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Santa's Got A New District and it comes with Tax Increment!



Enhanced Infrastructure Financing Districts (EIFDs) California's New Tax Increment Tool for P3 and Infrastructure

As redevelopment fades into the dissolution sunset, the Governor and Legislature tried to make your holiday by giving you an economic development "Gift." This Gift is called an EIFD which has the potential for returning tax increment financing for your City or County. So whether you've been naughty or nice, it's time to find out if it makes sense to ask Santa for an EIFD under your tree.

TOO EARLY TO SHOP FOR THE HOLIDAYS?
NEVER TOO EARLY FOR THE GIFT OF EIFD

What is an EIFD? Do I want one under my tree?

The EIFD Statutes, SB 628 and AB 313, enable the new EIFD model for financing infrastructure and economic development in California. Creation of an EIFD allows for financing districts to invest in a broad range of infrastructure from transit stations and mixed-use projects to next-generation water systems.

EIFDs can be formed by any number of cities and counties willing to establish a "district" utilizing non-school agency tax increment financing along with multiple funding sources to finance projects that generate taxes and jobs. An EIFD can fund multiple types of projects including affordable housing, mixed-use & TOD projects, civic infrastructure, parks & open space, brownfield remediation, wastewater/groundwater infrastructure, libraries, industrial structures, and childcare facilities.

EIFDs aren't for every City or County... How do you know?



Review the [EIFD Screen Check List \(click here\)](#) for a preliminary list of start-up questions to see if this EIFD Gift is a right fit for you.

If you are still not sure, Kosmont Companies can help you navigate the requirements and take the first step to start moving forward with the creation of an EIFD. [Contact us](#)



IT'S THAT TIME OF YEAR AGAIN & YOU'RE INVITED TO TWO EIFD EVENTS!

Kosmont will be participating in the two events listed below where you can find out how to utilize new district tools and hear from experts about forming districts to improve California communities.

You can set up an appointment or time to meet or talk with Larry Kosmont by [clicking here](#).

The Council of Development Finance Agencies (CDFA) presents:
CA Financing Roundtable Conference
Thurs., Nov. 19, 2015 - 8:30am to 5:00pm
The Citizen Hotel, 926 J Street, **Sacramento**



The American Institute of Architects – Los Angeles (AIA) present:
"EIFDs: Where Are We Now?"
Tues., Dec. 1, 2015 - 6:00pm to 8:00pm
Paul Hastings, 515 S. Flower St., **Los Angeles**



Larry Kosmont, President & CEO of Kosmont Companies, will participate on the panel "District-Based Development Finance - Tools That Work" speaking about Community Financing Districts, Assessment Districts, and Infrastructure Financing Districts (including EIFDs) and how these tools are leveraged for public improvements and spur private investment.

Larry Kosmont, President & CEO of Kosmont Companies, will be speaking at this event along with other leading experts. They will share insight on how Southern California can best utilize EIFDs and how we as a community can rally behind the smart formation of districts to help improve our communities & the built environment.

[Click here to register and for more information.](#)

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LET KOSMONT HELP YOU UNWRAP THE GIFT OF EIFD

Contact us today for a FREE diagnostic conversation. We are available to provide answers to your questions and discuss your options for forming an EIFD.

Call 424-456-3088 or email us to request more information by [clicking here](#).

Kosmont EIFD Workshop



PERSONALIZED WORKSHOP TO LEARN HOW EIFDs ARE MADE

Contact us today to schedule a PERSONALIZED Kosmont EIFD Workshop in your community!

Call 424-456-3088 or email us to request more information by [clicking here](#).

**SB 628 and AB 313 are comprehensive Statutes. The information provided herein is a limited summary of provisions. Kosmont Companies makes no representations regarding the information provided and the Statute's applicability to local project conditions and circumstances.*

ABOUT US

Kosmont Companies advises public agencies on public finance, real estate, economic development, and RDA dissolution matters. Kosmont Companies is a certified Minority Business Enterprise (MBE) and Small Business Enterprise (SBE) with a 30 year history of advising public & private transactions.

Kosmont Realty Corporation is a California state licensed real estate brokerage firm (# 01770428), certified Minority Business Enterprise (MBE), & a Securities Exchange Commission (SEC) registered Municipal Advisor.

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