



County of Sonoma

State of California

Date: June 3, 2025

Item Number: _____

Resolution Number: _____

☐ 4/5 Vote Required

**Resolution Of The Board Of Supervisors Of The County Of Sonoma
Approving The City of Santa Rosa Enhanced Infrastructure Financing
District (Downtown Business Corridor) Infrastructure Financing Plan And
The Allocation Of County Incremental Tax Revenue To The Santa Rosa
Downtown Enhanced Infrastructure Financing District**

Whereas, on April 25, 2023, the City Council of the City of Santa Rosa ("City Council") approved Resolution No. RES-2023-076, declaring its intention to establish the City of Santa Rosa Enhanced Infrastructure Financing District (Downtown Business Corridor) ("Santa Rosa Downtown EIFD"), to finance public capital facilities and projects of communitywide significance, pursuant to Chapter 2.99 of Part 1 of Division 2 of Title 5 of the California Government Code, commencing with Section 53398.50 ("EIFD Law"); and

Whereas, on April 25, 2023, the City Council approved Resolution No. RES-2023-077, establishing a Public Financing Authority to serve as the legislative body of the proposed Santa Rosa Downtown EIFD, to be known as the Downtown Business Corridor EIFD Public Financing Authority ("PFA"); and

Whereas, the City of Santa Rosa requested the County participate in the Santa Rosa Downtown EIFD, which required the PFA to consist of a majority of members from the legislative bodies of the City and the County, and a minimum of two members of the public chosen by the City Council and Board of Supervisors; and

Whereas, on July 18, 2023, the Board of Supervisors appointed two Supervisors to the PFA, and on August 22, 2023, and October 3, 2023, respectively, the Board of Supervisors appointed one public member to the PFA and delegated authority to the two Supervisors on the PFA to work with the Santa Rosa City Council members on the PFA to finalize the selection of the Joint City and County Public member appointment; and

Whereas, on October 19, 2023, the PFA adopted a resolution directing the preparation of an Infrastructure Financing Plan (IFP) for the Santa Rosa Downtown EIFD, consistent with the requirements in EIFD law; and

Whereas, on April 30, 2024, the Board of Supervisors held an EIFD Workshop and Santa Rosa Downtown EIFD Contribution Discussion; and

Whereas, on August 20, 2024, the Board of Supervisors provided input to County staff with regard to projects that should or should not be included in the draft IFP, and considered and approved a County tax increment contribution to the Santa Rosa Downtown EIFD; and

Whereas, in accordance with EIFD law, on February 21, 2025, PFA staff mailed a consolidated notice to the City, County and all property owners and residents within the boundaries of the proposed Santa Rosa Downtown EIFD, a map of which is attached as Exhibit A, setting forth, in part, a summary of the IFP, where to obtain the IFP and the location, date and time of the meeting and public hearings on the IFP that are required under EIFD law; and

Whereas, on April 2, 2025, the PFA held a public meeting where PFA staff introduced, answered questions about and received comments on the IFP; and

Whereas, on May 8, 2025 and May 15, 2025, the PFA held the first public hearing on the IFP, where written and oral comments were considered and action was taken to modify the IFP; and

Whereas, the second public hearing on the IFP is scheduled for June 16, 2025, at which a protest proceeding will be held and if no majority protest exists, the PFA can adopt a resolution approving the IFP and the formation of the Santa Rosa Downtown EIFD; and

Whereas, prior to PFA adopting a resolution forming the Santa Rosa Downtown EIFD and approving the IFP, the IFP must be approved by both the City Council and Board of Supervisors; and

Whereas, the IFP for the proposed Santa Rosa Downtown EIFD, attached as Exhibit B, states the maximum portion of the County's tax increment will be 25% of the 1% ad valorem property tax increment and Net Available Revenue, as that term is defined in the IFP and California Government Code section 53398.75(d) ("Incremental Tax Revenues"), during the duration of the Santa Rosa Downtown EIFD's lifetime, which is projected to be 45 years from the adoption of a resolution of issuance of debt by the PFA, and subject to a maximum allocation of \$100 million from the County; and

Whereas, the City Council is scheduled to approve the IFP for the proposed Santa Rosa Downtown EIFD on June 3, 2025, at its regularly scheduled meeting; and

Whereas, the Board of Supervisors desires to approve the IFP for the proposed Santa Rosa Downtown EIFD and the allocation of the County's Incremental Tax Revenues within the Santa Rosa Downtown EIFD boundaries.

Now, Therefore, Be It Resolved By The Board of Supervisors Of The County Of Sonoma, As Follows:

Section 1. Recitals. The Board finds and determines that the foregoing recitals are true and correct.

Section 2. Approval of the Infrastructure Financing Plan for the Santa Rosa Downtown EIFD. The Board of Supervisors approves the IFP for the proposed Santa Rosa Downtown EIFD and directs staff to file a copy of this Resolution with the PFA.

Section 3. Approval of Tax Allocation Financing. The Board of Supervisors approves the County's tax increment allocation of 25% of the County's 1% ad valorem tax and Net Available Revenue, as that term is defined within the IFP and California Government Code section 53398.75(d), from the project area as shown in Exhibit A and described in the IFP, during the Santa Rosa Downtown EIFD's lifetime, in an amount not to exceed \$100 million, which cannot be modified without the approval of the County and PFA.

Section 4. Direction for County Auditor-Controller-Treasurer-Tax Collector. The County Auditor-Controller-Treasurer-Tax Collector will calculate the property tax shares consistent with EIFD law and remit the tax increment to the PFA and take any other actions as may be necessary under EIFD law and consistent with the IFP.

Section 5. Certifications. The Board of Supervisors hereby authorizes the County Executive Officer to provide the certifications required by Government Code section 53398.54 in the manner and time required therein.

Section 6. Effective Date. This Resolution shall take effect immediately upon its approval by the Board of Supervisors of the County.

Supervisors:

Hermosillo: Rabbitt: Coursey: Gore: Hopkins:

Ayes: Noes: Absent: Abstain:

So Ordered.