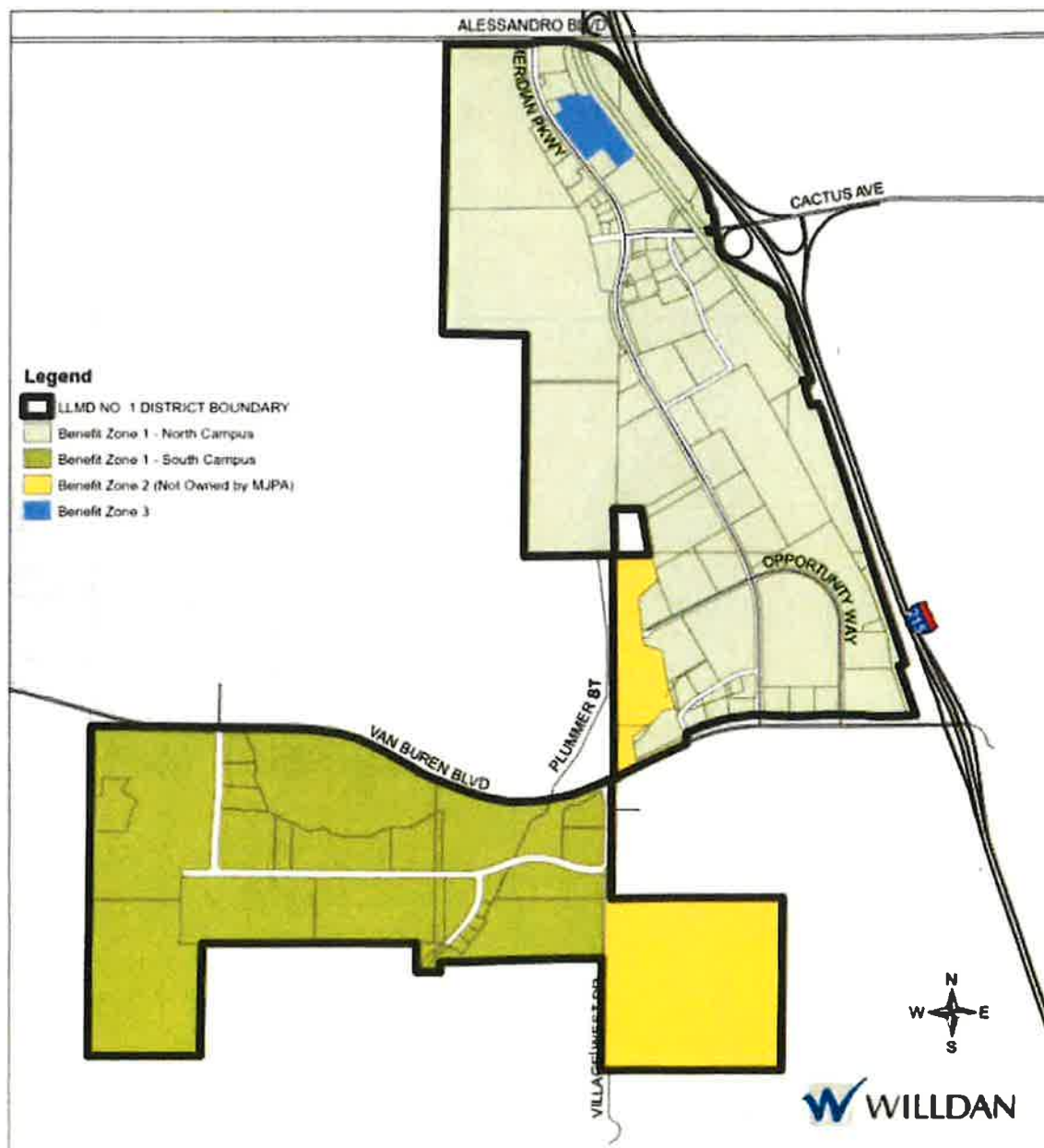
Part IV- Diagram

Landscaping and Lighting Maintenance District No. 1 March Joint Powers Authority

A diagram showing the exterior boundaries of Landscaping and Lighting Maintenance District No. 1, and the boundaries of the Benefit Zones within the District, is attached hereto. The diagram establishes the boundaries of the areas within the District, as the same existed at the time of the adoption of the Resolution of Intention and the initiation of these proceedings.

Reference is made to the County of Riverside Assessor's Maps for a detailed description of the lines and dimensions of any lots or parcels. The lines and dimensions of each lot shall conform to those shown on the County of Riverside Assessor's Maps for the fiscal year to which the "Report" applies.

**ASSESSMENT DIAGRAM OF
LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 1
MARCH JOINT POWERS AUTHORITY
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FISCAL YEAR 2020/2021**



Part V- Assessment Roll

Landscaping and Lighting Maintenance District No. 1 March Joint Powers Authority

For the specific assessment on each Lot and parcel within LLMD 1, for all improvements, for the Fiscal Year commencing July 1, 2020 to June 30, 2021, reference is made to the Assessment Roll following herein.

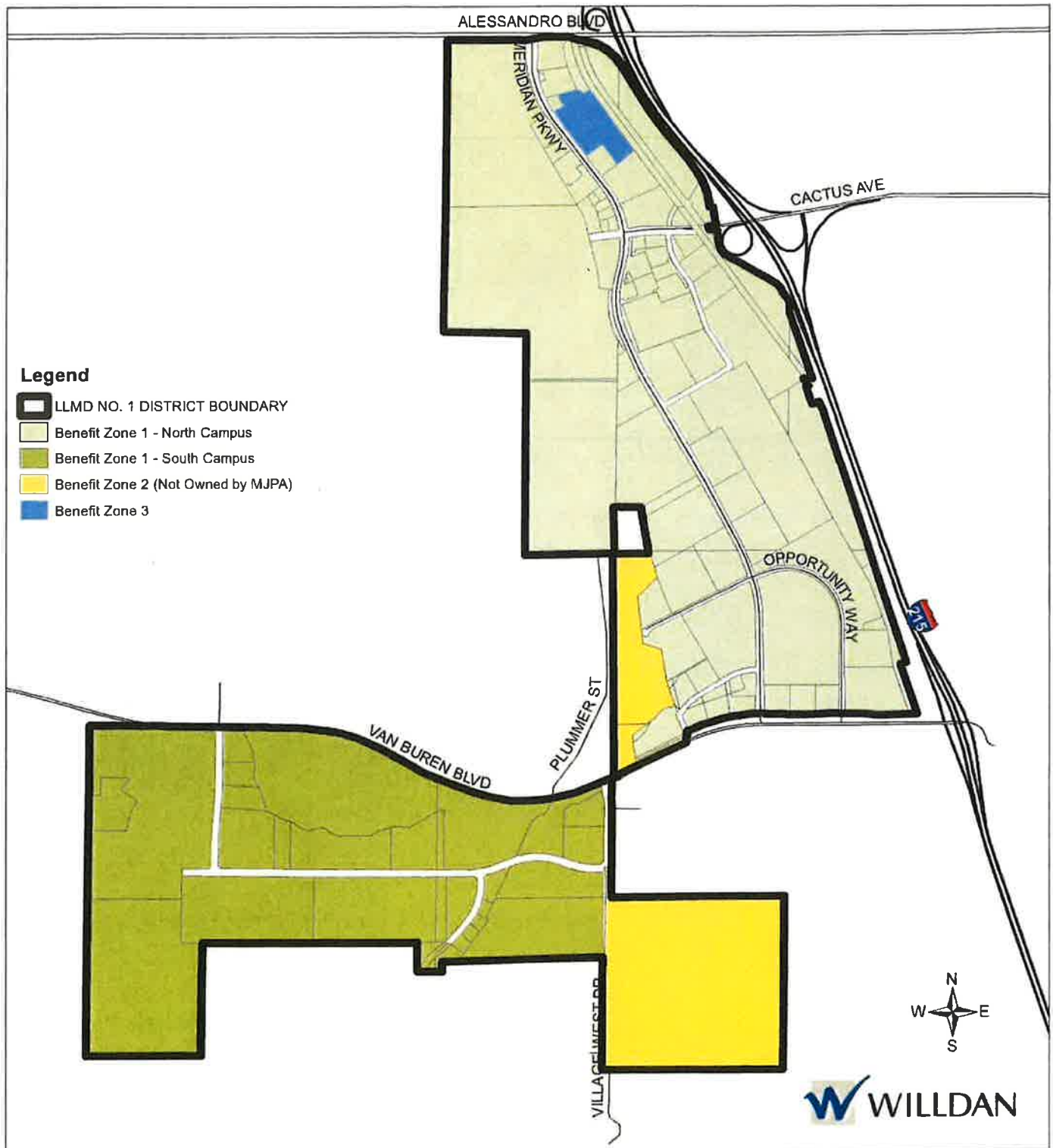
March Joint Powers Authority
 Landscaping and Lighting Maintenance District No. 1
 Fiscal Year 2020/21 Preliminary Assessment Roll
 (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Campus	Zone	Type	Benefit Units	Benefit Units - Zone 3	Charge (\$)
294-040-031	No Situs Available	North	1	Construction	25.24		\$51,252.84
294-040-033	No Situs Available	North	1	Construction	6.30		12,792.90
294-050-053	No Situs Available	North	1	Final Map	3.11		6,315.22
294-050-054	No Situs Available	North	1	Final Map	1.99		4,040.92
294-050-055	No Situs Available	North	1	Final Map	2.95		5,990.32
294-050-056	No Situs Available	North	1	Final Map	2.62		5,320.22
294-050-057	No Situs Available	North	1	Final Map	7.05		14,315.86
294-050-062	No Situs Available	North	1	Final Map	0.06		121.82
294-050-063	No Situs Available	North	1	Final Map	0.50		1,015.28
294-050-065	No Situs Available	North	1	Final Map	0.27		548.26
294-050-066	No Situs Available	North	1	Final Map	0.99		2,010.30
294-050-067	No Situs Available	North	1	Final Map	1.30		2,639.80
294-050-068	No Situs Available	North	1	Final Map	0.38		771.62
294-050-070	No Situs Available	North	1	Final Map	2.51		5,096.84
294-050-071	No Situs Available	North	1	Final Map	3.35		6,802.56
294-050-080	15801 MERIDIAN PKWY	North	1	Permitted	24.62		49,993.86
294-070-025	15750 MERIDIAN PKWY	North	1	Permitted	45.00		91,377.90
294-070-031	22220 OPPORTUNITY WAY	North	1	Permitted	9.90		20,103.12
294-070-032	22440 VAN BUREN BLVD	North	1	Final Map	14.41		29,261.22
294-070-038	22000 OPPORTUNITY WAY	North	1	Permitted	26.92		54,664.28
294-070-039	No Situs Available	North	1	Final Map	2.10		4,264.28
294-070-040	No Situs Available	North	1	Permitted	1.43		2,903.79
294-070-041	No Situs Available	North	1	Permitted	1.31		2,660.10
294-070-043	No Situs Available	North	1	Permitted	9.08		18,438.02
294-100-009	No Situs Available	South	1	Final Map	4.62		11,160.04
294-100-010	No Situs Available	South	1	Final Map	4.21		10,169.66
294-100-011	No Situs Available	South	1	Final Map	5.24		12,657.74
294-100-015	No Situs Available	South	1	Final Map	11.62		28,069.28
294-100-018	No Situs Available	South	1	Final Map	19.84		47,925.50
294-100-020	No Situs Available	South	1	Final Map	22.96		55,462.16
294-110-010	20801 KRAMERIA AVE	South	1	Permitted	48.02		115,896.08
294-110-011	20901 KRAMERIA AVE	South	1	Final Map	44.53		107,566.66
294-110-012	No Situs Available	South	1	Final Map	1.56		3,768.32
294-120-024	No Situs Available	South	1	Final Map	2.20		5,314.30
294-120-025	No Situs Available	South	1	Final Map	3.51		8,478.74
294-120-026	No Situs Available	South	1	Final Map	7.31		17,658.02
294-120-027	No Situs Available	South	1	Final Map	1.06		2,560.52
294-120-028	No Situs Available	South	1	Final Map	1.05		2,536.36
294-120-029	No Situs Available	South	1	Final Map	0.97		2,343.12
294-120-030	No Situs Available	South	1	Final Map	0.92		2,222.32
294-120-031	No Situs Available	South	1	Final Map	3.03		7,319.24
294-120-032	No Situs Available	South	1	Final Map	5.83		14,082.92
294-120-033	No Situs Available	South	1	Final Map	7.84		18,938.28
294-640-001	15001 MERIDIAN PKWY	North	1	Permitted	18.43		37,424.32
294-640-005	15001 MERIDIAN PKWY	North	1	Permitted	1.61		3,269.30
294-640-006	No Situs Available	North	1	Permitted	1.23		2,497.64
294-640-008	14800 MERIDIAN PKWY	North	1	Permitted	6.23		12,650.74
294-640-011	15001 MERIDIAN PKWY	North	1	Permitted	3.77		7,655.42
294-640-018	14800 MERIDIAN PKWY	North	1	Permitted	8.41		17,077.50
294-640-022	14900 MERIDIAN PKWY	North	1	Permitted	9.60		19,493.94
294-640-023	No Situs Available	North	1	Permitted	7.95		16,143.42
294-640-024	14950 MERIDIAN PKWY	North	1	Permitted	55.01		111,704.40
294-650-001	No Situs Available	North	1	Permitted	5.02		10,193.70
294-650-002	21822 OPPORTUNITY WAY	North	1	Permitted	13.35		27,108.76
294-650-003	15555 MERIDIAN PKWY	North	1	Permitted	7.04		14,295.56
294-650-010	No Situs Available	North	1	Final Map	0.19		385.80
294-650-011	15555 MERIDIAN PKWY	North	1	Permitted	3.23		6,558.88
297-100-036	14160 MERIDIAN PKY	North	1 & 3	Permitted	10.85	0.75	24,973.48
297-100-037	No Situs Available	North	1	Permitted	2.62		5,320.22
297-100-038	14350 MERIDIAN PKY	North	1	Permitted	8.54		17,341.48
297-100-041	No Situs Available	North	1 & 3	Permitted	0.95	0.125	2,419.28
297-100-042	No Situs Available	North	1 & 3	Permitted	0.70	0.125	1,911.64
297-100-047	No Situs Available	North	1	Final Map	3.10		6,294.90
297-100-048	No Situs Available	North	1	Final Map	1.85		3,756.62
297-100-064	14205 MERIDIAN PKY	North	1	Permitted	3.29		6,680.72
297-100-065	14305 MERIDIAN PKWY	North	1	Permitted	3.28		6,660.42
297-100-080	No Situs Available	North	1	Construction	0.00		0.00
297-100-083	No Situs Available	North	1	Construction	1.71		3,472.36
297-100-084	No Situs Available	North	1	Construction	19.75		40,104.74
297-100-085	No Situs Available	North	1	Construction	0.37		751.32
297-110-036	No Situs Available	North	1	Construction	0.00		0.00
297-110-041	No Situs Available	North	1	Construction	12.24		24,854.78
297-110-042	No Situs Available	North	1	Construction	3.03		6,152.76
297-110-043	No Situs Available	North	1	Final Map	4.52		9,178.40

Assessor's Parcel Number	Situs Address	Campus	Zone	Type	Benefit Units	Benefit Units - Zone 3	Charge (\$)
297-230-011	No Situs Available	North	1	Final Map	2.34		4,751.64
297-230-012	No Situs Available	North	1	Final Map	0.88		1,786.92
297-230-025	14530 INNOVATION DR	North	1	Permitted	4.06		8,244.30
297-230-026	14540 INNOVATION DR	North	1	Permitted	5.53		11,229.30
297-230-031	14600 INNOVATION DR	North	1	Permitted	26.89		54,603.34
297-231-002	No Situs Available	North	1	Permitted	1.95		2,132.14
297-231-006	14575 INNOVATION DR	North	1	Permitted	16.53		33,566.12
297-231-007	14538 MERIDIAN WAY	North	1	Permitted	1.38		2,802.24
297-231-008	14528 MERIDIAN WAY	North	1	Permitted	2.81		5,706.02
297-231-009	14518 MERIDIAN PKWY	North	1	Permitted	3.08		6,254.30
297-231-010	21801 CACTUS AVE	North	1	Permitted	0.95		1,929.08
297-231-011	21803 CACTUS AVE	North	1	Permitted	1.33		2,700.72
297-231-012	14519 INNOVATION DR	North	1	Permitted	2.40		4,873.48
297-231-013	14529 INNOVATION DR	North	1	Permitted	1.96		3,980.00
297-231-014	14539 INNOVATION DR	North	1	Permitted	3.24		6,579.18
297-231-015	14605 INNOVATION DR	North	1	Permitted	8.78		17,828.82
297-231-016	14555 MERIDIAN PKWY	North	1	Permitted	10.80		21,930.68
297-232-004	14813 MERIDIAN PKWY	North	1	Permitted	29.41		59,719.14
297-232-005	14751 MERIDIAN PKWY	North	1	Permitted	5.63		11,432.38
297-232-006	No Situs Available	North	1	Final Map	3.03		6,152.76
297-233-001	21804 CACTUS AVE ##1-1	North	1	Permitted	0.24		487.32
297-233-002	21804 CACTUS AVE ##1-2	North	1	Permitted	0.14		284.26
297-233-003	21804 CACTUS AVE ##1-3	North	1	Permitted	0.15		304.58
297-233-004	21804 CACTUS AVE ##1-4	North	1	Permitted	0.18		365.48
297-233-005	21804 CACTUS AVE ##1-5	North	1	Permitted	0.13		263.96
297-233-006	21804 CACTUS AVE ##1-6	North	1	Permitted	0.55		1,116.82
297-233-007	CACTUS AVE #2-1	North	1	Permitted	0.19		385.80
297-233-008	CACTUS AVE #2-2	North	1	Permitted	0.13		263.96
297-233-009	CACTUS AVE #2-3	North	1	Permitted	0.15		304.58
297-233-010	CACTUS AVE #2-4	North	1	Permitted	0.18		365.48
297-233-011	CACTUS AVE #3-1	North	1	Permitted	0.19		385.80
297-233-012	CACTUS AVE #3-2	North	1	Permitted	0.19		385.80
297-233-013	CACTUS AVE #3-3	North	1	Permitted	0.18		365.48
297-233-014	21800 CACTUS AVE ##3-4	North	1	Permitted	0.19		385.80
297-233-015	21800 CACTUS AVE ##4-1	North	1	Permitted	0.12		243.66
297-233-016	21800 CACTUS AVE ##4-2	North	1	Permitted	0.15		304.58
297-233-017	21800 CACTUS AVE ##4-3	North	1	Permitted	0.14		284.26
297-233-018	21800 CACTUS AVE ##5-1	North	1	Permitted	0.23		467.02
297-233-019	21800 CACTUS AVE ##5-2	North	1	Permitted	0.25		507.66
297-233-020	21800 CACTUS AVE ##5-3	North	1	Permitted	0.16		324.88
297-233-021	21800 CACTUS AVE ##5-4	North	1	Permitted	0.16		324.88
297-233-022	CACTUS AVE #6-1	North	1	Permitted	0.14		284.26
297-233-023	21828 CACTUS AVE ##6-2	North	1	Permitted	0.18		365.48
297-233-024	21828 CACTUS AVE ##6-3	North	1	Permitted	0.13		263.96
297-233-025	21828 CACTUS AVE ##6-4	North	1	Permitted	0.13		263.96
297-233-026	21832 CACTUS AVE ##7-1	North	1	Permitted	0.16		324.88
297-233-027	21832 CACTUS AVE ##7-2	North	1	Permitted	0.09		182.74
297-233-028	21832 CACTUS AVE ##7-3	North	1	Permitted	0.14		284.26
297-233-029	21832 CACTUS AVE ##7-4	North	1	Permitted	0.13		263.96
297-233-030	21800 CACTUS AVE ##8-1	North	1	Permitted	0.15		304.58
297-233-031	21800 CACTUS AVE ##8-2	North	1	Permitted	0.23		467.02
297-233-032	21800 CACTUS AVE ##8-3	North	1	Permitted	0.19		385.80
297-233-033	21800 CACTUS AVE ##8-4	North	1	Permitted	0.16		324.88
297-233-034	21800 CACTUS AVE ##9-1	North	1	Permitted	1.07		2,172.74
297-233-035	21800 CACTUS AVE ##10-1	North	1	Permitted	1.07		2,172.74
297-240-001	14477 MERIDIAN PKWY	North	1	Permitted	0.71		1,441.72
297-240-003	14457 MERIDIAN PKWY	North	1	Permitted	0.85		1,726.00
297-240-004	14437 MERIDIAN PKWY	North	1	Permitted	0.81		1,644.78
297-240-005	14407 MERIDIAN PKWY	North	1	Permitted	0.61		1,238.68
297-240-006	14417 MERIDIAN PKWY	North	1	Permitted	0.47		954.38
297-241-001	14467 MERIDIAN PKWY ##A	North	1	Permitted	0.26		527.96
297-241-002	14467 MERIDIAN PKWY	North	1	Permitted	0.26		527.96
297-241-004	14427 MERIDIAN PKWY ##7A	North	1	Permitted	0.26		527.96
297-241-005	14427 MERIDIAN PKWY ##7B	North	1	Permitted	0.26		527.96
297-241-006	14427 MERIDIAN PKWY ##7C	North	1	Permitted	0.26		527.96
297-241-007	14427 MERIDIAN PKWY ##7D	North	1	Permitted	0.26		527.96
297-241-008	14427 MERIDIAN PKWY ##7E	North	1	Permitted	0.26		527.96
297-241-009	14427 MERIDIAN PKWY ##7F	North	1	Permitted	0.26		527.96
297-241-010	14427 MERIDIAN PKWY ##7G	North	1	Permitted	0.26		527.96
297-241-011	14427 MERIDIAN PKWY ##7H	North	1	Permitted	0.26		527.96
297-241-012	14427 MERIDIAN PKWY ##7I	North	1	Permitted	0.26		527.96
297-241-013	14427 MERIDIAN PKWY ##7J	North	1	Permitted	0.26		527.96
297-270-001	No Situs Available	North	1	Permitted	0.57		1,157.44
297-270-002	No Situs Available	North	1	Permitted	0.42		852.86
297-270-003	No Situs Available	North	1	Permitted	0.51		1,035.60
297-270-004	No Situs Available	North	1	Permitted	0.74		1,502.64
297-270-005	No Situs Available	North	1	Permitted	0.43		873.16
297-270-006	No Situs Available	North	1	Permitted	0.92		1,868.16
294-100-021	No Situs Available	South		Undeveloped	9.97		0.00
294-100-022	No Situs Available	South		Undeveloped	58.20		0.00
294-120-018	No Situs Available	South		Undeveloped	13.92		0.00

Assessor's Parcel Number	Situs Address	Campus	Zone	Type	Benefit Units	Benefit Units - Zone 3	Charge (\$)
294-120-020	No Situs Available	South		Undeveloped	4.92		0.00
294-120-022	No Situs Available	South		Undeveloped	7.15		0.00
294-130-014	No Situs Available	South		Undeveloped	16.54		0.00
297-270-007	No Situs Available	North	1	Permitted	1.06		2,152.44
297-270-008	No Situs Available	North	1	Permitted	1.91		3,878.48
297-270-009	No Situs Available	North	1	Permitted	0.72		1,462.04
297-270-010	No Situs Available	North	1	Permitted	1.03		2,091.52
297-270-011	No Situs Available	North	1	Permitted	0.83		1,685.40
294-670-001	No Situs Available	South	1	Undeveloped	8.99		0.00
294-670-002	No Situs Available	South	1	Undeveloped	6.39		0.00
294-670-003	No Situs Available	South	1	Undeveloped	4.57		0.00
294-670-004	No Situs Available	South	1	Undeveloped	78.46		0.00
294-670-005	No Situs Available	South	1	Undeveloped	2.94		0.00
294-670-006	No Situs Available	South	1	Undeveloped	1.18		0.00
294-670-007	No Situs Available	South	1	Undeveloped	1.06		0.00
297-230-029	No Situs Available	North		Undeveloped	0.00		0.00
294-670-008	No Situs Available	South	1	Undeveloped	3.43		0.00
294-670-009	No Situs Available	South	1	Undeveloped	1.25		0.00
294-050-050	No Situs Available	North	1	Undeveloped	0.00		0.00
294-060-013	No Situs Available	North	1	Undeveloped	0.00		0.00
294-060-018	No Situs Available	North	1	Undeveloped	0.00		0.00
294-070-014	No Situs Available	North	1	Undeveloped	0.00		0.00
294-100-004	No Situs Available	South	1	Undeveloped	10.20		0.00
294-110-007	No Situs Available	South	1	Undeveloped	0.21		0.00
294-120-036	No Situs Available	North	1	Undeveloped	0.00		0.00
297-100-049	No Situs Available	North		Undeveloped	0.00		0.00
297-100-056	No Situs Available	North	1	Undeveloped	0.00		0.00
297-100-057	No Situs Available	North		Undeveloped	5.25		0.00
297-100-059	No Situs Available	North		Undeveloped	13.55		0.00
297-100-062	No Situs Available	North		Undeveloped	0.00		0.00
297-100-063	No Situs Available	North		Undeveloped	0.00		0.00
297-110-032	No Situs Available	North		Undeveloped	0.00		0.00
297-110-033	No Situs Available	North		Undeveloped	0.00		0.00
297-160-014	No Situs Available	North		Undeveloped	0.00		0.00
297-160-015	No Situs Available	North		Undeveloped	0.00		0.00
297-230-030	No Situs Available	North		Undeveloped	0.00		0.00
Totals					1,011.52	1.00	\$1,629,549.78

**ASSESSMENT DIAGRAM OF
LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 1
MARCH JOINT POWERS AUTHORITY
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FISCAL YEAR 2020/2021**



**Engineer's Report for March Joint Powers Authority
Community Facilities District No. 2013-01 (March Lifecare Campus)
County of Riverside, State of California**

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES

A Special Tax (as hereinafter defined) shall be apportioned, levied and collected on all Parcels of Taxable Property in Community Facilities District No. 2013-01 (the "CFD") of the March Joint Powers Authority (the "Authority") in each Fiscal Year in an amount determined by the Commission of the Authority, through the application of the procedures described below. All Parcels in the CFD, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

A. DEFINITIONS. The terms used herein have the following meanings:

"Acreage" or "Acre" means that acreage shown on the Assessor's Parcel Map for each Parcel. In the event that the Assessor's Parcel Map shows no acreage, the Acreage for any Parcel shall be that shown or computed by the District Administrator based on the applicable final map, lot line adjustment, condominium plan or other recorded parcel map.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Part 1 of Division 2 of Title 5 of the California Government Code of the State of California.

"Adjusted Acreage" or "Adjusted Acre" means the Acreage of a Parcel minus the acreage for the area within Easement Notes 18, 19 and 20 on Parcel Map 36035 and as identified by the District Administrator for purposes of Section C of this Rate and Method of Apportionment. In no event shall the Adjusted Acreage assigned to the land within Parcel Map 36035 be less than listed in Section D, Table 1.

"Administrative Expenses" means the following actual or reasonably estimated costs directly related to the administration of the CFD: contract management costs for the Maintenance and Servicing of the Facilities with an allocable share of the applicable Authority staff; costs of computing the Special Taxes and of preparing the annual Special Tax Levy (whether by Authority, or an agent thereof); the fees and costs of collecting the Special Taxes (whether by the County of Riverside, the Authority, or otherwise); and the costs associated with preparing Special Tax disclosure statements and responding to public inquiries regarding the Special Taxes. Administrative Expenses shall also include engineering and attorney fees necessary for purposes of the CFD.

"Assessor Parcel Number" means a parcel of land as designated on a map of the County Assessor of the County of Riverside and which has been assigned a specific identifying number by the County Assessor.

"District Administrator" means an official of the Authority, or an agent thereof, responsible for determining the Special Tax Requirement and providing for the levy and collection of the Special Taxes.

"Developed Property" means a Parcel in the CFD within Parcel Map 36035.

“Developer Deposit” means an amount required to fund the Administrative Expenses, Maintenance and Servicing Expenses and the Tax Roll Reserve in the Fiscal Year for which the Special Taxes are to be levied and the subsequent Fiscal Year (2 years). This amount shall be deposited with the Authority and the funds made available for the Special Tax Requirement.

“Exempt Property” means all property within the CFD which is exempt from the Special Tax pursuant to Section E.

“Facilities” mean the public improvements, in whole or in part, authorized to be maintained and serviced under the CFD.

“Fiscal Year” means the period starting on July 1 and ending the following June 30.

“Maintenance and Servicing Expenses” means the actual or reasonably estimated costs directly related to the continued operation, maintenance, repair, replacement and servicing of the Facilities.

“Maximum Annual Special Tax” means the initial amount of \$4,305.20 per Adjusted Acre of a Developed Parcel which shall be applicable for the first levy of the Special Tax. Following the initial year, the Maximum Annual Special Tax, shall be increased on July 1, and on each July 1 thereafter by an amount equal to three percent (3%) of the amount of such rate for the preceding Fiscal Year.

“Non-Realigned Property” means a parcel in the CFD and outside of Parcel Map 36035 that is further identified as Assessor Parcel Number 294-080-005 through -008, and -011 that property described within the Quitclaim Deed recorded in the Official Records as Instrument Number 2006-0359740 in the Office of the Assessor-County Clerk-Recorder of the County of Riverside, State of California, on May 17, 2006.

“Parcel Map 36035” means Parcel Map 36035 as recorded in Book 235 of Parcel Maps, Pages 28 through 42, as Instrument Number 2013-0137571, in the office of the Assessor-County Clerk-Recorder of the County of Riverside, State of California, on the 21st day of March, 2013.

“Proportionately” means that the ratio of the amount of Special Tax Requirement levied per Adjusted Acre to the Maximum Annual Special Tax per Adjusted Acre is the same for all Taxable Property.

“Realigned Property” means “Non-Realigned Property” declared surplus and available for disposal actions with a development approved by the Authority as of March 1 of the Fiscal Year preceding the Fiscal Year for which the Special Taxes are being levied.

“Special Tax Requirement” means that amount, after taking into consideration available funds, required in any Fiscal Year to pay the Administrative Expenses and Maintenance and Servicing Expenses and, in addition, provides for the Tax Roll Reserve.

“Taxable Property” means all the land within the boundaries of the CFD which is not Non-Realigned Property or Exempt Property.

“Tax Roll Reserve” means an amount for the payment of Administrative Expenses and Maintenance and Servicing Expenses incurred prior to the receipt of tax collections from the County of Riverside. The fiscal year begins July 1 and the first installment from the tax roll collections is usually distributed by the County of Riverside the following January.

“Undeveloped Property” means parcels of Taxable Property that are not classified as Developed Property, Non-Realigned Property or Realigned Property.

B. CLASSIFICATION OF PROPERTY. For each Fiscal Year, the Authority shall classify all Parcels within the CFD to be Developed Property, Non-Realigned Property, Realigned Property, Undeveloped Property or Exempt Property subject to the levy of the Special Taxes as determined pursuant to Sections C and D.

C. MAXIMUM ANNUAL SPECIAL TAX.

1. The Maximum Annual Special Tax for a Parcel shall be the amount derived by multiplying the Adjusted Acreage of the Parcel by the Maximum Annual Special Tax. In no event shall the Adjusted Acreage assigned to the land within Parcel Map 36035 be less than listed in Section D, Table 1.
2. For purposes of determining the Maximum Annual Special Tax for all Parcels for each Fiscal Year following the initial year, the Maximum Annual Special Tax shall be increased on July 1, and on each July 1 thereafter by an amount equal to three percent (3%) of the amounts of such rates for the preceding Fiscal Year.

D. APPORTIONMENT AND LEVY OF SPECIAL TAXES. For each Fiscal Year, the Authority shall cause the Maximum Annual Special Tax to be apportioned and levied on Taxable Property in the CFD as follows:

1. The Adjusted Acreage shall be assigned on Taxable Property within Parcel Map 36035, as specified on Table 1 shown on the following page.
2. The portion of each Parcel with Realigned Property shall be Taxable Property. The Adjusted Acreage of Realigned Property shall be computed by the District Administrator based on the applicable final map, lot line adjustment, condominium plan or other recorded parcel map.
3. The Special Tax shall be levied Proportionately on each Parcel of Taxable Property.

Table 1, Adjusted Acreage for Parcel Map 36035

Parcel, PM 36035	Acreage	Street Easement (18)	Public Realm (19)	Drainage Easement (20)	Adjusted Acreage
Parcel 1	4.68		0.00		4.68
Parcel 2	4.68		0.00		4.68
Parcel 3	3.40	0.48	1.11		1.81
Parcel 4	5.02	0.70	0.00	0.23	4.09
Parcel 5	2.75	0.13	0.24	0.19	2.19
Parcel 6	2.39	0.16	0.99		1.24
Parcel 7	5.97	0.10	0.58		5.29
Parcel 8	15.28	1.71	0.05	1.78	11.74
Parcel 9	4.15		0.83		3.32
Parcel 10	9.57	1.42	0.76	1.01	6.38
Parcel 11	3.81	0.26	0.32		3.23
Parcel 12	6.29	0.95	0.18	0.77	4.39
Parcel 13	3.24	0.34	0.20	0.34	2.36
Parcel 14	3.14		0.24		2.90
Parcel 15	1.68		0.27		1.41
Parcel 16	1.38	0.18	0.06		1.14
Parcel 17	2.41	0.18	0.61		1.62
Parcel 18	3.32	0.23	0.81		2.28
Parcel 19	1.64	0.23	0.09		1.32
Parcel 20	1.78		0.32		1.46
Parcel 24	4.82		0.18		4.64
Parcel 25	3.38		0.00		3.38
Parcel 26	4.61	0.31	0.00		4.30
Parcel 27	5.29	0.59	0.37		4.33
Parcel 28	2.05		0.18		1.87
Parcel 29	1.87		0.23		1.64
Parcel 30	3.08		0.13		2.95
Parcel 31	1.31		0.05		1.26
Parcel 32	1.16		0.06		1.10
Parcel 33	1.73		0.08		1.65
Parcel 34	2.26		1.00		1.26
Parcel 35	2.58		1.01		1.57
Parcel 36	1.01		0.04		0.97
Totals	121.73	7.97	10.99	4.32	98.45

E. EXEMPT PROPERTY.

1. The portion of each Parcel with Non-Realigned Property shall be exempt from the levy of the Special Tax.
2. No Special Tax shall be levied on the acreage within Easement Notes 18, 19 and 20 and Lettered Lots within Parcel Map 36035.

F. DURATION OF THE SPECIAL TAX.

1. Commencement of the Special Tax. The Special Taxes shall not be levied until the facilities are constructed and scheduled for acceptance for Maintenance and Servicing by the Authority. The Special Taxes will be levied in the initial fiscal year to provide funding to the Authority at the time of acceptance of the facilities, in whole or in part.
2. Duration of Special Tax. Taxable Property in the CFD shall be subject to the Special Tax in perpetuity.

G. MANNER OF COLLECTION. The Special Tax shall be collected in the same manner and at the same time as ad valorem property taxes; provided however, the Authority or its designee may directly bill the Special Tax and collect the Special Tax at a different time, or in a different manner, if necessary, to meet its financial obligation.

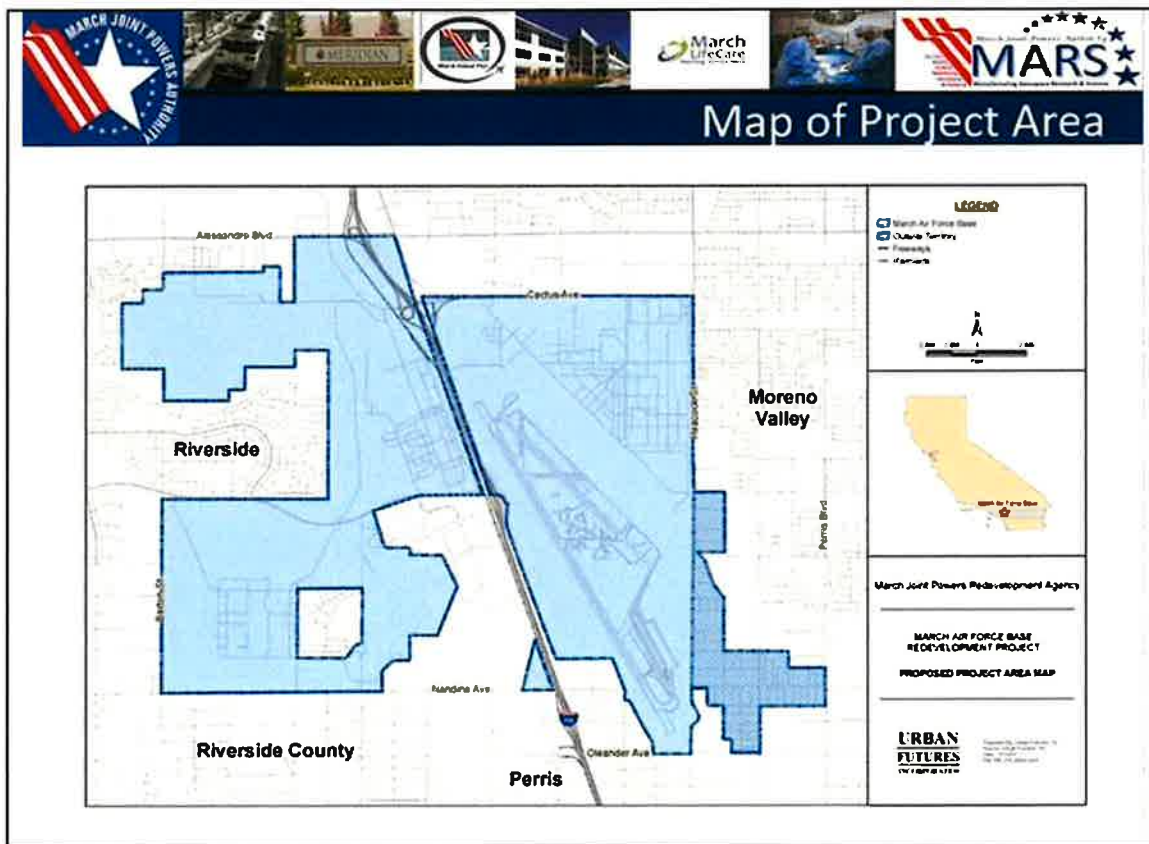
Gas Stations and Hotel Tax Generation

LOCATION	QUARTERLY – OPENING	QUARTERLY - FUTURE
Opportunity Way/Van Buren	\$20,000	\$25,000
Orange Terrace/Van Buren	\$10,000 - \$15,000	\$15,000*
Cactus/Meridian Pkwy	\$7,500	\$7,500
Hotel	\$2,000	\$2,000
TOTAL	\$39, 500 - \$44,500	\$49,500

*Sales tax generation will be probably no more than \$15,000/qtr given that the location at Opportunity way/Van Buren will get the majority of business from local traffic flows and Orange Terrace/Van Buren will compete with the Shell station at Van Buren/Trautwein.

Cindy Camargo

From: Mike Lee <mikel@moval.org>
Sent: Monday, October 11, 2021 3:38 PM
To: Dr. Grace Martin
Cc: Michele Patterson; Brian Mohan
Subject: FW: March JPA RDA | Moreno Valley TI Contributions
Attachments: Ordinance 499 - Staff Report 6.11.96.pdf; Ordinance 499 - 6.25.96.pdf; Sunsetting TAC Agenda 120320.pdf; RE: Moreno Valley Tax Increment Clarification; RE: March JPC | Moreno Valley contributions; March JPC | Moreno Valley contributions; March JP RDA 2013 map of parcels.pdf





Grace

Here are some background and attached info regarding Moreno Valley's tax increment contribution to March JPA.

On 6/25/1996, Moreno Valley pledged tax increment from the hashed properties within City limits (defined as the "Outside Territory" and shown on the Project Area Map above) to assist the March

Joint Powers Redevelopment Agency (RDA) make debt service funding for their bond issue. Please see attached Moreno Valley staff report and adopted Ordinance #499.

Included in the text of Moreno Valley Ordinance #499 was a condition precedent to the expenditure of any tax increment generated from Moreno Valley properties. The condition required March JPA RDA and the City to enter into an agreement for the RDA to expend an amount equal to the Moreno Valley-contributed tax increment on improvements “within and/or directly benefiting the Outside Territory...” Exhibit C to Ordinance #499 included an extensive list of qualifying improvement examples. Before he left, Marshall searched for an agreement with March RDA but never found that one was executed.

Based on the Sunsetting TAC staff report from 12/3/2020, Moreno Valley contributed \$ 3,237,303 in tax increment between FY 1996/97 – 2019/20. March JPA consultant Doug Anderson from Urban Futures provided additional information on 12/4/2020 (see attached email “RE: Moreno Valley Tax Increment Clarification”), confirming that the Moreno Valley contribution for fiscal year 2020/21 was \$ 610,944.

The Successor Agency to the March RDA issued \$33,095,000 refunding bonds in 2016 to refinance previously-issued debt. Repayment of the refunding bonds is expected to continue through 2041. I am not sure if the bond extension also obligated Moreno Valley TI. Thus we had issue in extension of this March RDA refunding bond.

Going forward, March JPA RDA can reasonably expect tax increment contributions from Moreno Valley to grow with additional development in the Outside Territory. Marshall Eyerman, former Moreno Valley Assistant City Manager / Finance Director / CFO, estimated that the \$3.8M in year-to-date contributions will grow by approximately another \$9M by the final payment of the bonds in FY 2040/41. The \$9M was from a 1/19/21 email from Marshall; it doesn't appear he had the FY 20/21 \$611k number when he estimated the \$9M. Adding the \$611k could potential be a benefit of \$12 - 14M to the JPA but a net cost to Moreno Valley.

The Outside Territory contribution and March JPA's obligation to expend an amount equal to the Moreno Valley-contributed tax increment on improvements “within and/or directly benefiting the Outside Territory...” must be reconciled before the Sunsetting calculations can be determined. In the 12/3/2020 email to Doug Anderson, we requested Moreno Valley's contributed dollars by parcel per year so we can get an accurate total, but haven't received it. We are resubmitting this request to you. I'm attaching a map with the Assessor's Parcel Numbers for the Outside Territory. Or perhaps HdL or RSG could prepare the report for us directly.

**March Air Force Base Redevelopment Project
Tax Increment Shares (FY 1996-97 through FY 2019-20)**

TAXING ENTITY	(A)	(B)	(C)	(D)	(E)
	Gross Tax Increment	Pass Through Receipts	Residual Receipts	Total Taxing Entity Share (B + C)	Total Successor Agency Share (A - D)
COUNTY GENERAL FUND	\$ 30,561,688	\$ 24,449,350	\$ -	\$ 24,449,350	\$ 6,112,338
COUNTY LIBRARY	2,302,990	2,302,990	-	2,302,990	-
COUNTY STRUCTURE FIRE PROTECTION	4,771,247	4,771,247	-	4,771,247	-
CITY OF MORENO VALLEY	2,265,869	438,899	452,462	891,361	1,374,508
MORENO VALLEY FIRE	2,058,323	442,251	389,223	831,474	1,226,849
CITY OF MORENO VALLEY LIBRARY	946,604	203,387	107,271	310,658	635,946
CITY OF RIVERSIDE	18,457	3,575	1,818	5,393	13,063

Source: Riverside County Auditor Controller.

agenda)

**March Air Force Base Redevelopment Project
City of Moreno Valley - Taxing Entity Shares of T.I.
(EST.) FY 2020-21**

TAXING ENTITY	(A)	(B)	(C)	(D)
	(Est. FY 20-21) Gross Tax Increment	(Est.) Pass Through Receipts	(Est.) Residual Receipts	Total Taxing Entity Share (B + C)
CITY OF MORENO VALLEY	\$ 511,887	\$ 78,476	\$ 183,291	\$ 261,767
MORENO VALLEY FIRE	443,634	67,868	158,577	226,479
CITY OF MORENO VALLEY LIBRARY	206,052	18,708	43,709	62,417
Totals	\$ 1,161,573	\$ 165,052	\$ 385,577	\$ 550,629

Source: Urban Futures, Inc.

Of course an accurate picture from your consultant will be helpful of TI paid to date and also projection of future TI that Moreno Valley pledged which should be considerations in the sunsetting calculations/settlements.

Hope this is helpful.

Mike

Mike Lee
City Manager
City Manager's Office
City of Moreno Valley

p: 951.413.3020 | e: mikel@moval.org w: www.moval.org
14177 Frederick St., Moreno Valley, CA 92553

Cindy Camargo

From: Douglas Anderson <douga@urbanfuturesinc.com>
Sent: Friday, December 4, 2020 4:01 PM
To: Michele Patterson; Danielle Kelly
Cc: Mike Lee
Subject: RE: Moreno Valley Tax Increment Clarification
Attachments: March JPA - MoVal Taxing Entity shares Est. 20-21.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Warning: External Email – Watch for Email Red Flags!

Hi, Michele – attached is a breakdown of estimated FY 21-20 tax increment shares for the (3) City of Moreno Valley taxing entities, from tax increment projected to be generated from the March Air Force Based Redevelopment Project. Please let me know if you have any questions.

Thanks, Doug

Douglas P. Anderson
Director, Public Finance Group
U^UU^U FUTURE^S | Incorporated
17821 E. 17th Street, Suite 245
Tustin, California 92780
Direct (714) 923-3543
Cell (714) 745-9334
douga@urbanfuturesinc.com

From: Michele Patterson
Sent: Thursday, December 03, 2020 4:07 PM
To: Douglas Anderson ; Danielle Kelly
Cc: Mike Lee
Subject: RE: Moreno Valley Tax Increment Clarification

Fantastic. Thank you!

Michele

Cell: 951.750.2047
Note: City Hall is closed on Fridays, effective May 22, 2020

Michele Patterson
Economic Development Manager
Economic Development
City of Moreno Valley
p: 951.413.3030 | e: michelep@moval.org w: www.moval.org
14177 Frederick St., Moreno Valley, CA 92553

TOP RANKED
FISCALLY STRONG CITY
IN THE NATION

*As ranked by The Fiscal Times®



From: Douglas Anderson <douga@urbanfuturesinc.com>
Sent: Thursday, December 3, 2020 3:48 PM
To: Danielle Kelly <kelly@marchjpa.com>; Michele Patterson <michelep@moval.org>
Cc: Mike Lee <mikel@moval.org>
Subject: RE: Moreno Valley Tax Increment Clarification

Warning: External Email – Watch for Email Red Flags!

Hi, Michele – the earlier chart shows a breakdown of FY 20-21 projected total tax increment by geographic regions, not by taxing entity. The “Moreno Valley” portion includes the City, County, schools, and special district shares. I will take a look and segregate the (3) Moreno Valley taxing entities from that portion, and get back to you tomorrow with that info.

Thanks, Doug

From: Danielle Kelly <kelly@marchjpa.com>
Sent: Thursday, December 03, 2020 3:42 PM
To: Michele Patterson <michelep@moval.org>; Douglas Anderson <douga@urbanfuturesinc.com>
Cc: Mike Lee <mikel@moval.org>
Subject: RE: Moreno Valley Tax Increment Clarification

Hi Michele,

I’ll defer to Doug to provide an answer.

Thanks,

Danielle M. Kelly, DPA
Executive Director
March Joint Powers Authority
Phone: 951-656-7000
Fax: 951-653-5558

From: Michele Patterson <michelep@moval.org>
Sent: Thursday, December 03, 2020 3:37 PM
To: Danielle Kelly <kelly@marchjpa.com>; 'douga@urbanfuturesinc.com' <douga@urbanfuturesinc.com>
Cc: Mike Lee <mikel@moval.org>
Subject: Moreno Valley Tax Increment Clarification

Hello Dr. Kelly and Mr. Anderson, Hope this email finds you well!

I’m confused by some March JPA RDA Tax Increment information from recent Special TAC meetings and Mike asked me to cc him on the clarification request below.

I took the data from the staff report / presentation for this afternoon and added a couple columns to sum the dollars per agency – see below. If I understood today’s presentation, the chart in the staff report indicates that Moreno Valley’s total TI from 1996 to FY 19/20 is \$5.27 million. And in that time, the City received pass thru and residual payments that total \$2.03 million and contributed \$3.24 million to the Successor Agency?

source: staff rpt to Sunsetting TAC for 12/3/20
 FY 1996/97 through 2019/20

TAXING ENTITY	GROSS TI	\$ TI per AGENCY	PASS THRU	RESIDUAL	TOTAL TAXING ENT SHARE	\$ REC'D per AGENCY	MIPA SUCCESSOR AGENCY SHARE	\$ CONTRIB to JPA per AGENCY
County General Fund	\$ 30,561,688		\$24,449,350	\$ -	\$ 24,449,350		\$ 6,112,338	
County Library	\$ 2,302,990	\$37,635,925	\$ 2,302,990	\$ -	\$ 2,302,990	\$31,523,587	\$ -	\$6,112,338
County Fire Protect	\$ 4,771,247		\$ 4,771,247	\$ -	\$ 4,771,247		\$ -	
City Moreno Valley	\$ 2,265,869		\$ 438,899	\$452,462	\$ 891,361		\$ 1,374,508	
Moreno Valley Fire	\$ 2,058,323	\$ 5,270,796	\$ 442,251	\$389,223	\$ 831,474	\$ 2,033,493	\$ 1,226,849	\$3,237,303
Moreno Valley Library	\$ 946,604		\$ 203,387	\$107,271	\$ 310,658		\$ 635,946	
City Riverside	\$ 18,457	\$ 18,457	\$ 3,575	\$ 1,818	\$ 5,393	\$ 5,393	\$ 13,064	\$ 13,064
City Perris	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTALS	\$ 42,925,178	\$42,925,178	\$32,611,699	\$950,774	\$ 33,562,473	\$33,562,473	\$ 9,362,705	\$9,362,705

March Air Force Base Redevelopment Project
 Tax Increment Shares (FY 1996-97 through FY 2019-20)

TAXING ENTITY	(A) Gross Tax Increment	(B) Pass Through Receipts	(C) Residual Receipts	(D) Total Taxing Entity Share (B + C)	(E) Total Successor Agency Share (A - D)
COUNTY GENERAL FUND	\$ 30,561,688	\$ 24,449,350	\$ -	\$ 24,449,350	\$ 6,112,338
COUNTY LIBRARY	2,302,990	2,302,990	-	2,302,990	-
COUNTY STRUCTURE FIRE PROTECTION	4,771,247	4,771,247	-	4,771,247	-
CITY OF MORENO VALLEY	2,265,869	438,899	452,462	891,361	1,374,508
MORENO VALLEY FIRE	2,058,323	442,251	389,223	831,474	1,226,849
CITY OF MORENO VALLEY LIBRARY	946,604	203,387	107,271	310,658	635,946
CITY OF RIVERSIDE	18,457	3,575	1,818	5,393	13,063

Source: Riverside County Auditor Controller.

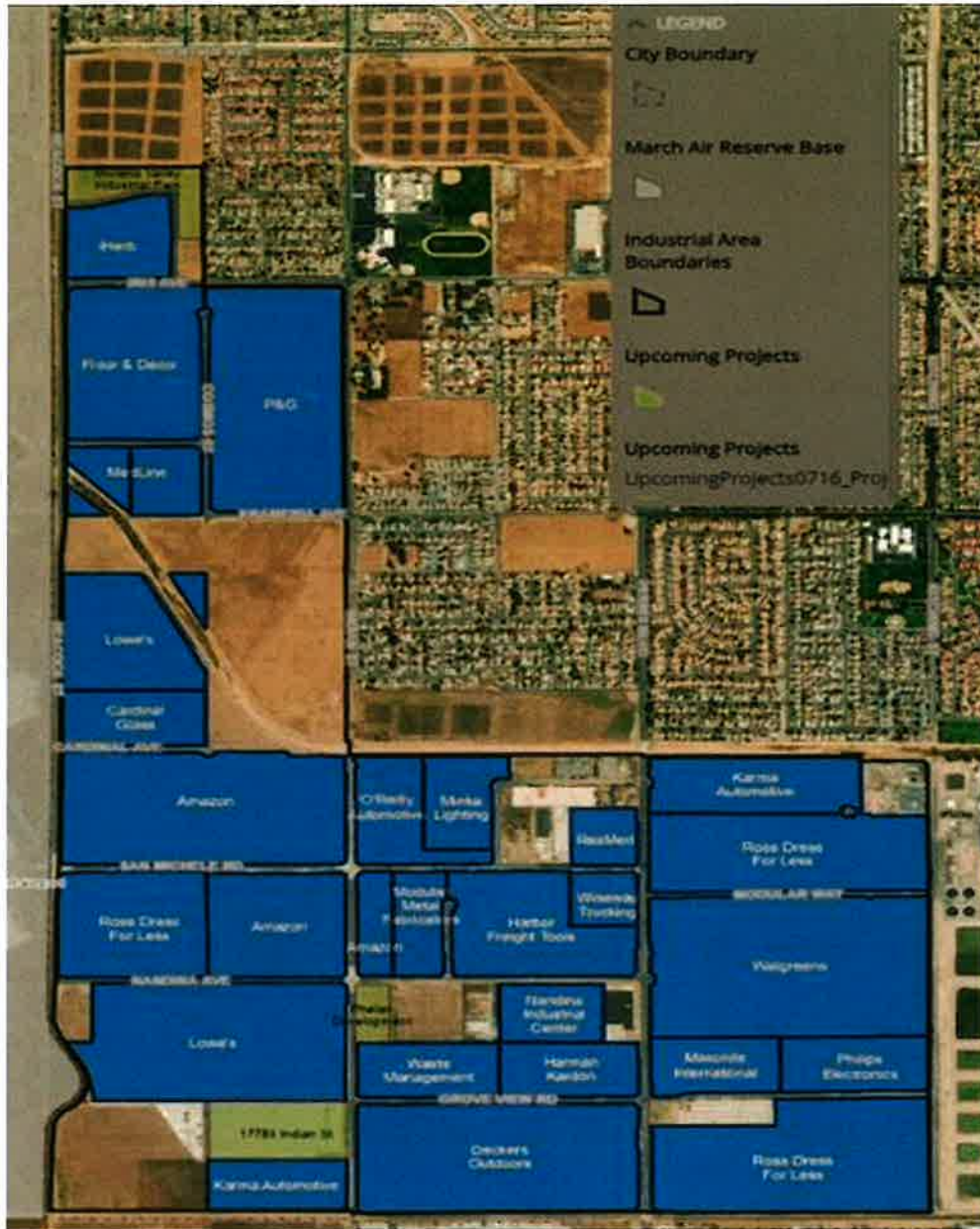
I compared that info with a slide from last month’s meeting, which looks like Moreno Valley’s TI from just FY20/21 was \$5.6 million (pass thru and residual payments for 20/21 unknown)? That’s a big jump in TI for FY 20/21.

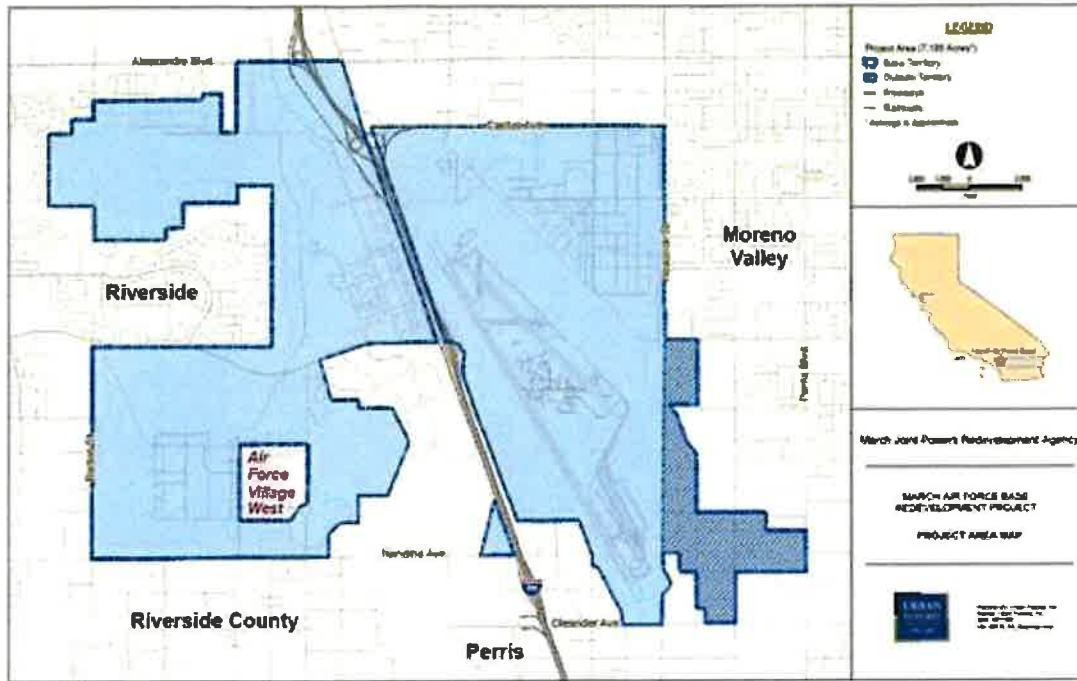


FY 20-21 Tax Increment by Sub Area

• Moreno Valley:	\$5,610,531
• East of I-215:	<u>1,001,916</u>
• Subtotal:	\$6,612,447
• Meridian – North:	\$11,578,884
• Meridian – South:	<u>4,091,754</u>
• Total T.I.:	\$22,283,085

Moreno Valley added a couple big buildings last year, but many of the buildings in south industrial area have been operating for several years. Can you point me to the TI, pass thru, residual, and JPA Successor Agency share values by parcel per year, in addition to the consolidated since 1996?





Many thanks,

Michele

Cell: 951.750.2047

Note: City Hall is closed on Fridays, effective May 22, 2020

Michele Patterson
Economic Development Manager
Economic Development
City of Moreno Valley

p: 951.413.3030 | e: michelep@moval.org w: www.moval.org
 14177 Frederick St., Moreno Valley, CA 92553

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*As ranked by The Fiscal Times®

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 WWW.MOVAL.ORG

**March Air Force Base Redevelopment Project
 City of Moreno Valley - Taxing Entity Shares of T.I.
 (EST.) FY 2020-21**

	(A) (Est. FY 20-21) Gross Tax Increment	(B) (Est.) Pass Through Receipts	(C) (Est.) Residual Receipts	(D) Total Taxing Entity Share (B + C)	(E) Total Successor Agency Share (A - D)
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CITY OF MORENO VALLEY LIBRARY	206,052	18,708	43,709	62,417	143,635
Totals	\$ 1,161,573	\$ 165,052	\$ 385,577	\$ 550,629	\$ 610,944

Source: Urban Futures, Inc.

Cindy Camargo

From: Marshall Eyerman <marshalle@moval.org>
Sent: Tuesday, January 19, 2021 7:52 AM
To: Michele Patterson
Cc: Mike Lee
Subject: RE: March JPC | Moreno Valley contributions

The number looks reasonable, but please note that the final payment of the bonds is in FY 2040/41 so this \$3.8M will grow by approx. another \$9M.

-Marshall

Marshall Eyerman
Assistant City Manager
Chief Financial Officer/City Treasurer
City Manager's Office
City of Moreno Valley

p: 951.413.3024 | e: marshalle@moval.org w: www.moval.org
14177 Frederick St., Moreno Valley, CA 92553

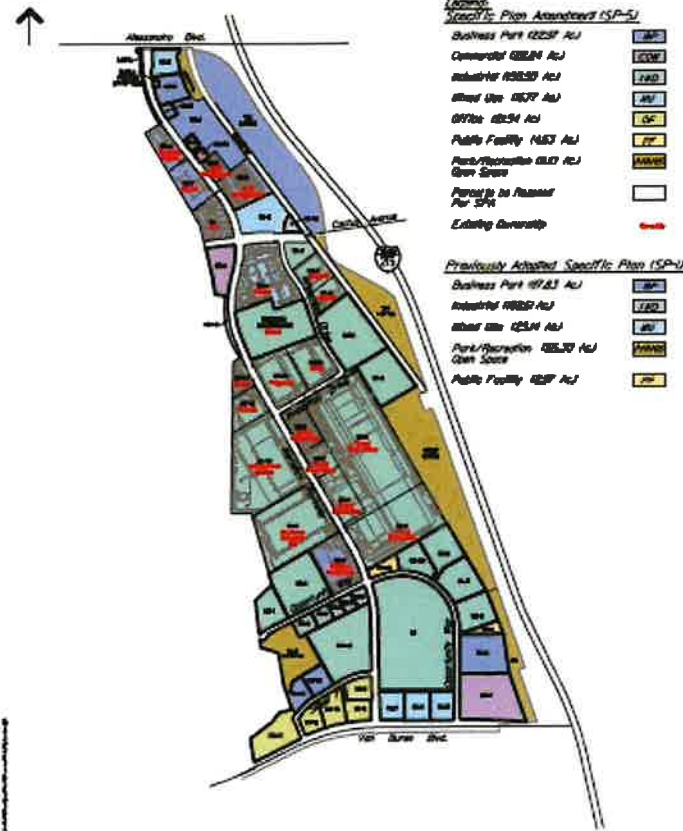
From: Michele Patterson
Sent: Thursday, January 14, 2021 6:03 PM
To: Marshall Eyerman
Cc: Mike Lee
Subject: March JPC | Moreno Valley contributions

Hi Marshall,

I've got some information to share about the tax increment from Moreno Valley that has been dedicated to the March JPA RDA. Dr. Kelly provided the attached report from the Riv Co Auditor Controller's office. It seems to indicate that Moreno Valley has contributed \$3.8 million since 1996. Does this seem about right to you?

Also, in answer to a question you've asked in the past... the March JPC adopted annual Subcommittee assignments again yesterday. Dr. Thornton remains a member of the March Business Center Implementation Committee (along with Supervisor Kevin Jeffries and Riverside Council Member Andy Melendrez), which oversees the Meridian Specific Plan development (the Lewis projects – north and south campuses).

Meridian - Specific Plan Amendment

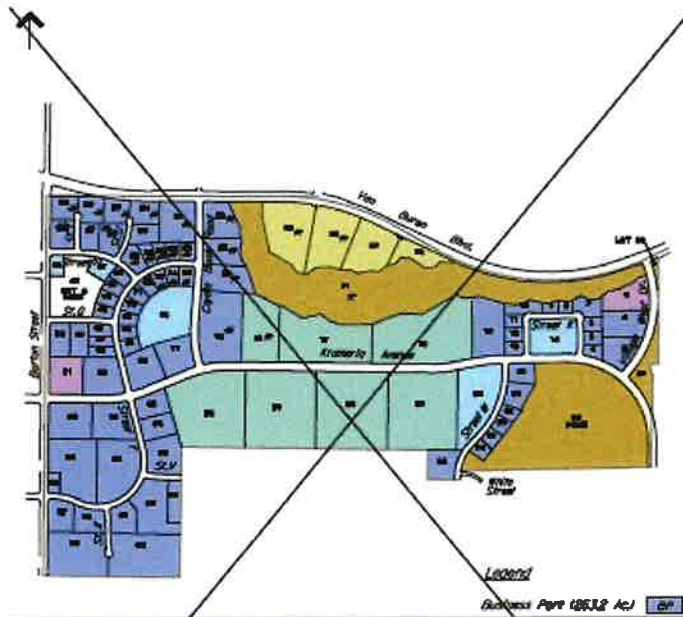


- Legend**
- Specific Plan Amendment (SP-5)**
- Business Park (B25P) AcJ [Color swatch]
 - Commercial (C22N) AcJ [Color swatch]
 - Industrial (I22S) AcJ [Color swatch]
 - Office (O25N) AcJ [Color swatch]
 - Public Facility (P25P) AcJ [Color swatch]
 - Park/Recreation (R25R) AcJ [Color swatch]
 - Open Space [Color swatch]
 - Proposed to be Planned For SP-1 [Color swatch]
 - Existing Generalship [Color swatch]
- Previously Adopted Specific Plan (SP-1)**
- Business Park (B25P) AcJ [Color swatch]
 - Industrial (I22S) AcJ [Color swatch]
 - Office (O25N) AcJ [Color swatch]
 - Park/Recreation (R25R) AcJ [Color swatch]
 - Public Facility (P25P) AcJ [Color swatch]

Figure B-8

Project Zoning: North Campus

Meridian - Specific Plan Amendment



- Legend**
- Business Park (B25P) AcJ [Color swatch]

Cell: 951.750.2047

Note: City Hall is closed on Fridays, effective May 22, 2020

Michele Patterson
Economic Development Manager
Economic Development
City of Moreno Valley

p: 951.413.3030 | e: michelep@moval.org W: www.moval.org

14177 Frederick St., Moreno Valley, CA 92553

From: Mike Lee <mikel@moval.org>

Sent: Wednesday, September 23, 2020 4:45 PM

To: Marshall Eyerman <marshalle@moval.org>; Michele Patterson <michelep@moval.org>

Subject: RE: March JPC 092320 | Agenda Summary

Marshall

This is just to get them a contract to explore.

It may be good for your team to compile a list of items and cost of our various expenditures that should be valued in our participation. Probably won't need it for a few months but I just want to have it ready at the appropriate time to provide it to JPA and make sure our expenditures and contribution are included in the analysis. This should start getting interesting...

Mike

Mike Lee
City Manager
City Manager's Office
City of Moreno Valley

p: 951 413 3020 | e: mikel@moval.org W: www.moval.org

14177 Frederick St., Moreno Valley, CA 92553

From: Marshall Eyerman

Sent: Wednesday, September 23, 2020 4:39 PM

To: Michele Patterson ; Mike Lee

Subject: FW: March JPC 092320 | Agenda Summary

As part of item 8 – 5) Urban futures, will they also look at the tax increment being calculated within the City of Moreno Valley that has been dedicated to the MJPA to support their bond issue which constructed the Van Buren bridge?

Marshall Eyerman
Assistant City Manager
Chief Financial Officer/City Treasurer
City Manager's Office
City of Moreno Valley

p: 951.413.3024 | e: marshalle@moval.org W: www.moval.org

14177 Frederick St., Moreno Valley, CA 92553

From: Michele Patterson <michelep@moval.org>

Sent: Wednesday, September 23, 2020 1:45 PM

To: Dr. Yxstian A. Gutierrez <yxstiangu@moval.org>; Victoria Baca <victoriab@moval.org>; Dr. Carla J. Thornton <carlat@moval.org>; David Marquez <davidma@moval.org>; Ulises Cabrera <ulisesca@moval.org>

Cc: Mike Lee <mikel@moval.org>; Marshall Eyerman <marshalle@moval.org>; Michael L. Wolfe, P.E. <michaelw@moval.org>; Pat Jacquez-Nares, CMC & CERA <patjn@moval.org>; Manuel A. Mancha

<manuelm@moval.org>; Abdul Ahmad <abdul.ahmad@fire.ca.gov>; Steve Quintanilla <steveq@qalawyers.com>; Patty Nevins <pattyn@moval.org>; Jessica Lambarena <jessical@moval.org>; Regina Flores, CMC <reginaf@moval.org>; Renee Bryant <reeneeb@moval.org>

Subject: March JPC 092320 | Agenda Summary

Greetings All,

This email distributes the agenda summary for this afternoon's March Joint Powers Commission meeting.

If you have any questions, please don't hesitate to call or email me.

Respectfully submitted,

Michele

Michele Patterson
Economic Development Manager
Economic Development
City of Moreno Valley

p: 951.413.3030 | e: michelep@moval.org W: www.moval.org

14177 Frederick St., Moreno Valley, CA 92553

Cindy Camargo

From: Michele Patterson <michelep@moval.org>
Sent: Thursday, January 14, 2021 6:03 PM
To: Marshall Eyerman
Cc: Mike Lee
Subject: March JPC | Moreno Valley contributions
Attachments: Sunsetting TAC - Member Agency Contributions Property Tax rpt 120320.pdf; March JPA RDA Property Tax on Moreno Valley Parcels 110520.xlsx

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Marshall,

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Also, in answer to a question you've asked in the past... the March JPC adopted annual Subcommittee assignments again yesterday. Dr. Thornton remains a member of the March Business Center Implementation Committee (along with Supervisor Kevin Jeffries and Riverside Council Member Andy Melendrez), which oversees the Meridian Specific Plan development (the Lewis projects – north and south campuses).

Meridian - Specific Plan Amendment

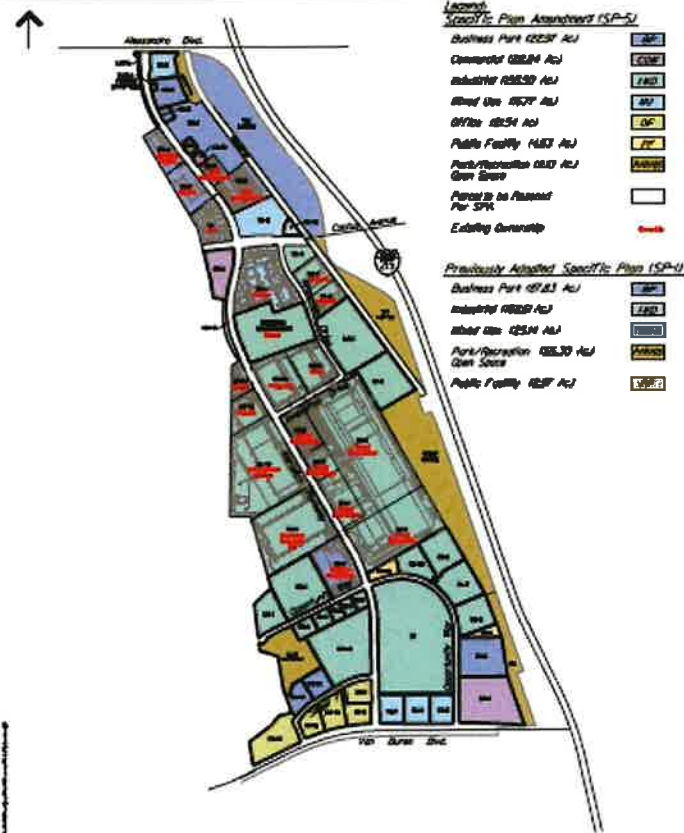
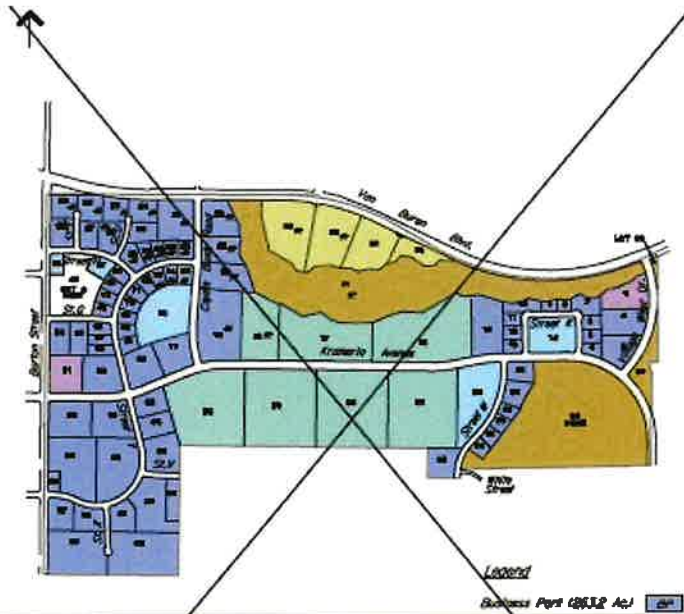


Figure B-8

Project Zoning: North Campus

Meridian - Specific Plan Amendment



Cell: 951.750.2047

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Michele Patterson
Economic Development Manager
Economic Development
City of Moreno Valley

p: 951.413.3030 | e: michelep@moval.org W: www.moval.org

14177 Frederick St., Moreno Valley, CA 92553

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Sent: Wednesday, September 23, 2020 4:45 PM

To: Marshall Eyerman ; Michele Patterson

Subject: RE: March JPC 092320 | Agenda Summary

Marshall

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Mike

Mike Lee
City Manager
City Manager's Office
City of Moreno Valley

p: 951.413.3020 | e: mikel@moval.org W: www.moval.org

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From: Marshall Eyerman

Sent: Wednesday, September 23, 2020 4:39 PM

To: Michele Patterson ; Mike Lee

Subject: FW: March JPC 092320 | Agenda Summary

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Marshall Eyerman
Assistant City Manager
Chief Financial Officer/City Treasurer
City Manager's Office
City of Moreno Valley

p: 951.413.3024 | e: marshalle@moval.org W: www.moval.org

14177 Frederick St., Moreno Valley, CA 92553

From: Michele Patterson <michelep@moval.org>

Sent: Wednesday, September 23, 2020 1:45 PM

To: Dr. Yxstian A. Gutierrez <yxstiang@moval.org>; Victoria Baca <victoriab@moval.org>; Dr. Carla J. Thornton <carlat@moval.org>; David Marquez <davidma@moval.org>; Ulises Cabrera <ulisesc@moval.org>

Cc: Mike Lee <mikel@moval.org>; Marshall Eyerman <marshalle@moval.org>; Michael L. Wolfe, P.E. <michaelw@moval.org>; Pat Jacquez-Nares, CMC & CERA <patjn@moval.org>; Manuel A. Mancha

<manuelm@moval.org>; Abdul Ahmad <abdul.ahmad@fire.ca.gov>; Steve Quintanilla <steveq@qalawyers.com>; Patty Nevins <pattyn@moval.org>; Jessica Lambarena <jessical@moval.org>; Regina Flores, CMC <reginaf@moval.org>; Renee Bryant <renee@moval.org>

Subject: March JPC 092320 | Agenda Summary

Greetings All,

This email distributes the agenda summary for this afternoon's March Joint Powers Commission meeting.

If you have any questions, please don't hesitate to call or email me.

Respectfully submitted,

Michele

Michele Patterson
Economic Development Manager
Economic Development
City of Moreno Valley

p: 951.413.3030 | e: michelep@moval.org W: www.moval.org

14177 Frederick St., Moreno Valley, CA 92553

**March Air Force Base Redevelopment Project
Tax Increment Shares (FY 1996-97 through FY 2019-20)**

TAXING ENTITY	(A)	(B)	(C)	(D)	(E)
	Gross Tax Increment	Pass Through Receipts	Residual Receipts	Total Taxing Entity Share (B + C)	Total Successor Agency Share (A - D)
COUNTY GENERAL FUND	\$ 30,561,688	\$ 24,449,350	\$ -	\$ 24,449,350	\$ 6,112,338
COUNTY LIBRARY	2,302,990	2,302,990	-	2,302,990	-
COUNTY STRUCTURE FIRE PROTECTION	4,771,247	4,771,247	-	4,771,247	-
CITY OF MORENO VALLEY	2,265,869	438,899	452,462	891,361	1,374,508
MORENO VALLEY FIRE	2,058,323	442,251	389,223	831,474	1,226,849
CITY OF MORENO VALLEY LIBRARY	946,604	203,387	107,271	310,658	635,946
CITY OF RIVERSIDE	18,457	3,575	1,818	5,393	13,063

Source: Riverside County Auditor Controller.

MARCH JPA PROPERTY TAX - MORENO VALLEY PARCELS

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 NAN DINA 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
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	1215 LOGISTICS 372,289.86	14,844.65	357,445.21
316170026	21577	0	1215 LOGISTICS 152,849.50	9,622.84	143,226.66
316180013	21577	24300	NAN DINA 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	1215 PL 66,741.46	1,372.63	65,368.83
316211006	21577	0	INDIAN & NANDINAJP/FG 15,263.24	15,263.24	15,263.24
316211018	21577	17783	INDIAN ST MORENO VALLEY 92551 NAN DINA 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	425,080.80

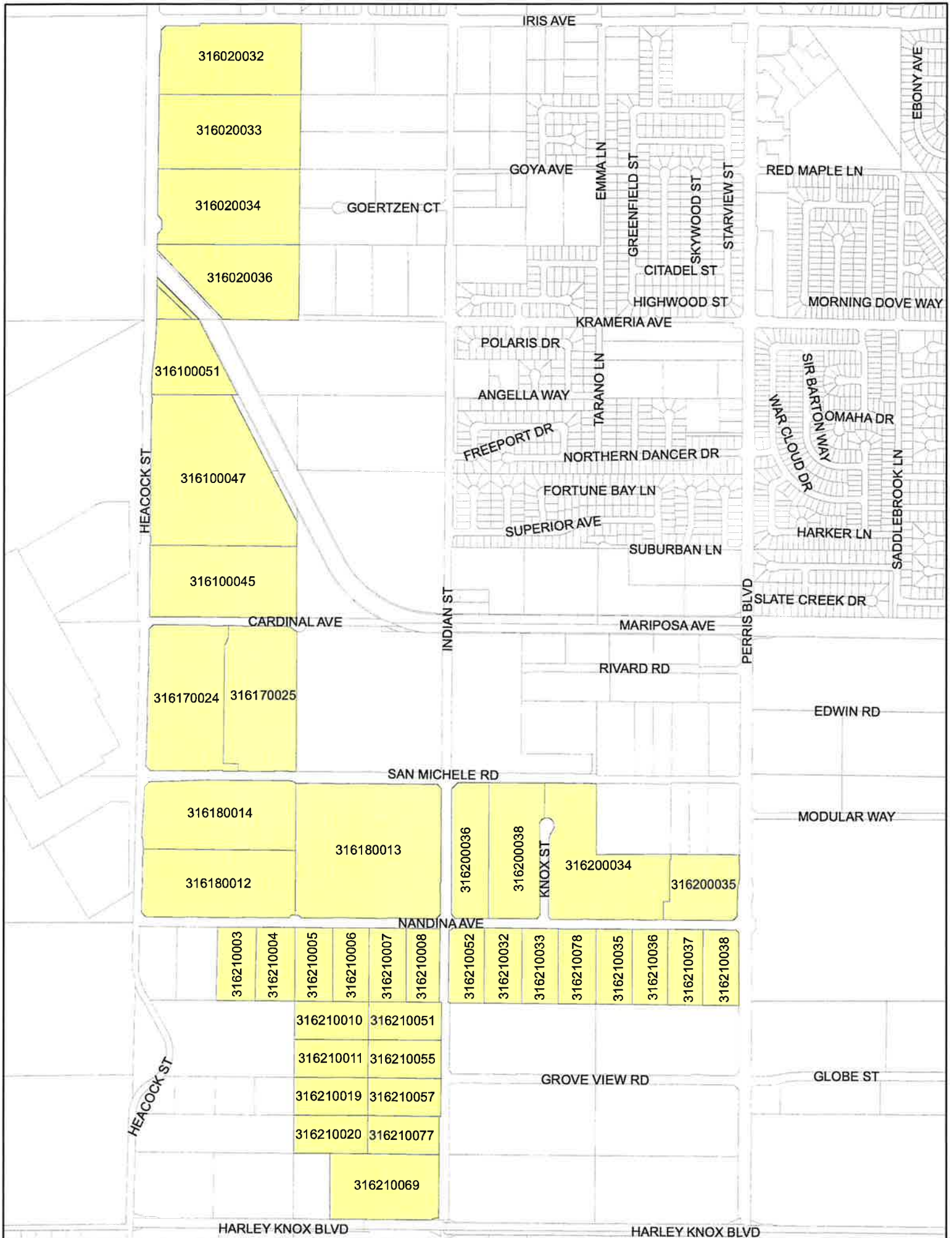
IS THIS THE TAX INCREMENT VALUATION? OR THE TAX INCREMENT RECEIVABLE? \$ 5,589,585.55

IF IT'S THE VALUATION, CALC 1% GENERAL PURPOSE TAX RATE \$ 55,895.86

MV 10.95% SHARE OF THE OF 1% \$ 6,120.60

OR

IF THE \$5.5m IS THE TI RECEIVABLE, 10.95% IS \$ 612,059.62



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316020033

316020034

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HARLEY KNOX BLVD

HARLEY KNOX BLVD

Cindy Camargo

From: Dr. Grace Martin <martin@marchjpa.com>
Sent: Monday, October 11, 2021 6:01 PM
To: Mike Lee
Cc: Michele Patterson; Brian Mohan
Subject: RE: March JPA RDA | Moreno Valley TI Contributions

Warning: External Email – Watch for Email Red Flags!

Thank you Mike,

We will incorporate this information into assessments for our Sunset Planning efforts.

Sincerely,

Grace



Grace I. Martin, DPPD

Executive Director

14205 Meridian Parkway, Suite 140

Riverside, CA. 92518

w: (951) 656-7000

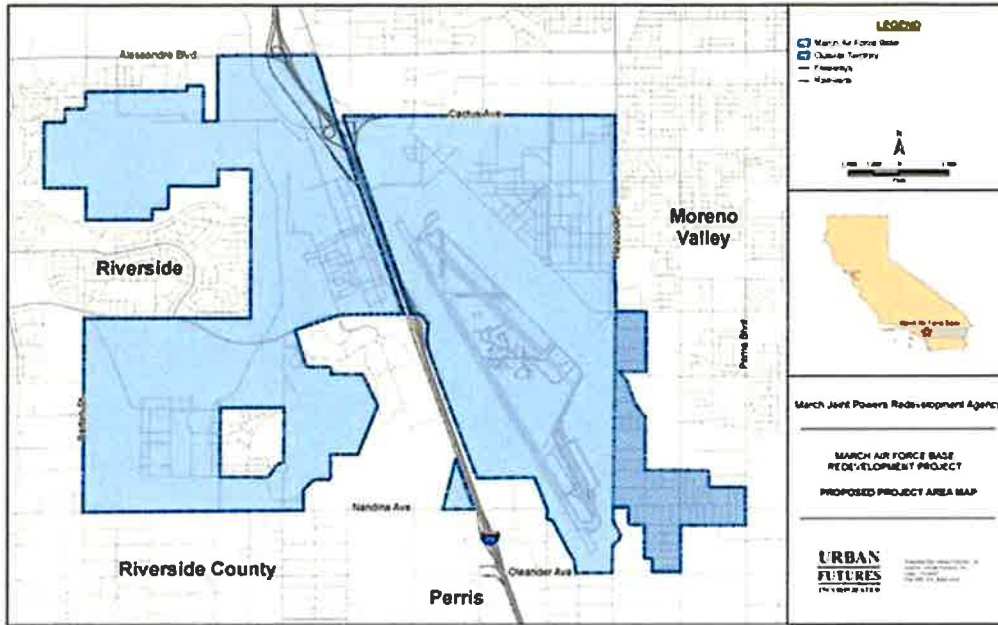
martin@marchjpa.com

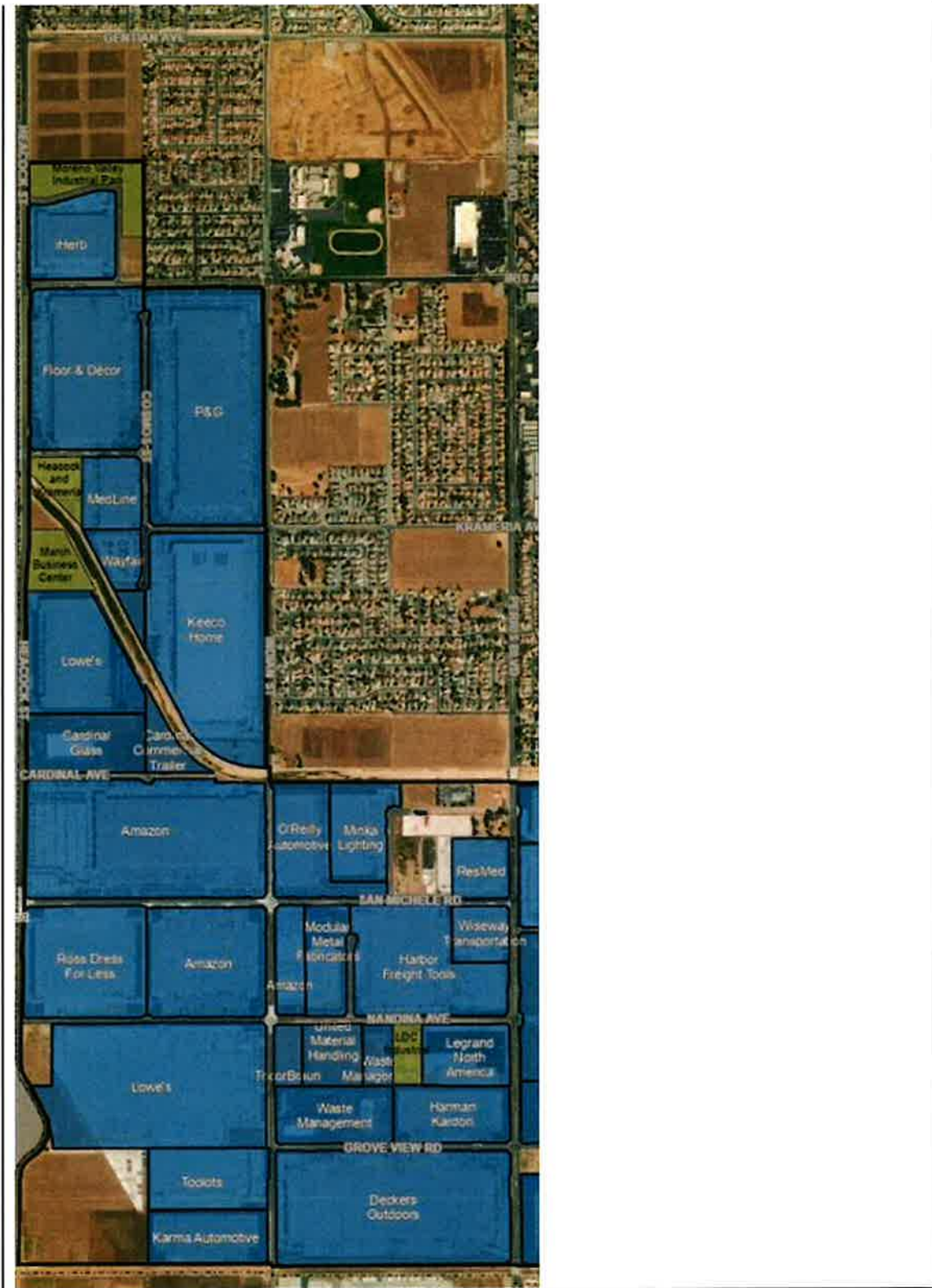
www.marchjpa.com

From: Mike Lee
Sent: Monday, October 11, 2021 3:38 PM
To: Dr. Grace Martin
Cc: Michele Patterson ; Brian Mohan
Subject: FW: March JPA RDA | Moreno Valley TI Contributions



Map of Project Area





Grace

Here are some background and attached info regarding Moreno Valley's tax increment contribution to March JPA.

On 6/25/1996, Moreno Valley pledged tax increment from the hashed properties within City limits (defined as the "Outside Territory" and shown on the Project Area Map above) to assist the March Joint Powers Redevelopment Agency (RDA) make debt service funding for their bond issue. Please see attached Moreno Valley staff report and adopted Ordinance #499.

Included in the text of Moreno Valley Ordinance #499 was a condition precedent to the expenditure of any tax increment generated from Moreno Valley properties. The condition required March JPA RDA and the City to enter into an agreement for the RDA to expend an amount equal to the Moreno Valley-contributed tax increment on improvements “within and/or directly benefiting the Outside Territory...” Exhibit C to Ordinance #499 included an extensive list of qualifying improvement examples. Before he left, Marshall searched for an agreement with March RDA but never found that one was executed.

Based on the Sunsetting TAC staff report from 12/3/2020, Moreno Valley contributed \$ 3,237,303 in tax increment between FY 1996/97 – 2019/20. March JPA consultant Doug Anderson from Urban Futures provided additional information on 12/4/2020 (see attached email “RE: Moreno Valley Tax Increment Clarification”), confirming that the Moreno Valley contribution for fiscal year 2020/21 was \$ 610,944.

The Successor Agency to the March RDA issued \$33,095,000 refunding bonds in 2016 to refinance previously-issued debt. Repayment of the refunding bonds is expected to continue through 2041. I am not sure if the bond extension also obligated Moreno Valley TI. Thus we had issue in extension of this March RDA refunding bond.

Going forward, March JPA RDA can reasonably expect tax increment contributions from Moreno Valley to grow with additional development in the Outside Territory. Marshall Eyerman, former Moreno Valley Assistant City Manager / Finance Director / CFO, estimated that the \$3.8M in year-to-date contributions will grow by approximately another \$9M by the final payment of the bonds in FY 2040/41. The \$9M was from a 1/19/21 email from Marshall; it doesn’t appear he had the FY 20/21 \$611k number when he estimated the \$9M. Adding the \$611k could potential be a benefit of \$12 - 14M to the JPA but a net cost to Moreno Valley.

The Outside Territory contribution and March JPA’s obligation to expend an amount equal to the Moreno Valley-contributed tax increment on improvements “within and/or directly benefiting the Outside Territory...” must be reconciled before the Sunsetting calculations can be determined. In the 12/3/2020 email to Doug Anderson, we requested Moreno Valley’s contributed dollars by parcel per year so we can get an accurate total, but haven’t received it. We are resubmitting this request to you. I’m attaching a map with the Assessor’s Parcel Numbers for the Outside Territory. Or perhaps HdL or RSG could prepare the report for us directly.

TI Contributions FY 96/97 – 19/20 (from the 12/3/20 Sunsetting TAC

March Air Force Base Redevelopment Project
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CITY OF RIVERSIDE	18,457	3,575	1,818	5,393	13,063

Source: Riverside County Auditor Controller.

TI Contr
 PowerP



agenda)

**March Air Force Base Redevelopment Project
 City of Moreno Valley - Taxing Entity Shares of T.I.
 (EST.) FY 2020-21**

<u>TAXING ENTITY</u>	(A) (Est. FY 20-21) Gross Tax Increment	(B) (Est.) Pass Through Receipts	(C) (Est.) Residual Receipts	(D) Total Taxing Entity Shares (B + C)
CITY OF MORENO VALLEY	\$ 511,887	\$ 78,476	\$ 183,291	\$ 261,767
MORENO VALLEY FIRE	443,634	67,868	158,577	226,445
CITY OF MORENO VALLEY LIBRARY	206,052	18,708	43,709	62,417
Totals	\$ 1,161,573	\$ 165,052	\$ 385,577	\$ 550,629

Source: Urban Futures, Inc.

Of course an accurate picture from your consultant will be helpful of TI paid to date and also projection of future TI that Moreno Valley pledged which should be considerations in the sunseting calculations/settlements.

Hope this is helpful.

Mike

Mike Lee
 City Manager
 City Manager's Office
 City of Moreno Valley
 p: 951.413.3020 | e: mikel@moval.org w: www.moval.org
 14177 Frederick St., Moreno Valley, CA 92553

