



**Public Financing Authority  
Special Meeting Minutes - Draft**

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Thursday, May 8, 2025

1:00 PM

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**Special Meeting**

**1. CALL TO ORDER AND ROLL CALL**

Chair Fleming called the meeting to order at 1:00 p.m.

Board Member Rabbitt arrived at 1:03 p.m., after the roll call was completed.

**Present** 6 - Chair Victoria Fleming, Vice Chair Hugh Futrell, Board Member Caroline Bañuelos, Board Member Chris Coursey, Board Member Carmen Gonzalez, and Board Member David Rabbitt

**Absent** 1 - Board Member Caroline Judy

**2. NEW BUSINESS**

Chair Fleming and other Board Members voiced their concerns about late correspondence related to item 2.2.

Staff responded to the Board Members' concerns.

**2.1 REPORT - AMENDMENT TO THE PUBLIC FINANCING AUTHORITY BYLAWS TO REMOVE THE REGULAR MEETING FREQUENCY AND MEET ON AN AS-NEEDED BASIS**

**BACKGROUND:** The PFA Bylaws (Attachment 1) were adopted on October 19, 2023, by Public Financing Authority Resolution Number 23-004, to reflect then-current procedures, aligning with State EIFD Law. Article III, Section 1 of the Public Financing Authority Bylaws states, "Regular meetings of the Authority shall be held monthly on the third Thursday of each month at 1:00 p.m. at 637 First Street, Santa Rosa, California, or such other time and place established by the Authority."

**RECOMMENDATION:** It is recommended by the Planning and Economic Development Department that the Downtown Business

Corridor Enhanced Infrastructure Financing District Public Financing Authority (PFA), by resolution, adopt the amended Public Financing Authority Bylaws to remove the regular meeting frequency and meet on an as-needed basis.

Director Gabe Osburn presented.

Board Members provided comments and feedback.

Chair Fleming opened and closed public comment at 1:11 p.m.

**A motion was made by Board Member Gonzalez, seconded by Vice Chair Futrell, to waive the reading of the text and adopt**

**RESOLUTION NO. PFA-RES-2025-001 ENTITLED: RESOLUTION OF THE DOWNTOWN BUSINESS CORRIDOR ENHANCED INFRASTRUCTURE FINANCING DISTRICT (EIFD) PUBLIC FINANCING AUTHORITY AMENDING BYLAWS TO MODIFY TIME AND PLACE FOR REGULAR MEETINGS OF THE EIFD PUBLIC FINANCING AUTHORITY**

**The motion carried by the following vote:**

**Yes:** 6 - Chair Fleming, Vice Chair Futrell, Board Member Bañuelos, Board Member Coursey, Board Member Gonzalez and Board Member Rabbitt

**Absent:** 1 - Board Member Judy

## **2.2 PUBLIC HEARING - MODIFICATIONS TO THE DRAFT INFRASTRUCTURE FINANCING PLAN OF THE CITY OF SANTA ROSA ENHANCED INFRASTRUCTURE FINANCING DISTRICT (DOWNTOWN BUSINESS CORRIDOR)**

**BACKGROUND:** On April 25, 2023, the Santa Rosa City Council passed two resolutions to begin forming an Enhanced Infrastructure Financing District (EIFD) in the downtown business corridor to help fund public capital projects of communitywide benefit. RES-2023-076 initiated the formation process, while RES-2023-077 created the Public Financing Authority (PFA) as the EIFD's governing body. The PFA is responsible for developing an Infrastructure Financing Plan (IFP), outlining tax revenue allocation and potential bond issuance. On October 19, 2023, the PFA formally directed staff to prepare the IFP and

confirmed all prior related actions. The draft IFP, presented on April 2, 2025, proposes financing projects such as a performing arts or conference center, streetscaping and placemaking to enhance connectivity between Downtown and Railroad Square, and affordable housing at designated income levels.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Downtown Business Corridor Enhanced Infrastructure Financing District (EIFD) Public Financing Authority (PFA) by resolution, modify the draft Infrastructure Financing Plan for the City of Santa Rosa Enhanced Infrastructure Financing District (Downtown Business Corridor) (District).

Director Gabe Osburn presented.

Board Members provided comments, questions and feedback.

Staff and consultants responded to Board Members.

Chair Fleming opened public hearing at 1:28 p.m. and seeing no one wishing to provide public comment, closed the public hearing at 1:28 p.m.

Chair Fleming re-opened public hearing at 1:30 p.m.

Board Members discussed and decided to continue item to Thursday, May 15, 2025 at 1:00 p.m., at same location.

Chair Fleming clarified that public comment can be accepted, as the public hearing is remaining open for continuance.

### **3. ADJOURNMENT**

Chair Fleming continued meeting at 2:37 p.m.