



City of Santa Rosa

637 First Street,
Santa Rosa, CA 95404

PUBLIC FINANCING AUTHORITY REGULAR MEETING AGENDA AND SUMMARY REPORT - FINAL JUNE 16, 2025

**ALL PUBLIC COMMENTS WILL BE PROVIDED IN PERSON OR VIA EMAIL
IN ADVANCE OF THE MEETINGS.**

**MEMBERS OF THE PUBLIC CAN PARTICIPATE IN THE MEETING BY
ATTENDING IN-PERSON FROM 637 FIRST STREET.**

THE PUBLIC CAN ALSO VIEW OR LISTEN TO THE MEETING LIVE AT:

**1. VIA ZOOM BY VISITING
HTTPS://SRCITY-ORG.ZOOM.US/J/86557209239, OR BY DIALING
877-853-5257 AND ENTERING WEBINAR ID: 865 5720 9239;**

**IN THE EVENT A BOARD MEMBER PARTICIPATES REMOTELY BASED
ON JUST CAUSE OR EMERGENCY CIRCUMSTANCES PURSUANT TO AB
2449, THEY WILL ALSO ALLOW FOR PUBLIC
COMMENT THROUGH THE ZOOM LINK OR DIAL-IN NUMBER ABOVE.**

2:30 P.M. - REGULAR SESSION

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF MINUTES

2.1 January 16, 2025 - Meeting Minutes.

Attachments: [Draft Minutes - April 2, 2025](#)

2.2 April 2, 2025 - Special Meeting Minutes

Attachments: [April 2, 2025 - Draft Minutes](#)

2.3 May 8, 2025 - Special Meeting Minutes.

Attachments: [May 8, 2025 - Draft Minutes](#)

2.4 May 15, 2025 - Special Meeting Minutes.

Attachments: [May 15, 2025 - Draft Minutes](#)

3. PUBLIC COMMENTS

This is the time when any person may address matters not listed on this agenda, but which are within the subject matter of the jurisdiction. The public may comment on agenda items when the item is called. Each speaker is allowed three minutes.

4. NEW BUSINESS

4.1 PUBLIC HEARING - FORMATION OF THE CITY OF SANTA ROSA ENHANCED INFRASTRUCTURE FINANCING DISTRICT (DOWNTOWN BUSINESS CORRIDOR) AND ADOPTION OF THE INFRASTRUCTURE FINANCING PLAN (THE PUBLIC NOTICE FOR THIS ITEM WAS PRESENTED TO START AT 1:00 PM OR AS SOON AS POSSIBLE THEREAFTER. THIS PUBLIC HEARING ITEM WILL BEGIN SHORTLY AFTER 2:30 PM)

BACKGROUND: An Enhanced Infrastructure Financing District (EIFD) is a financing tool that supports public infrastructure and development that in turn supports and incentivizes private investment into specific areas where mixed-use development is desired. The goal of the EIFD is to leverage future tax increment to fund projects that accelerate economic growth, create jobs, and serve as catalyst for private sector investment and development, further improving the region's competitiveness for state and federal grants within the EIFD while increasing economic mobility. In April of 2023, the Santa Rosa City Council (Council) adopted a Resolution of Intention to form the City of Santa Rosa Enhanced Infrastructure Financing District (Downtown Business Corridor) (District) and adopted a Resolution to establish the Downtown Business Corridor EIFD Public Financing Authority (PFA) as the governing board of the District. The Infrastructure Financing Plan (IFP) describes the boundaries of the District, the public facilities and other projects of community wide significance to be financed by the District, and the tax revenue allocated by the City of Santa Rosa (City) and the County of Sonoma (County) to the District. The IFP must be adopted by the City and the County prior to the PFA's adoption of the IFP and formation of the District. The IFP was presented to the PFA on

April 2, 2025. The PFA and City and County staff discussed revisions to the limitations on the methods for determining the EIFD funded improvements, including, among other factors, the proximity of the improvements to the EIFD, the economic impact of the improvements and the approval rights of the City and County. After hearing all written and verbal comments, the PFA opened the first public hearing, as required under EIFD law, on May 8, 2025. The public hearing was continued to May 15, 2025, during which the PFA incorporated certain comments and modified the IFP. The Council and the Sonoma County Board of Supervisors (Board) reviewed the modified IFP on June 3, 2025, and adopted resolutions approving the IFP as presented. Under EIFD law, if the enhanced infrastructure financing plan is not rejected at the first public hearing, a second public hearing must be held to allow landowners and residents in the area to submit oral or written protests. At the second hearing, the PFA must consider all protests and any recommendations from affected taxing entities. The PFA must terminate the proceedings if a majority protest is received (over 50% of the combined number of landowners and residents in the area at least 18 years of age) and call an election if protests represent 25% to 50% of the combined number of landowners and residents in the area at least 18 years of age. If less than 25 percent of the combined number of landowners and residents in the area who are at least 18 years of age file a protest, the PFA may, by resolution, form the District and adopt the IFP. The resolution adopting the IFP shall be subject to referendum.

RECOMMENDATION: It is recommended by the City of Santa Rosa's departments of Planning and Economic Development and Finance that the Downtown Business Corridor EIFD Public Financing Authority, 1) hold a noticed public hearing including protest proceedings; and 2) if there is no protest of over 50% of the combined number of landowners and residents at least 18 years of age in the area of the EIFD (in which case the proceedings shall terminate) and no protest of between 25% and 50% of the combined number of landowners and residents at least 18 years of age in the area of the EIFD (in which case an election shall be called), by resolution, adopt the draft Infrastructure Financing Plan for the City of Santa Rosa Enhanced Infrastructure Financing District (Downtown Business Corridor) (District) and form the District.

Attachments: [Staff Report](#)
 [Attachment 1 - Public Comment](#)
 [Attachment 2 - City Council Resolution RES-2025-092](#)
 [Attachment 3 - Sonoma County Board of Supervisors Ador](#)
 [Resolution](#)
 [Exhibit A](#)
 [Presentation](#)

5. FUTURE AGENDA ITEM(S)

6. ADJOURNMENT

*Ex parte communication disclosure required.

The City of Santa Rosa does not discriminate on the basis of disability in the admissions or access to, or treatment of or employment in, its programs or activities. Disability-related aids or services, including printed information in alternate formats, to enable persons with disabilities to participate in public meetings are available by calling the Recording Secretary at (707) 543-3190 (TTY Relay at 711). Requests should be submitted as far in advance as possible, but no later than two business days before the scheduled meeting.

Any writings or documents provided to the Public Financing Authority prior to this meeting regarding any item on this agenda are available for public review at <https://santa-rosa.legistar.com/Calendar.aspx> or in person at the Planning and Economic Development Department, Room 3, City Hall, 100 Santa Rosa Ave, during normal business hours.