



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

Monday, June 16, 2025

2:30 PM

1. CALL TO ORDER AND ROLL CALL

Chair Fleming called the meeting to order at 2:30 p.m.

2. APPROVAL OF MINUTES

2.1 January 16, 2025 - Meeting Minutes.

Approved as submitted.

No public comments were made.

2.2 April 2, 2025 - Special Meeting Minutes

Approved as submitted.

No public comments were made.

2.3 May 8, 2025 - Special Meeting Minutes.

Approved as submitted.

No public comments were made.

2.4 May 15, 2025 - Special Meeting Minutes.

Approved as submitted.

No public comments were made.

3. PUBLIC COMMENTS

Chair Fleming opened public comment.

Dewayne DeWitt spoke requesting to include more public involvement on City planning projects.

Chair Fleming closed public comment.

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.

Director Osburn presented.

Chair Fleming relayed public protest procedures and opened public protest proceedings.

Director Osburn relayed that one protest had been received via email. No other protests were made.

Chair Fleming closed the protest proceedings.

Chair Fleming opened the Public Hearing.

DeWayne DeWitt spoke on economic development in the downtown area with project suggestions.

Chair Fleming closed the Public Hearing at 2:58 p.m.

A motion was made by Board Member Bañuelos, seconded by Board Member Gonzalez, to waive the reading of the text and adopt:

RESOLUTION NUMBER PFA-RES-2025-003 ENTITLED: RESOLUTION OF THE DOWNTOWN BUSINESS CORRIDOR EIFD PUBLIC FINANCING AUTHORITY FORMING THE CITY OF SANTA ROSA ENHANCED INFRASTRUCTURE FINANCING DISTRICT (DOWNTOWN BUSINESS CORRIDOR), ADOPTING THE INFRASTRUCTURE FINANCING PLAN, AUTHORIZING THE FILING OF A JUDICIAL VALIDATION ACTION, AND DETERMINING OTHER MATTERS IN CONNECTION THEREWITH.

Yes: 7 - Chair Fleming, Vice Chair Futrell, Board Member Bañuelos, Board Member Coursey, Board Member Gonzalez, Board Member Judy and Board Member Rabbitt

5. FUTURE AGENDA ITEM(S)

None.

No public comments were made.

6. ADJOURNMENT

Chair Fleming adjourned the meeting at 3:00 p.m.