



UC Davis Extension Land Use and Natural Resources

In Partnership With

California Debt and Investment Advisory Commission

Present:

## Rethinking Development Finance: Financing Development in a Post- Redevelopment World

Tuesday, November 17, 2015  
Sacramento, CA

This seminar examines the current programs and strategies available for development finance in post-redevelopment California. It will address how communities can achieve the goals of redevelopment with available authorities and financing opportunities, as well as discuss promising new strategies.

**8:30 AM**      **Registration**

**9:00 AM**      **Welcome and Opening Remarks**

*Presented by:* Jeff Loux, Director, Land Use and Natural Resources, UCDE  
Mark Campbell, Executive Director, CDIAC

### SESSION ONE

**9:15 AM**      **California Redevelopment: The Good, the Bad, and the Ugly**

This session will consider the history of redevelopment authorities in California including: What worked and what did not work with redevelopment, issues addressed by redevelopment, current issues for successor agencies, what is remaining of redevelopment and tax increment financing.

*Moderator:* Peter Detwiler, former Lead Staff Director, Senate Local Government Committee

*Speakers:* Donald Fraser, Principal and President, Fraser & Associates  
Marianne O'Malley, Managing Principal Analyst, Legislative Analyst's Office

David Levin, General Counsel, Sacramento Housing and Redevelopment Agency

**10:15 AM**      **Break**

### SESSION TWO

**10:30 AM**      **Going Back into the Tool Shed: Strategies, Perspectives and Considerations**

This session will consider what new development finance tools have emerged in the wake of the dissolution of redevelopment districts. Are these tools working? Are there policies or legal constraints that are hindering infrastructure development finance? How are successor agencies prioritizing

the obligations of prior redevelopment agencies? What are the current financing alternatives?

**Moderator:** *Dean Mischynski, adjunct fellow at the Public Policy Institute of California*

**Speakers:** *Constantine Baranoff, Shareholder, Kronick, Moskovitz, Tiedemann, & Girard*

*Diane Cummings, Chief Credit Officer and Deputy Director of Credit, California Infrastructure and Economic Development Bank*

*Jamie Gomes, Managing Principal, Economic & Planning Systems, Inc.*

*Andrew Sturfels, Deputy Director of Legislative & Intergovernmental Affairs, California Governor's Office of Business and Economic Development*

**12:00 PM Luncheon Provided for All Attendees and Speakers**

### **SESSION THREE**

**1:00 PM Local Development Finance: Current Best Practices**

This session will highlight the strategies used in successful projects and will include perspectives from different players involved in the project. Panel members will discuss differences and commonalities to approaches for success.

**Moderator:** *Fred Silva, Senior Fiscal Policy Advisor, California Forward*

**Speakers:** *Jamie Gomes, Managing Principal, Economic & Planning Systems, Inc.*

*Aaron Laurel, Economic Development Manager, City of West Sacramento*

*Jan Perry, General Manager, Economic & Workforce Development Department, City of Los Angeles*

### **SESSION FOUR**

**2:30 PM The Future of Development Finance: Where Policy and Legislation Begin**

This session discusses how policy and legal authority play a role in facilitating future development projects in California. Who can play a role in developing new strategies and policies and what existing tools can be expanded? Which redevelopment goals are being neglected? What new or proposed legislation will impact future development?

**Moderator:** *Alan Gordon, Deputy State Treasurer, Legislation and Infrastructure Financing, California State Treasurer's Office*

**Speakers:** *William Anderson, Principal and Vice President, AECOM, Former Director of Planning and Community Investment, City of San Diego*

*Katie Kolitsos, Special Assistant to the Speaker, Office of California State Assembly Speaker Toni Atkins*

*Steve Shea, Principal, Gonzalez, Quintana, Hunter and Cruz LLC*

**4:00 PM Adjourn**