

RESOLUTION NO. \_\_\_\_\_

RESOLUTION OF THE DOWNTOWN BUSINESS CORRIDOR EIFD PUBLIC FINANCING  
AUTHORITY MODIFYING THE DRAFT INFRASTRUCTURE FINANCING PLAN OF THE  
CITY OF SANTA ROSA ENHANCED INFRASTRUCTURE FINANCING DISTRICT  
(DOWNTOWN COMMERCIAL CORRIDORS)

WHEREAS, the City Council (the “City Council”) of the City of Santa Rosa (the “City”) is authorized to initiate the process to establish an enhanced infrastructure financing district pursuant to Chapter 2.99 of Part 1 of Division 2 of Title 5 of the California Government Code, commencing with Section 53398.50 (the “EIFD Law”); and

WHEREAS, pursuant to the EIFD Law, the City Council adopted Resolution No. RES-2023-076 on April 25, 2023, which resolution was signed by the Mayor on May 25, 2023, pursuant to which the City Council, among other things, (i) declared that the City Council proposed and intended to cause the establishment of an enhanced infrastructure district to be known as the “City of Santa Rosa Enhanced Infrastructure Financing District (Downtown Business Corridor)” (“EIFD”) over the boundaries shown on the map of the EIFD attached as Exhibit B thereto to finance public capital facilities and projects of communitywide significance as described in Exhibit A thereto (the “Facilities”) , and (ii) declared that, pursuant to the EIFD Law, if the EIFD is approved by the EIFD Public Financing Authority (defined below) in accordance with the EIFD Law, and if the IFP (defined below) is approved by resolution of the City Council and by resolution of the Board of Supervisors of the County of Sonoma (the “County”) pursuant to Government Code Section 53398.68, in each case after any public hearings required by the EIFD Law, the incremental property tax revenue that is allocated by the City and the County to the proposed EIFD may be used to finance the Facilities and other authorized costs and to pay debt service on bonds and other debt of the EIFD; and

WHEREAS, pursuant to Resolution No. RES-2023-077, which was passed by the City Council on April 25, 2023, and signed by the Mayor on June 6, 2023, the City Council established the “Downtown Business Corridor EIFD Public Financing Authority” (“EIFD Public Financing Authority”), as the governing board of the proposed EIFD, to be responsible for directing the preparation and implementation of the infrastructure financing plan for the EIFD (“IFP”); and

WHEREAS, on October 19, 2023, pursuant to Resolution No. 23-005, the EIFD Public Financing Authority directed David Taussig and Associates, Inc., dba DTA (the “Designated Official”), to work with the necessary City staff and professionals to prepare a draft of the IFP and make such IFP available to interested parties as required by the EIFD Law; and

WHEREAS, on April 2, 2025, the EIFD Public Financing Authority held a public meeting at which the draft IFP was presented, which public meeting was properly noticed and held in accordance with all applicable law; and

WHEREAS, members of the EIFD Public Financing Authority, the City and the County have proposed certain changes to the draft IFP, and such modified draft IFP is on file with the Secretary of the EIFD Public Financing Authority and is posted on the EIFD Public Financing Authority's website; and

WHEREAS, on the date hereof, the EIFD Public Financing Authority held its first public hearing on the modified draft IFP, which public hearing was properly noticed (pursuant to a written notice that, among other things, summarizes the proposed changes to the draft IFP and identifies a location where the modified draft IFP can be reviewed) and held in accordance with all applicable law; and

WHEREAS, in accordance with Government Code Section 53398.66(b)(2), the EIFD Public Financing Authority wishes to modify the draft IFP.

NOW, THEREFORE, BE IT RESOLVED, that the Downtown Business Corridor EIFD Public Financing Authority orders as follows:

1. Recitals. The foregoing recitals are true and correct.
2. Modification of Draft IFP. The EIFD Public Financing Authority hereby modifies the draft IFP, attached to this resolution as Exhibit A and made a part of herein, and such modified draft IFP shall be the subject of a protest proceeding at a second public hearing to be held by the EIFD Public Financing Authority to consider whether the landowners and residents within the EIFD wish to present oral and written protests against the adoption of the modified draft IFP.
3. California Environmental Quality Act. The EIFD Public Financing Authority hereby finds that adoption of this resolution is not a "project" under the California Environmental Quality Act, because this resolution does not involve any commitment to a specific project which may result in a potentially significant physical impact on the environment, as contemplated by Title 14, California Code of Regulations, Section 15378(b)(4). Future actions, such as the approval of infrastructure improvements using funding from the EIFD, will be subject to environmental review in accordance with CEQA.
4. Additional Authorization. The Chair, the Vice Chair, the Executive Director, the General Counsel, the Treasurer and the Secretary are hereby authorized, for and in the name of and on behalf of the EIFD, to do any and all things and take any and all actions which they, or any of them, may deem necessary or advisable in order to effectuate the purposes of this resolution;

provided however that any such actions be solely intended to further the purposes of this resolution, and are subject in all respects to the terms of the resolution.

5. Ratification. All actions authorized and directed by this resolution, consistent with any documents presented herein, and heretofore taken are hereby ratified, approved and confirmed by the EIFD Public Financing Authority.

6. Effective Date. This resolution shall take effect from and after the date of approval and adoption thereof.

PASSED this 15th day of May, 2025.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: \_\_\_\_\_  
Secretary

APPROVED: \_\_\_\_\_  
Chair

APPROVED AS TO FORM: \_\_\_\_\_  
City Attorney

Exhibit A – Draft Infrastructure Financing Plan of the City of Santa Rosa Enhanced Infrastructure Financing District (Downtown Commercial Corridors)