RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO DECLARING ITS INTENTION TO ESTABLISH THE MIDWAY RISING ENHANCED INFRASTRUCTURE FINANCING DISTRICT AND APPROVING CERTAIN RELATED ACTIONS.

RECITALS

The Council of the City of San Diego (Council) adopts this Resolution based on the following:

A. The California Legislature enacted California Government Code (Code) sections 53398.50 through 53398.88 (EIFD Law) authorizing cities to form enhanced infrastructure financing districts and use specified property tax increment revenue generated within such districts to finance certain infrastructure and community benefit projects.

B. In enacting the EIFD Law, the California Legislature found and determined that with the dissolution of redevelopment agencies, public benefits will accrue if local agencies finance certain public infrastructure and community benefit projects authorized under the EIFD Law.

C. The Council has determined that it will be beneficial to the City of San Diego (City) to form an enhanced infrastructure financing district (EIFD) with boundaries encompassing an approximately 49.2-acre site located at 3220, 3240, 3250, and 3350 Sports Arena Boulevard; Sports Arena Village, located at 3730–3780 Sports Arena Boulevard and 4015–4065 Hancock Street encompassing approximately 17.6 acres; and parcels along Kurtz Street at 3467–3479, 3481, 3487, 3489, 3491, and 3495 Kurtz Street encompassing approximately 2.9 acres (Site) all within the City's Midway Pacific Highway Community Plan area and specifically described in the map provided in the docket materials accompanying this

Resolution (Territory), and establish a public financing authority to act as the governing board of the EIFD, all in accordance with the EIFD Law.

D. By its Resolution No. _____ adopted concurrently with this Resolution, the Council is establishing the Midway Rising Enhanced Infrastructure Financing District Public Financing Authority (Authority) to act as the governing board of the proposed Midway Rising EIFD (defined in Section 1), at the same time that the Council adopts this Resolution stating its intention to form the proposed Midway Rising EIFD.

E. Code section 53398.59 provides that proceedings for the establishment of an EIFD shall be instituted by the Council adopting a resolution of intention stating: (1) that the EIFD is proposed to be established under the EIFD Law; (2) the boundaries of the proposed EIFD; (3) the types of public facilities and development proposed to be financed or assisted by the EIFD; (4) the need for the EIFD and the goals the EIFD proposes to achieve; (5) that incremental property tax revenue from the City and some, all or none of the affected taxing entities within the EIFD may be used to finance these activities; (6) that the City, County, or City and County may allocate tax revenues derived from local sales and use taxes imposed pursuant to the Bradley-Burns Uniform Local Sales and Use Tax Law or transactions and use taxes imposed in accordance with the Transactions and Use Tax Law to an EIFD, if applicable; and (7) a time and place for a public hearing on the proposed EIFD.

F. The Office of the City Attorney prepared this Resolution based on the information provided by City staff, including information provided by affected third parties and verified by City staff, with the understanding that this information is complete and accurate.

ACTION ITEMS

Be it resolved by the Council of the City of San Diego:

1. Intention. The Council states its intention to establish a proposed EIFD pursuant to the EIFD Law to be known as the Midway Rising Enhanced Infrastructure Financing District (Midway Rising EIFD).

2. Boundaries. The boundaries of the proposed Midway Rising EIFD shall be those of the Territory, which is generally shown in the map provided in the docket materials accompanying this Resolution (Map) and on file with the City Clerk as a public record of the City.

3. Public Facilities and Development. The public facilities and development proposed to be financed or assisted by the proposed Midway Rising EIFD shall be some or all of the facilities described in Code section 53398.52 and more particularly described in the infrastructure financing plan (IFP) to be developed in the future by the Authority and approved in the future by the Authority, the City, and other affected taxing entities and may include specific public facilities and development.

4. Need for the Midway Rising EIFD and Goals the Midway Rising EIFD Proposes to Achieve. The Midway Rising EIFD is necessary to support the provision of needed public infrastructure necessary to complete the Midway Rising development project (Project), which is generally described in the docket materials accompanying this Resolution, and promote economic development within the Territory, thereby promoting public safety, commerce, revenues and the public health, safety and welfare of the City.

5. Use of Incremental Property Tax Revenue. Subject to the requirements of City Charter section 77.1, incremental property tax revenue otherwise allocable to the City derived

from properties within the Midway Rising EIFD may be used by the Midway Rising EIFD to finance public facilities and development in accordance with a future IFP approved by the Authority, the City, and the other affected taxing entities.

6. Local Sales and Use Tax Revenue. If approved by separate ordinance described in Code section 53398.59(e), tax revenues derived from local sales and use taxes imposed pursuant to the Bradley-Burns Uniform Local Sales and Use Tax Law or transactions and use taxes imposed in accordance with the Transactions and Use Tax Law may be allocated to the Midway Rising EIFD to be used by it to finance public facilities and development in accordance with a future IFP approved by the Authority, the City, and any other participating affected taxing entity.

7. Preparation of Infrastructure Financing Plan. The Authority shall designate and direct the City Engineer or other appropriate City official to prepare a proposed IFP for the Midway Rising EIFD in accordance with Code section 53398.63 and in consultation with all affected taxing entities of the Midway Rising EIFD (excluding school entities). The Authority shall provide all required notices and information, and conduct a public hearing regarding the proposed IFP in accordance with the EIFD Law. The Authority will also perform all its other duties under the EIFD Law as necessary or desirable from time to time.

8. Transmittal of Resolution. The City Clerk is authorized and directed on behalf of the Council to send a copy of this Resolution to the Authority, each owner of land within the Midway Rising EIFD, and each affected taxing entity of the Midway Rising EIFD. City staff shall provide the City Clerk with a mailing list of owners of land within the Midway Rising EIFD from property owner of record data maintained by the County of San Diego Assessor.

9. Time and Place for Public Hearing. The Council has determined that the "public hearing on the proposal" referred to in Code section 53398.59(f) means and refers to the public

hearing of the Authority for adoption of the proposed IFP referred to in Code section 53398.66, and the Council sets the time and place of such public hearing as August 27th, 2027, at 10:00 a.m. Pacific Standard Time, in the Council Chambers located at 202 C Street, 12th Floor, San Diego.

10. Successor Agency Finding of Completion. The City, solely in its capacity as the designated successor agency to the former Redevelopment Agency of the City of San Diego (Successor Agency), has received a finding of completion, as specified in California Health and Safety Code section 34179.7.

11. DOF Certification. In accordance with Code section 53398.54, the City certifies to the California Department of Finance (DOF) and the Authority that no former Redevelopment Agency of the City of San Diego (Former RDA) assets that are the subject of litigation involving the State of California, where the City or the Successor Agency are a named plaintiff, have been or will be used to benefit any efforts of the Midway Rising EIFD. The City Clerk is authorized and directed on behalf of the City to provide or make this certification to the DOF within ten days after the date of adoption of this Resolution, by delivery of a copy of this Resolution or signing a separate certification, if and as required by the DOF.

12. State Controller Review. The State Controller has completed its review as specified in California Health and Safety Code section 34167.5 of asset transfers between the Former RDA, the City or any other public agency. The Successor Agency and the City have complied with all of the State Controller's findings and orders stemming from such review.

13. Effectiveness; Amendment. This Resolution shall be effective upon its adoption and shall be subject to amendment or modification, from time to time, to the full extent permitted by the EIFD Law and other applicable law.

14. Further Action. The Mayor or designee is authorized and directed to take such further action as is necessary or desirable to carry out the purposes and intent of this Resolution consistent with the EIFD Law and other applicable law.

15. Severability. If any provision of this Resolution shall be held or deemed to be, or be in fact, contrary to the EIFD Law or other applicable law, the remaining provisions of this Resolution shall remain in full force and effect and shall not be affected or invalidated in any way.

APPROVED: HEATHER FERBERT, City Attorney

By _____
David L. Powell
Deputy City Attorney

DLP:jdf
10/20/2026
Or.Dept: DoF
Doc. No. 4578606

I certify that the Council of the City of San Diego adopted this Resolution at a meeting held on _____.

DIANA J.S. FUENTES
City Clerk

By _____
Deputy City Clerk

Approved: _____ _____
(date) TODD GLORIA, Mayor

Vetoed: _____ _____
(date) TODD GLORIA, Mayor