



## **CEAC Infrastructure and Development (I&D) Policy Committee**

20th Annual CEAC Policy Conference

Capitol Event Center

1020 11th Street, 2nd Floor, Sacramento, CA

Friday, August 22, 2025 | 9:15 a.m. - 10:45 a.m.

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### **AGENDA**

Chair, Matt Randall, Placer County

Vice Chair, Warren Lai, Contra Costa County

Vice Chair, Blossom Scott-Heim, Tuolumne County

Vice Chair, Anastasia Seims, Ventura County

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| 9:15 a.m.  | I.   | <b>Welcome and Opening Remarks</b><br><i>Matt Randall, Placer County, Chair</i>  |
| 9:25 a.m.  | II.  | <b>Legislative and Budget Update</b><br><i>Mark Neuberger, CSAC Legislative Advocate</i>   |
| 9:45 a.m.  | III. | <b>Beyond Bonds: County Strategies for Delivering Infrastructure Without Raising Taxes</b><br>Counties face increasing pressure to deliver critical infrastructure for housing, jobs, and economic growth — often without new tax measures or guaranteed grants. In this session, we'll explore the landscape of financing tools available to counties, including Community Facilities Districts (CFDs) and Enhanced Infrastructure Financing Districts (EIFDs). The second portion of the session highlights Placer County's EIFD No. 1 (Sunset Area/Placer Ranch) — a real-world example involving \$700 million in public infrastructure, 6,600 housing units, and 25 million square feet of development. The session will highlight how tax increment financing was used to align long-term infrastructure delivery with land use goals and economic development priorities. |
| 10:30 a.m. | IV.  | <b>Future Topics / Roundtable Discussion</b>   |
| 10:45 a.m. | V.   | <b>Adjournment</b>   |