



Special Joint Meeting of the Lower Russian River and Sonoma Coast Municipal Advisory Councils

AGENDA

**Special Meeting
September 25, 2024 06:30 PM**

**Hybrid Meeting
El Molino Library, 7050 Covey Road, Forestville, CA 95436**

<https://sonomacounty.ca.gov/lrrmac>

<https://sonomacounty.zoom.us/j/96715386423?pwd=6DSMyvZJxSyJ11jwvKuO52aMwrf14p.1>

• River MAC Chair & Rio Nido Representative: Pip Marquez de la Plata • River MAC Vice Chair & Cazadero / Duncan Mills Representative: Mike Nicholls • Guerneville Representative (River MAC): Joe Rogoff • Guerneville Representative (River MAC): Spencer R. Scott • Guerneville South / Pocket Canyon Representative (River MAC): Betsy Van Dyke • Monte Rio / Villa Grande Representative (River MAC): Cynthia Strecker • Hacienda Representative (River MAC): Vicki Clewes • Forestville Representative (River MAC): Lonnie Lazar • Forestville Representative (River MAC): Thai Hilton • Coast MAC Chair & Bodega / Valley Ford Representative: Beth Bruzzone • Coast MAC Vice Chair & Timber Cove Representative: Scott Foster • The Sea Ranch / Annapolis Representative (Coast MAC): Scott Nevin • Fort Ross / West Cazadero Representative (Coast MAC): Caroline Madden • Jenner Representative (Coast MAC): Jill Lippitt • Bodega Bay Representative (Coast MAC): Brian Leubitz • Bodega Bay Representative (Coast MAC): Ginny Nichols

REASONABLE ACCOMMODATIONS

The Lower Russian River Municipal Advisory Council will make reasonable accommodations for persons having special needs due to disabilities. Please contact the Fifth District Field Representative at 707-565-1219 during regular business hours at least 48 hours prior to the meeting to ensure necessary accommodations are made.

1. Call to Order, River MAC Chair Pip Marquez de la Plata

- A. Pledge of Allegiance
- B. Roll Call, River MAC
- C. Roll Call, Coast MAC

2. Approval of the Agenda, Chair Pip Marquez de la Plata

- Discussion
- Possible Action

3. Statement of Conflict of Interest

- Discussion

This is the time for the Chair, Vice Chair and Council Members to indicate any statements of conflict of interest for any item listed on this agenda.

4. Presentation and facilitated discussion regarding the formation of an Enhanced Infrastructure Financing District (EIFD) and community priorities regarding the types of projects residents in Unincorporated West County would like to be considered.

Discussion

Presenters: Felicia Williams & Joe Dieguez of Kosmont consultancy.

The City of Sebastopol and County of Sonoma are considering formation of a special district called an Enhanced Infrastructure Financing District (EIFD). EIFDs capture the increased property tax value from new private development to fund public improvements. This is not a new tax - The EIFD allows for a reallocation of future property taxes to a separate account to be used to pay for infrastructure improvements that benefit the communities around Sebastopol and unincorporated areas within the 5th District.

An estimated \$125 million may be available from the EIFD over time to fund public improvements such as roads, parks, water/sewer, affordable housing, broadband, flood control, fire mitigation, emergency access, brownfield remediation, dock & coastal infrastructure at risk of sea level rise, community gathering spaces, public buildings such as a sheriff / fire station and libraries. The County would like to hear from the public about the types of improvements most needed in these communities.

Some helpful background information about this initiative can be found at 2 hours, 35 minutes into this Sebastopol City Council meeting [recording](#) as well as a brief description of EIFDs in Supervisor Hopkins' September 9 [newsletter](#).

5. Adjournment

*City of Sebastopol and West Sonoma County
Enhanced Infrastructure Financing District (EIFD)
County MAC – September 25, 2024*



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Agenda

1. Background
2. Sebastopol-Sonoma County Special District Study
3. Special Financing Districts
4. Community Input – Public Infrastructure Projects
5. Questions & Answers



Sebastopol – Sonoma County Special District Study

City – County Collaboration to Fund Public Infrastructure

- District 5 Supervisor Hopkins and City of Sebastopol evaluating special district to fund improvements that benefit City and County residents
- Initial estimates with City-County participation – \$125 million available for projects

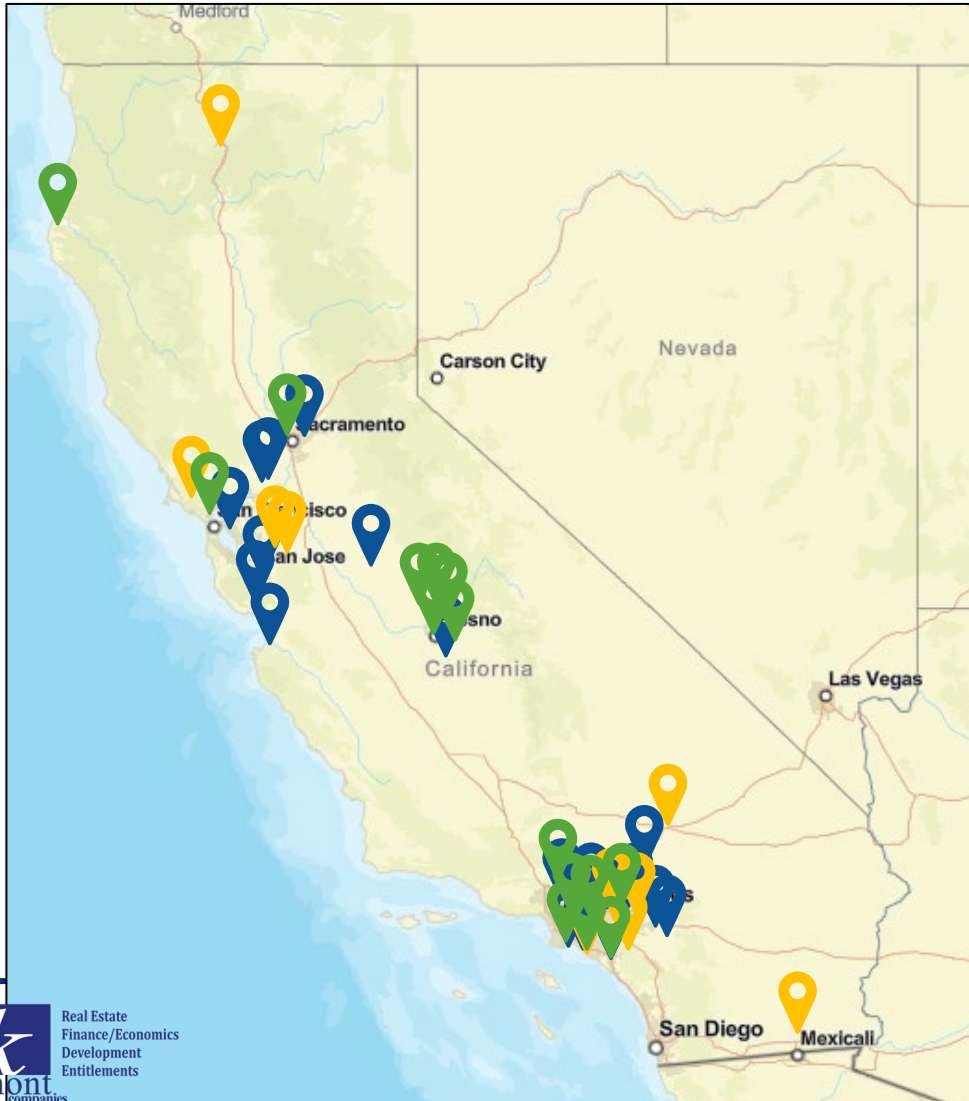
Special District Uses Tax Increment Financing

- Proposition 18 approved by California voters in 1952 created property Tax Increment Financing – uses a portion of future property tax revenues from new development, so no new taxes are being proposed
- Allows local governments to create “Districts” to finance public improvements – Enhanced Infrastructure Financing District
- EIFDs can fund affordable housing and public infrastructure (streets, bridges, parks, utilities, parking, libraries)



TIF Districts in Progress Statewide

(Partial List)



Jurisdiction	Purpose
Apple Valley	Industrial and housing supportive infrastructure
Banning (CRIA)	Downtown revitalization, industrial infrastructure
Barstow	Industrial and housing supportive infrastructure
Brentwood	Housing, employment, and transit-supportive infrastructure
Buena Park	Mall reimagination, housing-supportive infrastructure
Carson + L.A. County	Remediation, affordable housing, recreation
Citrus Heights	Mall reimagination
Covina	Downtown housing and blended use supportive infrastructure
Fairfield	Downtown, housing, and transit-supportive infrastructure
Fresno	Downtown, housing and transit-supportive infrastructure
Fresno County	Industrial and commercial supportive infrastructure
Humboldt County	Coastal mixed-use and energy supportive infrastructure
Inglewood	Transit-related infrastructure
Imperial County	Industrial, renewable energy, and housing and infrastructure
La Verne + L.A. County	Housing and transit-supportive infrastructure
Long Beach	Economic empowerment and affordable housing
Los Angeles (Downtown, San Pedro, other)	Affordable housing and transit-supportive infrastructure
Los Angeles County Uninc. West Carson	Housing / bio-science / tech infrastructure
Madera County (3 Districts)	Water, sewer, roads and other housing infrastructure
Modesto + Stanislaus County	Downtown, housing, and recreation infrastructure
Mount Shasta	Rural brownfield mixed-use infrastructure
Napa	Downtown, housing, tourism supportive infrastructure
Oakland	Affordable housing and infrastructure
Ontario	Industrial and housing infrastructure
Palmdale + L.A. County	Housing and commercial infrastructure
Pittsburg	Housing, commercial, and tech park infrastructure
Placentia + Orange County	Housing and TOD infrastructure
Rancho Cucamonga	Blended use and connectivity infrastructure
Redlands	Education related and blended use infrastructure
Redondo Beach + L.A. County	Parks / open space, recreation infrastructure
Riverside	Affordable housing and infrastructure
Sacramento County (Unincorporated)	Industrial / commercial supportive infrastructure
San Rafael	Blended-use and climate resilience infrastructure
Sanger	Housing and commercial supportive infrastructure
Santa Cruz	Downtown, blended use, and climate resilience infrastructure
Santa Rosa + County of Sonoma	Downtown investment, affordable housing, aging infrastructure
Selma	Water, sewer, and other housing supportive infrastructure
Vacaville	Housing and business park infrastructure
Yucaipa	Housing and commercial infrastructure

Fully Formed	In Formation Process	Under Evaluation
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Types of Projects EIFDs Can Fund

(Partial List)



Water / Sewer / Storm / Flood



Roadway / Parking / Transit



Parks / Open Space / Recreation



Childcare Facilities & Libraries



Brownfield Remediation



Affordable Housing



Broadband



**Wildfire Prevention / Other
Climate Change Response**



**Small Business /
Nonprofit Facilities**

Sample EIFD Infrastructure Project List

Initial List for Discussion with MAC – Other ideas?

- Parks and recreation improvements
- Emergency Access (e.g., seasonal crossings > permanent bridges)
- Dock & coastal infrastructure at risk of sea level rise
- Community gathering spaces
- Sheriff / fire station(s)
- Affordable housing
- Brownfield remediation
- Sidewalks, bicycle improvements
- Water / wastewater / flood control improvements
- Sebastopol library expansion

Next Steps and Timing

- 1) Receive MAC input on public projects to potentially receive EIFD funding (today)
- 2) Additional outreach with City and County (Sept – Dec 2024)
- 3) City Council and County Board of Supervisors vote to initiate EIFD formation (Jan – Feb 2025)
- 4) District formation process, including public hearings (March – August 2025)





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