

ATTACHMENT A

**San Diego River Park Enhanced Infrastructure Financing District (EIFD)
Formation Process and Timeline**

No.	Step	Purpose	Anticipated Timeframe
1	Resolution of Intention to establish an EIFD	Allows County to move forward with the components needed for the Board to explore EIFD implementation.	Month 1
2	Establish a Public Financing Authority (PFA) as the Governing Board of the EIFD	Creates the governing body that will develop components for the EIFD and manage it long-term.	Month 1
3	Approve the Memorandum of Understanding with the City of San Diego	Documents the shared goals of the County and City and proposed process to form the EIFD, including the number of seats from each agency.	Month 1
4	Appoint Members to the PFA	Fills the seats of the PFA.	Month 3
5	The PFA develops the Infrastructure Financing Plan (IFP)	The PFA will hold a series of legally required public meetings to prepare a recommended funding plan to the Board and City Council.	Months 4-9
6	San Diego City Council and County Board of Supervisors approve the IFP	City Council and Board must consider and approve adoption of final EIFD plan.	Months 10-14
7	The PFA holds a final hearing to adopt the IFP and adopts a Resolution of Formation	This is the final legal action necessary to form the EIFD.	Month 15
8	City and County file all necessary paperwork with the State Board of Equalization	This establishes the EIFD with the state and identifies the tax year the EIFD will be effective based on the filing date.	Month 15
9	Operations and Maintenance (O&M) options to be set up for projects within the SDRP	EIFD revenues can only fund O&M for projects paid for with the tax increment funding, all other O&M needs a separate funding mechanism.	Dependent on projects being implemented
10	EIFD is implemented and will take about 3 to 5 years to raise sufficient tax increment to be able to bond against.	Bonding will allow up front funding to work on projects.	Dependent on revenue projections over time as the fund grows