



COUNTY OF SONOMA

575 ADMINISTRATION
DRIVE, ROOM 102A
SANTA ROSA, CA 95403

SUMMARY REPORT

Agenda Date: 1/27/2026

To: Sonoma County Board of Supervisors

Department or Agency Name(s): County Executive's Office

Staff Name and Phone Number: M. Christina Rivera and Christel Querijero, 707-565-2431

Vote Requirement: Majority

Supervisory District(s): Countywide

Title:

Public Financing Authority for the West Sonoma County Enhanced Infrastructure Financing District.
(Countywide)

Recommended Action:

- A) Adopt a Resolution Modifying the Resolution Of Intention To Establish The West Sonoma County Enhanced Infrastructure Financing District
- B) Appoint public members Pip Marquez De La Plata and Thai Hilton, and alternate public members Jennifer Roberts and Amy Talley, to the Public Financing Authority of the West Sonoma County Enhanced Infrastructure Financing District.

Executive Summary:

An Enhanced Infrastructure Financing District (EIFD) is a type of special purpose financing district that utilizes a portion of incremental property tax revenues from new development and property value growth in a specifically defined area to finance public capital facilities or other specified projects of communitywide significance (e.g., infrastructure, public amenities).

On October 14, 2025, the Board adopted a Resolution of Intention to establish the West Sonoma County EIFD and directed the creation of its governing body, the Public Financing Authority (PFA). Consistent with State law, the PFA is responsible for developing and approving the Infrastructure Financing Plan, conducting required public hearings, and overseeing the EIFD's financing activities.

Because the County is the only affected taxing entity in the West County EIFD, the PFA consists of three Supervisors and two public members. Supervisors Hopkins, Hermosillo and Gore were appointed to the PFA on December 16, 2025 and Supervisor Coursey was appointed as the alternate member. This item modifies the Resolution of Intention the Board adopted on 10/14/2025 to allow an alternate for each of the public member appointees on the PFA and appoints public members Pip Marquez De La Plata and Thai Hilton, and alternate public members Jennifer Roberts and Amy Talley, respectively, to the Public Financing Authority for the West Sonoma County Enhanced Infrastructure Financing District.

Discussion:

An Enhanced Infrastructure Financing District (EIFD) is a type of special purpose financing district that utilizes a portion of incremental property tax revenues from new development and property value growth in a specifically defined area to finance public capital facilities or other specified projects of communitywide

significance (e.g., infrastructure, public amenities). The California Legislature authorized the formation of EIFDs through Senate Bill 628 in 2014, which has since been amended and is codified in Chapter 2.99 of Part 1 of Division 2 of Title 5 of the California Government Code (53398.50 *et seq.*).

On October 14, 2025, the Board of Supervisors adopted a Resolution of Intention <<https://sonoma-county.legistar.com/LegislationDetail.aspx?ID=7694811&GUID=A7B0C478-74E0-4525-A4635FE0F79D8571&Options=&Search=>>> to establish the West Sonoma County EIFD and directed the creation of its governing body, the Public Financing Authority (PFA). The PFA is responsible for preparing and implementing the EIFD Infrastructure Financing Plan (IFP), conducting public hearings, and overseeing the financing of eligible public capital facilities and projects of community-wide significance through tax increment financing.

The IFP is the governing document for the EIFD and outlines the EIFD's investment program, the fiscal impacts to participating jurisdictions, project categories, and the assumed growth revenue. The IFP also includes a general description of projects and is subject to review and approval by resolution of the Board of Supervisors and adoption and implementation by the PFA following two public hearings. If the IFP is approved, the PFA will oversee EIFD finances and activities.

Pursuant to Government Code Section 53398.51.1, because the County is the only entity contributing tax increment to the EIFD and therefore the only affected taxing entity, the composition of the PFA is three members of the Board of Supervisors and two public members, all appointed by the Board. [On December 16, 2025, Supervisors Hopkins, Hermosillo and Gore were appointed to the PFA and Supervisor Coursey was appointed as the alternate](https://sonoma-county.legistar.com/LegislationDetail.aspx?ID=7777745&GUID=40FD7960-2590-4E3C-938D-944AB9345D56) <<https://sonoma-county.legistar.com/LegislationDetail.aspx?ID=7777745&GUID=40FD7960-2590-4E3C-938D-944AB9345D56>>. The Resolution of Intention did not authorize alternate members for each of the public member appointees on the PFA. Accordingly, the Board is being asked to adopt a resolution modifying the Resolution of Intention to allow for alternates for each public member who may serve and vote in place of a member who is absent or disqualify themselves from participating in a meeting of the PFA.

Additionally, this item seeks the Boards approval of the Unincorporated Ad Hoc Committee Supervisors' (Chair Hermosillo and Supervisor Hopkins) recommendation to appoint Pip Marquez De La Plata and Thai Hilton as the public members on the PFA, and alternate public members Jennifer Roberts and Amy Talley, respectively, to the Public Financing Authority for the West Sonoma County Enhanced Infrastructure Financing District.

Was this item identified as an opportunity to apply the Racial Equity Toolkit?

No

Prior Board Actions:

12/16/2025 - Board appointed Chair Hopkins, Vice-Chair Hermosillo, Supervisor Gore to the West Sonoma County Enhanced Infrastructure Financing District Public Financing Authority. Supervisor Coursey was appointed as alternate member of the Public Financing Authority.

10/14/2025 - Board adopted the Resolution of Intention to establish the West Sonoma County EIFD and creation of the Public Financing Authority

FISCAL SUMMARY

Agenda Date: 1/27/2026

Narrative Explanation of Fiscal Impacts:

There are no fiscal impacts associated with these appointments. The Board will have the opportunity to review and approve the Infrastructure Financing Plan (IFP), which will include the proposed use of the County's taxing authority's future incremental property tax to be dedicated. Appointment of PFA members does not create any fiscal obligation.

Narrative Explanation of Staffing Impacts (If Required):

N/A

Attachments:

- A. Resolution Modifying the Resolution Of Intention To Establish The West Sonoma County Enhanced Infrastructure Financing District
- B. Recommended applications
- C. Applications not recommended

Related Items "On File" with the Clerk of the Board:

N/A