

# WRCOG Administration & Finance Committee

July 8, 2020



## 1. Call to Order



## 2. Roll Call



Crystal Ruiz  
City of San Jacinto  
2nd Vice-Chair



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## 3. Public Comments

Non-agenda items only; three minute limit per person.



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## Consent Calendar (Items 4.A – 4.D)

- 4.A Summary Minutes from the May 13, 2020, Administration & Finance Committee Meeting are Available for Consideration.

Requested Action:

1. Approve the Summary Minutes from the May 13, 2020, Administration & Finance Committee meeting.

- 4.B Finance Department Activities Update

Requested Action:

1. Receive and file.



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## Consent Calendar (Items 4.A – 4.D)

- 4.C Approval of a Professional Services Agreement for the Analyses of the Smart Climate-Resilient Transportation Planning and Investments Project

Requested Action:

1. Recommend that the Executive Committee approve the Professional Services Agreement between Western Riverside Council of Governments and WSP USA, Inc., to provide technical services conducting risk assessments on vulnerable transportation assets in the Inland Empire region in an amount not to exceed \$379,175.47.

- 4.D Single Signature Authority Report

Requested Action:

1. Receive and file.



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## 5.A Fiscal Year 2019/2020 Year in Review, and a Look Forward



Rick Bishop  
WRCOG



*#Whatsnext?*

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### What's next for WRCOG and its affiliated agencies?



*#Whatsnext?*

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### For this item...

1. Draft Annual Report is attached to agenda
2. Potential new initiatives for consideration



*#Whatsnext?*

## Economic Development & Sustainability Framework Sets Stage for WRCOG Activities

### Priority Areas

- Economy
- Transportation
- Water
- Energy/Environment
- Health
- Education



*#Whatsnext?*

## Overview of potential new programs / initiatives – requested by members

- What is it?
  - Why is it needed?
  - How can it occur?
  - What makes it unique?
  - What are the benefits?
  - What is the end result?
- 
- Use WRCOG's "Filter Review" to ascertain whether the proposal is a good fit for WRCOG?



*#whatsnext?*

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## Three potential programs / initiatives will be presented:

1. Formation of an Economic Development Corporation (EDC)
2. Provision of GIS/Modeling services to members / others
3. Formation of a subregional Housing Trust



*#whatsnext?*

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## 1. Establishment of an Economic Development Corporation

- What is an Economic Development Corporation (EDC)?
- How Does an EDC differ from Chambers of Commerce?
- How does an EDC differ from an EDA?
- How does an EDC benefit all?

EDCs are usually organized as a non-profit whose mission is to promote economic development within a specific geographic area.

Common industry practices include :

Business Attraction	Business Retention	Business Expansion
• Example: Amazon HQ2	• Example: Garner Holt Productions	• Example: Country Archer Jerky Co.



*#Whatsnext?*

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## Why is an EDC needed?

- Economic development continues to be a need expressed by many of our members
- At WRCOG we look to provide coordinated and regional responses that benefit the subregion and our members
- Similarly, economic development isn't just a need expressed by our members. It's a common need overall
- The following slides are from an Economic Development survey conducted by Riverside Community College District that identify this region's splintered efforts in economic development
- The survey was produced by Dr. Jeannie Kim and included 143 respondents
- Main Highlights - What hinders interaction on economic development?
  - Lack of sustained efforts
  - Lack of time



*#Whatsnext?*

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### How can the formation of an EDC occur?



#### Strategize

Form a steering committee of internal and external stakeholders to guide the efforts and formation of a sub-regional EDC.



#### Organize

Identify by the best organizational model that will benefit all members and stakeholders.



#### Operationalize

Identify ongoing funding and create the operational infrastructure to develop the services identified and needed by the steering committee.



*#Whatsnext?*



### What makes an EDC unique?

- An EDC is usually an independently funded non-profit organization
- Its governing body is typically representative of both public and private industry.
- An EDC could provide complimentary services and produce enhanced programming to regional economic development efforts.
- Would complement County EDA, City EDA, Chambers, and other entities
- Would serve as an honest broker for the region
- Continues to create economies of scale for the region

## What are the Benefits of a Sub-regional EDC?



### Business Intelligence

GIS & Data Tools  
Objective-based thought  
leadership



### Branding

Marketing, PR, Outreach and  
Compelling Storytelling



### Policy Coordination

Collaborates with education,  
business and government on  
policy development and  
implementation



### Programs & Incentives

Site Selection Assistance  
Start-up assistance  
Business Development and  
Network Exposure  
Workforce Development  
Assistance  
Exploration of a Tax Based  
Sharing model



*#whatsnext?*

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## What is the End Result?

- A sub-regional EDC would stand as a separate non-profit entity
- Inclusive of public and private partnerships
- Focused on near-term economic recovery, while aiming to build a resilient economy for the future.
- Growing partners in the pipeline
  - Milken Institute
  - Co-Founder of the Los Angeles Cleantech Incubator (LACI)
- An EDC could potentially house unique assets as part of its service lines to members and private industry:
  - Housing Trust
  - GIS Services/Business Intelligence



*#whatsnext?*

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## Subregional Economic Development Corporation: *How does it stack up?*

Putting it through the filter...



- Multijurisdictional – regional benefit? Would benefit all WRCOG members
- Within WRCOG Core Programs? Key element of sustainability framework
- Potential to make a difference? Could provide high level of benefit to improve regional economy
- Cost-effectiveness in a regional approach? Regional approaches can be highly effective
- Does WRCOG have the resources to be effective? Will need State funding for implementation (AB 3205)
- Does benchmarking indicate a need for action? Consistent request from our members

Other factors:

- Is the issue already being addressed by others? No fully functioning sub-regional EDC for WRCOG
- Overall implementation difficulty (funding issue) Medium level of difficult, funding and other actors



*#Whatsnext?*

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## 2. Housing Trust

What Is it?

- Public/private partnership
- Provides a dedicated source of revenues for a variety of housing activities such as:
  - New construction of affordable housing
  - Preservation or rehabilitation of existing affordable housing
  - Homeless housing services
  - Down payment assistance for developers or eligible, first-time home buyers
- Have existing nationally since the 1970's
- Housing trusts in Silicon Valley, Orange County, and the San Gabriel Valley



*#Whatsnext?*

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## Why Is It Needed?

- The region faces a significant housing supply shortage and affordability crisis
  - High land costs
  - Rising construction costs
- Private sector finds it difficult to implement affordable housing without significant subsidies
- Agencies lack sufficient funding to implement many of these programs
  - Funding is often distributed between agencies
  - Allocated funding often has significant restrictions



*#Whatsnext?*

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## How it can be accomplished?

- Establishing a regional housing trust through a JPA
- Create a companion non-profit arm
  - The entity can actually raise funds through its non-profit arm, rather than solely rely on public money
- Board of Directors would oversee allocation of funds
- Directors would include jurisdictional representatives, elected officials, and other stakeholders.



*#Whatsnext?*

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## Why Is It Unique?

- Housing Trusts offer creative solutions to address funding limitations
  - Serve as a flexible source of gap financing for affordable housing
  - Give regions the ability to compete for otherwise-restricted state funds
  - Receive ongoing revenues, rather than being dependent on annual appropriations from general funds or similar sources
  - Able to combine money from multiple agencies and public/private sources
- Currently have no similar entity in Western Riverside County
- We have public agencies dedicated to addressing homelessness
- We have private entities/non-profits that also address homelessness



*#whatsnext?*

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## What Is the End Result?

- A public/private partnership that is dedicated towards solving issues of housing and homelessness
- This partnership is able to access a variety of sources both public and private
- Long-term solution for housing and homelessness issues in the WRCOG region
- Regionally based solution



*#whatsnext?*

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## Housing Trust – *How does it stack up?*

Putting it through the filter... ■ ■ ■

- Multijurisdictional – regional benefit? Would benefit all WRCOG members
  - Within WRCOG Core Programs? Extension of WRCOG planning efforts
  - Potential to make a difference? Can provide high level of benefit
  - Cost-effectiveness in a regional approach? High level of cost-effectiveness
  - Does WRCOG have the resources to be effective? Would need funding to proceed, could use REAP funds
  - Does benchmarking indicate a need for action? Has been a key regional issue for years
- Other factors:
- Is the issue already being addressed by others? Other agencies in this space but no other housing trusts
  - Overall implementation difficulty (funding issue) Would need to obtain funding and secure political support



*#Whatsnext?*

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### 3. GIS/Modeling Service Bureau

**GIS**

- WRCOG will create a service to provide GIS & Transportation Modeling Services
- Based on a similar service in the San Diego region (SANDAG)
- Provide GIS/Modeling capabilities and products to WRCOG member agencies
  - Also help to enhance GIS/Transportation departments at other agencies currently managing their own systems
  - Provide quick, inexpensive services to members without need for additional staff, consultants, software licensing, hardware needs
- Possible services include:
  - General Plan amendments
  - Traffic volume maps
  - Traffic model scenarios for new development
  - Project mapping, demographics, service area analysis, SB-743 implementation, etc.



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## Why is it needed?



- Several WRCOG agencies have requested GIS support
  - While mainly geared towards agencies without GIS departments, can provide additional support to agencies with ongoing GIS operations
- GIS has become a critical need in city departments
  - GIS data and mapping can help strategize public infrastructure improvements
  - Produce more efficient workflows and maintenance
  - Develop understanding of city project impacts
- Transportation modeling:
  - Provides understanding of project impacts on traffic
  - Modeling will help evaluate Vehicle Miles Traveled (VMT) impacts and help to meet state goals on VMT mitigations (SB-743)



*#whatsnext?*

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## How will this be accomplished?



- Allows WRCOG agencies to request GIS/Modeling products
- Payment Options:
  - Subscription fee
  - Case-by-case basis
- WRCOG staff with GIS/Modeling expertise to respond to requests
  - No additional staff needed
- Minimal up front costs
  - Upgrade GIS/Modeling software
  - Dedicated computer equipment
- Service can be expanded to be made available to non-member agencies



*#whatsnext?*

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## How is this unique?



- Addresses a need for many members
- Self funded
- No additional WRCOG staff resources
- Cost savings to member agencies
- Minimize the use of expensive consulting fees for GIS/Modeling tasks



*#whatsnext?*

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## What is the end result?



- Resource for member agencies
  - Data/Mapping
  - Transportation modeling
- Data sharing and collaboration
- Minimize costs to agencies
  - Reduce use of consulting fees for similar services
  - Create online systems to automate data management/mapping
- Provide robust datasets
  - Maintain up-to-date information
  - Create new, extensive GIS datasets



*#whatsnext?*

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## GIS/Modeling Service Bureau – *How does it stack up?*



Putting it through the filter... ■ ■ ■

- Multijurisdictional – regional benefit?- Many of the smaller jurisdictions would benefit
  - Within WRCOG Core Programs?- Outgrowth of current Planning efforts
  - Potential to make a difference?- Received numerous requests from agencies and stakeholders
  - Cost-effectiveness in a regional approach?- Regional agencies often provide these services
  - Does WRCOG have the resources to be effective?- Can be implemented with existing staff
  - Does benchmarking indicate a need for action?- See significant need in our region
- Other factors:
- Is the issue already being addressed by others?- No other entity providing regional services
  - Overall implementation difficulty (funding issue)- Would require limited additional resources



*#Whatsnext?*

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## 5.A Fiscal Year 2019/2020 Year in Review, and a Look Forward

Requested Action:

1. Receive and file.



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## 6. Report from the Executive Director



# PROCLAMATION

## TO RECOGNIZE AND HONOR **Barbara Spoonhour** For Service to the Western Riverside Council of Governments

WHEREAS, Barbara Spoonhour has spent her entire career dedicated to public service, first serving four years in the United States Marine Corps, then working more than 20 years in local government; and

WHEREAS, Barbara was hired at WRCOG on September 19, 2001, and has worked on and developed many successful programs for the Agency over the years; and

WHEREAS, these programs include her work on the Agency's Used Oil, Solid Waste, and Clean Cities Programs and activities; and

WHEREAS, in 2011, Barbara led the launch of the \$2 Billion WRCOG Energy Efficiency and Water Conservation Program, known as Home Energy Renovation Opportunity (HERO); and

WHEREAS, in April and May of 2020, Barbara again lead the launch of another successful Program, Western Community Energy, which will provide local control and cleaner energy at a discounted rate to several jurisdictions in the subregion; and

WHEREAS, Barbara's calm, cool, and collected demeanor sometimes intimidated staff, just a little; and

WHEREAS, her recent announcement of her impending retirement, given her young age, was a great shock to all, and largely ignored by staff for as long as possible; and

WHEREAS, in retirement Barbara will never have to hear from Rick Bishop again about her unhealthy love for extra mayonnaise on her burgers and sandwiches; and

## 7. Items for Future Agendas



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## 8. General Announcements



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## 9. Next Meeting

The Administration & Finance Committee is DARK in the month of August.

The next Administration & Finance Committee meeting is scheduled for:

Wednesday, September 9, 2020

12:00 p.m.

Via Zoom platform



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## 10. Adjournment ~ In Memory of Director Bob Stockton, WMWD



December 20, 1953 - May 13, 2020



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