



**CITY OF PITTSBURG
AGENDA**

MAY 18, 2026

**CITY HALL COUNCIL CHAMBER
65 CIVIC AVENUE, PITTSBURG, CA**

**SPECIAL MEETING
PUBLIC FINANCING AUTHORITY OF THE
PITTSBURG ENHANCED INFRASTRUCTURE FINANCING DISTRICT**

6:30 PM

PRESIDING

| | |
|---------------------|-------------------------------|
| Chair | • Dionne Adams |
| Vice Chair | • Angelica Lopez |
| Board Member | • Juan Antonio Banales |
| Board Member | • Nancy Parent |
| Board Member | • Vacant |

Pittsburg City Council regular meetings are held the first and third Mondays of each month at 7:00 p.m. The Housing Authority meets in conjunction with the City Council on the third Monday of each month. The Pittsburg City Council meets regularly in the Council Chamber at 65 Civic Avenue, unless otherwise noted above. The City Council also sits as the Board of Directors of several other City agencies. The stipends for all agency members conform to state statutes governing compensation amounts. All other Agencies meet on an as needed basis and will be listed above if applicable. Copies of the open session agenda packets, which are distributed to the City Council, are on file in the office of the City Clerk, 65 Civic Avenue, Pittsburg, California, and are available for public inspection, beginning 72 hours in advance, during normal business hours (8:00 a.m. – 5:00 p.m., Monday through Friday, except from noon to 1:00 p.m. and City holidays). The agenda and reports are also located on the City’s website at www.pittsburgca.gov. Additionally, if any reports or documents, which are public records, are distributed to the City Council less than 72 hours before the meeting, those reports and documents will also be available for public inspection in the City Clerk’s Office and on the day of the meeting in the Council Chamber at the public counter area below the dais.

6:30 PM - CONVENE IN OPEN SESSION FOR SPECIAL MEETING

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

CITY MANAGER REPORTS/REMARKS

The City Manager may make brief announcements or informal comments at this time and brief the Board on items of interest. (No Action Required)

PUBLIC COMMENTS

Members of the audience who wish to address the City Council or Agency Boards on issues that are not scheduled for the agenda and on any items listed as part of the Consent Calendar should complete a Speaker's Card available at the dais. Please read the card carefully in order to fill out the card properly. Submit the completed card to the City Clerk before the item is called, preferably before the meeting begins. Individuals will be given three minutes to address the Council unless additional time is allowed as provided for spokespersons. Prior to speaking, each member of the public shall state their name and business and City of residence in a clear and audible tone of voice. (No Action Required)

PUBLIC HEARING

1. Public Hearing and Adoption of a Pittsburg EIFD Public Financing Authority Resolution to Adopt the Pittsburg EIFD Annual Report for Fiscal Year 2025-2026

On July 21, 2025, the Public Financing Authority ("PFA") of the Pittsburg Enhanced Infrastructure Financing District ("EIFD") formally created the City's EIFD and adopted the EIFD's Infrastructure Financing Plan ("IFP"), which is the governing document of EIFD programs and activities. The Pittsburg EIFD encompasses 4,467 acres of land and is encompassed by two subareas; one is a Citywide area and the other are the northeast industrial areas primarily made up of US Steel and Corteva properties. The EIFD over its 45-year lifespan is expected to incur \$225 million in tax increment, spurred by the future development of incorporated properties. As part of the duty and obligations of governing such a district, the Pittsburg EIFD PFA must adopt by resolution an annual report which documents the annual activities of the Pittsburg EIFD and submit it to the state by June 30th. The proposed resolution seeks to adopt the first Pittsburg EIFD report for Fiscal Year ("FY") 2025-2026.

CONSENT CALENDAR

2. Minutes of July 21, 2025

ADJOURNMENT

NOTICE TO PUBLIC

GENERAL INFORMATION

Copies of the open session agenda packets, as distributed to the City Council, are on file in the office of the City Clerk, 65 Civic Avenue, Pittsburg, California, and are available for public inspection, beginning 72 hours in advance, during normal business hours (8:00 a.m. – 5:00 p.m., Monday through Friday, except City holidays). Full agenda packets are also located on the City's website at www.pittsburgca.gov. If any reports or documents, which are public records, are distributed to the City Council less than 72 hours before the meeting, those reports or documents will be available for public inspection in the City Clerk's Office and on the day of the meeting in the Council Chamber at the public counter area below the dais.

SPEAKER'S CARD

Members of the audience who wish to address the City Council on issues that are not scheduled for the agenda and on any items listed as part of the agenda should complete a Speaker's Card available at the dais. Please read the card carefully in order to fill out the card properly. Submit the completed card to the City Clerk before the item is called, preferably before the meeting begins. Individuals will be given up to three minutes to address the Council unless additional time is allowed as provided for spokespersons. Speakers are not permitted to yield their time to another speaker. Prior to speaking, each member of the public shall state their name and business and City of residence in a clear and audible tone of voice. Pursuant to the Brown Act, no action may be taken by the City Council on items not already scheduled on the agenda; however, the City Council may refer your comments/concerns to staff or request that the item be placed on a future agenda.

PUBLIC HEARINGS

Persons who wish to speak on Public Hearings listed on the agenda will be heard when the Public Hearing is opened, except on Public Hearing items previously heard and closed to public comment. After the public has commented, the item is closed to public comment and brought to the Council/Agency level for discussion and action. Further comment from the audience will not be received unless requested by the Council/Agency.

There is a 90-day limit for the filing of a challenge in the Superior Court to certain City administrative decisions and orders which require a hearing by law, the receipt of evidence, and the exercise of discretion. The 90-day limit begins on the date the decision is final (Code of Civil Procedure Section 1094.6). Further, if you challenge an action taken by the City Council in court, you may be limited, by California law, including but not limited to Government Code Section 65009, to raising only those issues you or someone else raised in the public hearing, or in written correspondence delivered to the City Council prior to or at the public hearing. The City Council may be requested to reconsider a decision if the request is made prior to the next City Council meeting, regardless of whether it is a regular or special meeting.

NOTICE TO THE DISABLED AND VISUALLY OR HEARING IMPAIRED

In compliance with the Americans with Disabilities Act, the City of Pittsburg will provide special assistance for disabled residents. Upon request, an agenda for any meeting shall be made available in appropriate alternative formats. The Council Chamber is equipped with sound amplifier units for use by the hearing impaired. The units operate in conjunction with the Chamber's sound system. You may request the sound amplifier from the City Clerk for personal use during Council meetings. If you need special assistance to participate in this meeting, or are requesting a specially formatted agenda, please contact the City Clerk at (925) 252-4850. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting or provide the requested agenda format. (28 CFR 35.102-35.104 ADA Title II)

DISRUPTIVE CONDUCT

The Council requests that you observe the order and decorum of our Council Chamber by turning off or setting to vibrate all cellular telephones and electronic devices, and that you refrain from making personal, impertinent, or slanderous remarks. Boisterous and disruptive behavior while the Council is in session, and the display of signs in a manner which violates the rights of others or prevents others from watching or fully participating in the Council meeting, is a violation of our Municipal Code and any person who engages in such conduct can be ordered to leave the Council Chamber by the Mayor.

LIVE MEDIA BROADCASTING ADVISEMENT

City Council meetings are webcast live on the City's website at www.pittsburgca.gov on the Agendas and Live Meetings page. Past meetings and approved minutes are also archived on that webpage. Watch the live meeting via the City's webcast (www.pittsburgca.gov - Agendas and Live Meetings), on Comcast Channel 24 Delta TV, AT&T U-Verse Channel 99 Delta TV. Contact the City Clerk's office at (925) 252-4850 for more information

City Council Agency/Liaison/Subcommittee Assignments as of March 26, 2026

| OUTSIDE AGENCY BOARDS | COUNCIL MEMBER(S) | TYPE | MEETS | TIME | STAFF |
|---|--|----------|-------------------------|---------|----------------|
| ABAG | Dionne Adams / Jelani Killings (Alt.) | Standing | Annual | | D. Gale |
| Delta Diablo* | Jelani Killings / Arlene Kobata (Alt.) | Standing | 2nd Wednesday | 4:30 PM | J. Samuelson |
| East Co. Co. County Habitat Conservancy | Arlene Kobata / Juan Banales (Alt.) | Standing | 4th Monday (Bi-Monthly) | 1:30 PM | J. Davis |
| East County Water Management | Juan Banales / Jelani Killings (Alt.) | Standing | Bi-Annual | 1:00 PM | J. Samuelson |
| MCE Clean Energy Board | Arlene Kobata / Angelica Lopez (Alt.) | Standing | 3rd Thursday | 6:30 PM | J. Davis |
| TRANSPLAN / ECCRFFA | Juan Banales / Dionne Adams (Alt.) | Standing | 2nd Thursday | 6:30 PM | J. Samuelson |
| Tri-Delta Transit (2 reps)** | Angelica Lopez & Dionne Adams / Arlene Kobata (Alt.) | Standing | 4th Wednesday | 4:00 PM | J. Samuelson |
| LIAISON | COUNCIL MEMBER(S) | TYPE | MEETS | TIME | STAFF |
| East Bay League of California Cities | Dionne Adams / Angelica Lopez (Alt.) | Standing | 3rd Thursday | | D. Gale |
| Green Empowerment Zone | Arlene Kobata / Jelani Killings (Alt.) | Standing | 3rd Friday (Bi-Monthly) | 9:30 AM | J. Davis |
| Los Medanos Health Advisory Committee | Arlene Kobata & Dionne Adams | Ad Hoc | As needed | | D. Gale |
| Mayor's Conference | Dionne Adams / Angelica Lopez (Alt.) | Standing | 1st Thursday | 6:30 PM | D. Gale |
| School Districts Committee (2x2) | Jelani Killings & Angelica Lopez / Juan Banales (Alt.) | Standing | Quarterly | | D. Gale |
| SUBCOMMITTEES | COUNCIL MEMBER(S) | TYPE | MEETS | TIME | STAFF |
| Community and Economic Development | Jelani Killings & Dionne Adams / Angelica Lopez (Alt.) | Standing | 2nd Thursday | 5:30 PM | J. Davis |
| Data Center and Hydrogen | Jelani Killings & Juan Banales | Ad Hoc | As needed | | J. Davis |
| Development Agreement | Dionne Adams & Jelani Killings | Ad Hoc | As needed | | J. Davis |
| Finance Management | Dionne Adams & Juan Banales / Jelani Killings (Alt.) | Standing | 2nd Wednesday | 5:30 PM | E. Adair |
| Infrastructure and Transportation | Juan Banales & Arlene Kobata / Dionne Adams (Alt.) | Standing | 4th Thursday | 5:30 PM | J. Samuelson |
| Tenant Protections | Juan Banales & Angelica Lopez | Ad Hoc | As needed | | S. Bellafrente |
| Life Enrichment | Dionne Adams & Arlene Kobata / Jelani Killings (Alt.) | Standing | 3rd Wednesday | 5:30 PM | K. Simonton |
| Pittsburg Arts and Community Foundation | Angelica Lopez & Jelani Killings | Standing | As needed | | K. Simonton |
| Public Safety | Juan Banales & Angelica Lopez / Arlene Kobata (Alt.) | Standing | 1st Wednesday | 5:30 PM | S. Albanese |

*Stipend of \$170 per month

** Stipend of 100 per month



STAFF REPORT

MEETING DATE: May 18, 2026

TO: Chair and Governing Board Members

FROM: Darin E. Gale, City Manager
Jordan Davis, Director, Community & Economic Development
Robert Hicks-Carrera, Economic Development Manager

SUBJECT: Adoption of a Pittsburg EIFD Public Financing Authority
Resolution to Adopt the Pittsburg EIFD Annual Report for
Fiscal Year 2025-2026

EXECUTIVE SUMMARY

On July 21, 2025, the Public Financing Authority ("PFA") of the Pittsburg Enhanced Infrastructure Financing District ("EIFD") formally created the City's EIFD and adopted the EIFD's Infrastructure Financing Plan ("IFP"), which is the governing document of EIFD programs and activities. The Pittsburg EIFD encompasses 4,467 acres of land and is encompassed by two subareas; one is a Citywide area and the other are the northeast industrial areas primarily made up of US Steel and Corteva properties. The EIFD over its 45-year lifespan is expected to incur \$225 million dollars in tax increment, spurred by the future development of incorporated properties. As part of the duty and obligations of governing such a district, the Pittsburg EIFD PFA must adopt by resolution an annual report which documents the annual activities of the Pittsburg EIFD and submit it to the state by June 30th. The proposed resolution seeks to adopt the first Pittsburg EIFD report for Fiscal Year ("FY") 2025-2026.

FISCAL IMPACT

There is no fiscal impact associated with this proposed action. This item is an administrative action required by state law.

RECOMMENDATION

Open the public hearing, receive testimony, close the public hearing, consider any public comments, and adopt the Resolution adopting the Pittsburg EIFD Annual Report for FY 2025-2026.

BACKGROUND

The Pittsburg EIFD was formed by action of the Pittsburg City Council on June 2, 2025, and by subsequent action from the Pittsburg EIFD PFA on July 21, 2025, thereby forming the Pittsburg EIFD as described in the IFP. The district is a long-term mechanism to spur investment to allocate tax increment from anticipated, future development and reinvest it into public infrastructure that enhances the economic vitality of the City. The IFP details some long-term, potential projects that it can invest in that would meet the goal of this district. Upon adoption, staff has been working with both state officials and the County Treasurer-Tax Collector's Office to officially file for new district formation and to coordinate the first payment of funds towards the Pittsburg EIFD. As of the writing of this report, no tax increment funds have been received from the County to go towards the Pittsburg EIFD.

SUBCOMMITTEE FINDINGS

This item was not brought forth to any subcommittee.

STAFF ANALYSIS

One of the required functions of all formed EIFDs is to submit an annual report to the state which details the following activities.

- Description of Projects in the fiscal year
- Actual vs. budgeted revenues and expenses
- Tax increment revenue received
- EIFD project status
- Revenue expended for private business

Given the recent formation of the Pittsburg EIFD within this fiscal year, there is very little to report in terms of activities and no revenue to report as of now. Over the next couple of years, these reports will become of greater significance in that they will provide the written documentation of Pittsburg EIFD activities over the district's lifespan.

ATTACHMENTS: Resolution
Pittsburg EIFD Annual Report: Fiscal Year 2025-2026

BEFORE THE PUBLIC FINANCING AUTHORITY OF THE PITTSBURG ENHANCED
INFRASTRUCTURE FINANCING DISTRICT

In the Matter of:

Adopting the Fiscal Year 2025-2026)
Annual Report for the Pittsburg Enhanced) RESOLUTION NO. 26-
Infrastructure Financing District)

WHEREAS, on June 2, 2025, the City Council of the City of Pittsburg adopted Resolution No. 25-14630 approving the IFP and respective contribution of property tax increment to the Pittsburg EIFD; and

WHEREAS, on July 21, 2025, the PFA adopted Resolution No. 25-002, approving the Pittsburg EIFD Infrastructure Financing Plan and officially forming the Pittsburg EIFD; and

WHEREAS, state law requires the Pittsburg EIFD to submit an annual report as specified in Section 53398.66 of the California Government Code.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the Pittsburg EIFD hereby adopts the annual report for fiscal year 2025-2026, finds the report is complete and complies with the requirements set forth in California Government Code Section 53398.66, and directs staff to submit the report.

PASSED AND ADOPTED by the Public Financing Authority of the Pittsburg Enhanced Infrastructure Financing District at a special meeting on the 18th day of May 2026, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Dionne Adams, Chair

ATTEST:

Melaine Venenciano, Board Secretary

Pittsburg Enhanced Infrastructure Financing District

Annual Report
Fiscal Year 2025-2026



May 2026

Table of Contents

| Section | Page |
|--|-------------|
| 1.0 Introduction----- | 3 |
| 2.0 Description of Projects in FY 2025-26----- | 4 |
| 3.0 Actual vs. Budgeted Revenues and Expenses----- | 5 |
| 4.0 Tax Increment Revenue Received----- | 6 |
| 5.0 EIFD Project Status----- | 7 |
| 6.0 Revenue Expended for Private Business----- | 8 |

1.0 Introduction

1.1 Background and Purpose

The City Council of the City of Pittsburg established the Public Financing Authority (“PFA”) for the Pittsburg Enhanced Infrastructure Financing District (“Pittsburg EIFD”) at its regular meeting on September 18, 2023. The purpose of the PFA was to establish and implement the Pittsburg EIFD. The governing Infrastructure Finance Plan (“IFP”) was adopted by the City Council ON June 2, 2025 and separately by the PFA on July 21, 2025.

The Pittsburg EIFD encompasses approximately 4,467 acres of land, representing approximately 34% of the City in terms of acreage, divided amongst two project areas. Project Area #1, which includes the majority of the Pittsburg EIFD, is comprised of approximately 3,456 acres. Project Area #2, which includes predominantly industrial uses in the northeast portion of the City, is comprised of approximately 1,011 acres. The purpose of the Pittsburg EIFD is to fund critical infrastructure projects of communitywide and regional significance over the Pittsburg EIFD lifetime.

This Annual Report is prepared pursuant to Government Code Section 53398.66 and presents the following information:

- a) A description of the projects undertaken in the fiscal year, including any rehabilitation of structures, and a comparison of the progress expected to be made on those projects compared to the actual progress.
- b) A chart comparing the actual revenue and expenses, including administrative costs, of the public financing authority to the budgeted revenue and expenses.
- c) The amount of tax increment revenue received.
- d) An assessment of the status regarding completion of the enhanced infrastructure financing district’s projects.
- e) The amount of revenue expended to assist private businesses.

2.0 Description of Projects in FY 2025-26

There were no projects undertaken in Fiscal Year (“FY”) 2025-26, which is consistent with the progress expected to be made at this point.

3.0 Actual vs. Budgeted Revenues and Expenses

The Pittsburg EIFD was established in July 2025 with FY 2025-2026 as its base year, with tax increment revenue accrual beginning in FY 2026-2027. Upon adoption of the IFP and formation of the Pittsburg EIFD, staff and consulting firm Kosmont Companies filed of the required jurisdictional boundary change application¹ with the State Board of Equalization (“SBOE”). SBOE subsequently created new “tax rate areas” (“TRAs”) specific to the EIFD boundary that assist the Contra Costa County (“County”) Assessor’s office and County Treasurer-Tax Collector’s office in tracking and accounting for EIFD incremental assessed property value growth over time.

Upon receipt of the first actual revenues and incurring of the first actual expenditures, the Pittsburg EIFD will report those figures in a table that will be located in that section, and will show actual vs. budgeted revenues and expenses for the Pittsburg EIFD for each fiscal year.

4.0 Tax Increment Revenue Received

The Pittsburg EIFD has not received revenues from tax increment as of this writing. Staff is working with the County to coordinate the first payment of EIFD tax increment funds to the Pittsburg EIFD. The County has not provided a timeline as to when the Pittsburg EIFD can expect its first payment of tax increment funds.

5.0 EIFD Project Status

The EIFD is in the early phase of beginning its revenue stream. Staff is working with the County to coordinate the first payment of Pittsburg EIFD funds as of this writing. Once a stable funding stream is established, it could be leveraged for future projects. No EIFD projects have been funded, which is consistent with City and the PFA expectations at this time.

6.0 Revenue Expended for Private Business

As of the date of this Annual Report, no revenues have been expended to assist private businesses. This is consistent with City and the PFA expectations at this time.

**CITY OF PITTSBURG
PUBLIC FINANCING AUTHORITY OF THE PITTSBURG ENHANCED
INFRASTRUCTURE FINANCING DISTRICT
MEETING MINUTES**

DATE: July 21, 2025

LOCATION: Council Chamber, City Hall, 65 Civic Avenue, Pittsburg, CA 94565

BOARD MEMBERS

Jelani Killings, Chair
Dionne Adams, Vice-Chair
Juan Antonio Banales, Board Member
Gerard D’Cruz, Board Member
Nancy Parent, City Treasurer/Board Member

APPOINTED OFFICIALS

Garrett Evans, City Manager/Executive Director
Donna Mooney, City Attorney/Legal Counsel
Melaine Venenciano, Board Secretary

CALL TO ORDER

Chair Killings called the Special meeting of the Public Financing Authority of the Pittsburg Enhanced Infrastructure Financing District (EIFD) to order at 5:32 P.M. in the Council Chamber, City Hall, 65 Civic Avenue, Pittsburg, CA 94565.

ROLL CALL

Vice Chair Adams and Board Member Banales were absent and excused.

PLEDGE OF ALLEGIANCE

Chair Killings led the pledge of Allegiance

CITY MANAGER REPORTS/REMARKS

There were no reports or remarks from City Manager.

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARING

1. Second Public Hearing of the Pittsburg Enhanced Infrastructure Financing District Public Financing Authority to Hear Written and Oral Protests and Consider Resolution Adopting the Infrastructure Financing Plan, Forming the Pittsburg Enhanced Infrastructure Financing District

Chair Killings opened the Public Hearing. There being no one to speak on the item, Chair Killings closed the Public Hearing.

On Motion by Board Member D'Cruz, seconded by Board Member Parent and adopted by the following vote:

AYES: D'Cruz, Parent, Killings

ABSENT: Adams, Banales

CONSENT CALENDAR

2. Minutes of March 3, 2025

On Motion by Board Member Parent, seconded by Chair Killings and adopted by the following vote:

AYES: D'Cruz, Parent, Killings

ABSENT: Adams, Banales

ADJOURNMENT

The Public Financing Authority of the EIFD adjourned at 5:43 P.M.

Respectfully submitted,

Melaine Venenciano, Board Secretary