



Enhanced Infrastructure Financing District

D O W N T O W N S A N T A R O S A

January 16, 2025

PUBLIC FINANCING AUTHORITY

EIFD: State Code Changes

Senate Bill No. 1140 – Chaptered Late 2024

- Required Meetings – Infrastructure Financing Plan (IFP)
 - Streamlines adoption process
 - Removes 1 public hearing
 - Current law – 1 public meeting and 2 public hearings
- Noticing Process
 - Provides alternate noticing requirements
 - Single notice may be provided for public meeting and two public hearings
 - 40 days prior to IFP introduction meeting

EIFD: Next Steps

1. Introduce Infrastructure Financing Plan

- IFP in final stages of development
- PFA must hold a meeting at which the draft IFP is made available to the public and each landowner within the EIFD
- Purpose is to present IFP, answer questions, and consider comments
- IFP will be available at least 40 days prior to the meeting

EIFD: Next Steps

1. Introduce Infrastructure Financing Plan - Noticing

- Mailed notice to each landlord, resident and affected tax entity at least 40 days prior to IFP introduction meeting
- Summary of IFP
- Website where IFP is available
- Location, date and time of the public hearings
- A description of actions to be taken at meetings
- If meetings do not occur on the dates, times and locations listed on the notice, additional 10 day prior to rescheduled meeting is required

EIFD: Next Steps

2. First Public Hearing - PFA

- Must Occur 30 days after IFP introduction meeting
- PFA shall hear and consider any written and oral comments about the proposed adoption of the IFP and take action to modify or reject the IFP
- Rejection would stop the process

3. Board of Supervisors/City Council Approval

- Board and Council adopt resolutions approving IFP
- Must be noticed as a public hearing
- Board and Council may pass recommendations to PFA

EIFD: Next Steps

3. Second Public Hearing - PFA

- PFA shall consider all written and oral protests and recommendations of affected taxing entities
- Conduct a protest hearing
- Terminate proceedings if there is a majority protest – 50% of the combined number of landlords and residents
- PFA shall call an election if 25-50% of combined number of landowners and residents file a protest
- No election required if less than 25% of combined number of landowners and residents protest.

EIFD: Next Steps

3. Second Public Hearing – PFA (continued)

- If the majority of landowners and residents vote against the IFP, PFA shall take no further action. Must wait 1 year before presenting new IFP.
- PFA may adopt a resolution forming the EIFD and adopting the IFP after close of public hearing if election not required
- Takes effect 30 days after adoption
- Effective date sets base year value
 - Value of the taxable property in the district as shown upon the assessment roll used in connection with the taxation of the property by the affected taxing entity, last equalized prior to the effective date of the resolution.

EIFD: Timeline

Action	Date
Finalize draft IFP and notice for all meetings (City staff)	February 3, 2025 (approx.)
Mail notice and post draft IFP to website (City staff)	February 6, 2025 (approx.)
PFA IFP introduction meeting (regular frequency)	March 20, 2025
PFA 1st Public Hearing (4 th Thursday)	April 24, 2025
City Council adoption of IFP	June 3, 2025
Board of Supervisors adoption of IFP	May/Early June 2025
PFA 2 nd Public Hearing (4 th Thursday)	June 26, 2025
Effective date	July 25, 2025

Questions and Comments

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