



Renewal Enterprise District (RED)

County of Sonoma | City of Santa Rosa

Renewal Enterprise District (RED) Board Meeting Minutes-FINAL

Regular Meeting

Date: December 19, 2022

Time: 11:00 A.M.

www.renewalenterprisedistrict.org

**In accordance with Executive Orders N-25-20, N-29-20 and Assembly Bill 361, the
December 19, 2022
RED Board of Directors meeting will be held virtually.**

MEMBERS OF THE PUBLIC MAY NOT ATTEND THIS MEETING IN PERSON

The December 19, 2022 RED Board Meeting will be facilitated virtually through Zoom.

Members of the public can participate in, watch or listen to the meeting using one of the two following methods:

1. Join the Zoom meeting application on your computer, tablet or smartphone at:
<https://us02web.zoom.us/j/86564371547>
Meeting ID: 865 6437 1547
2. Call-in and listen to the meeting:
Dial 1 (669) 900-6833
Enter Meeting ID: 865 6437 1547
or
iPhone one-tap:
+16699006833,,86564371547#

PUBLIC COMMENT PRIOR TO THE BOARD MEETING: Public Comment may be submitted via recorded voice message or email.

VOICE RECORDED PUBLIC COMMENT: To submit public comment via recorded message, please call 707-477-5653 by 5pm Friday, December 16th. State your name and the item number(s) on which you wish to speak. The recordings will be limited to two minutes. These comments may be played at the appropriate time during the board meeting.

EMAIL PUBLIC COMMENT: To submit an emailed public comment to the Board, email michelle.whitman@renewalenterprisedistrict.org. Please provide your name, the agenda number(s) on which you wish to speak, and your comment. These comments will be emailed to

all Board members.

PUBLIC COMMENT DURING THE BOARD MEETING USING ZOOM: Members of the public who join the Zoom meeting, either through the Zoom app or by calling in, will be able to provide live public comment at specific points throughout the meeting.

EMAIL PUBLIC COMMENT: One may also email public comment to michelle.whitman@renewalenterprisedistrict.org throughout the meeting. All emailed public comments will be forwarded to all Board Members.

DISABLED ACCOMMODATION: If you have a disability which requires an accommodation or an alternative format to assist you in observing and commenting on this meeting, please contact the Clerk of the Board at (707) 477-5653 or by emailing Michelle Whitman at michelle.whitman@renewalenterprisedistrict.org by 12 pm Thursday, December 15th to ensure arrangements for accommodation.

The rules for public observation and comment supersede and replace the standard provisions on page four for the duration of the public health emergency.

11:00 A.M. CALL TO ORDER**1. Call to Order, Roll Call and Approval of the Agenda**

(Items may be added or withdrawn from the agenda consistent with State law)

Chair Coursey called the meeting to order at 11:04 AM. Executive Director Michelle Whitman took roll, noting that a quorum was present, consisting of the following Directors: Victoria Fleming, Eddie Alvarez, David Rabbitt, and Chris Coursey. The agenda was approved unanimously.

2. Public comment on matters not listed on the agenda but within the subject matter jurisdiction of the Board

Time open: 11:04

Time closed: 11:05

Public speakers: None; Chair invited public comment, no one came forward and there were no prerecorded or emailed comments submitted.

3. Consent Calendar

- a. **Approve minutes of August 15, 2022 Board meeting**
- b. **Approve Year-to-date Financial Report**
- c. **Authorizing Teleconferencing to Ensure Safe Public Participation in Local Government Meetings**
- d. **Approve 2023 meeting schedule**
- e. **Renew Legal Service Agreement with Burke, Williams & Sorensen, extending the term through December 31, 2023, not to exceed amount of \$24,000**
- f. **Budget Adjustment – Disburse Additional \$256,340 in Grant Proceeds to RED Housing Fund in Accordance with the Terms of the Kaiser Grant Agreement, and the RED/RHF Grant and Services Agreement.**

Time open: 11:06

Time closed: 11:08

Public speakers: None; Chair invited public comment, no one came forward and there were no prerecorded or emailed comments submitted.

Vote count on item 3a:

ABSTAIN Alvarez AYE Fleming AYE Rabbitt AYE Coursey

Vote count on items 3b-3f:

AYE Alvarez AYE Fleming AYE Rabbitt AYE Coursey

4. Informational Item – RED Housing Fund Update

Time open: 11:08

Time closed: 11:23

Public speakers: None; Chair invited public comment, no one came forward and there were no prerecorded or emailed comments submitted.

RED Board questions and comments:

Coursey: Pleased to see progress, housing projects under construction. Re: Casa Roseland, County and City are working together to resolve infrastructure needs for the development.

Rabbitt: Re: allocation from State General Fund, asks if the money had been allocated in a

previous budget cycle. ED clarifies that the money has not yet been allocated and may be impacted by projected budget deficit.

Alvarez: Asks for an update on Casa Roseland. ED explains that the RED Housing Fund has recommended a loan to the project, however, the project has not received a bond allocation required to start construction. The developer will try again in the first round for bonds in spring 2023.

Fleming: Asks for clarification on why 2022 LHTF application was not funded due to a technicality. ED explains that the RED Housing Fund could not satisfactorily demonstrate ownership of required \$500,000 matching funds. Will be in a better position with upcoming 2023 LHTF application.

Informational item, no vote taken.

5. Study Session – Board Discussion of Workplan and Vision for 2023

Time open: 11:24

Time closed: 12:09

Public speakers: Gregory Fearon

RED Board questions and comments:

Coursey: Asks about how new members wanting to use JPA bond issuing powers could contribute to overhead to startup and maintain this program area. ED responds that member assessments could potentially cover startup, but eventually the program would be self-supporting through fees charged to each new transaction, as well as annual fees. Would like to see cost recovery from awardees/beneficiaries of collaborative grant applications.

Rabbitt: Re: Essential Function Bond issuance, asks if members advance funding to launch this program, could they be repaid when program becomes financially self-sustaining. ED answers that startup funds could potentially be repaid. Asks if there's an economy of scale to the number of projects or units a JPA might finance with Essential Function Bonds. ED answers yes, there is an economy of scale component. Reinforces value of ED's participation on BAHFA Advisory Committee. Supportive of Joint Meeting, timing is right given RHNA obligations and new Housing Elements next year.

Alvarez: Supportive of Joint Meeting, will promote idea with his city colleagues. Incorporate Tierra de Roseland in City/County conversations.

Fleming: Asks about potential cost recovery from new members for past and future work on Essential Function Bonds program development. ED responds that previous work has been funded by the Hewlett Foundation. Director Fleming responds that she is looking at Essential Function Bond issuance business model holistically, not as a burdensome revenue generating mechanism. Asks what appetite is for jurisdictions joining the RED, and wants to do our best to meet their needs, share costs and benefits. ED responds that Petaluma, Cotati, Rohnert Park, Healdsburg have expressed interest in joining the RED, with Rohnert Park most likely to be the first new member. All have included JPA membership in their Housing Elements as a tool to finance housing for incomes between 30-120% of AMI. Also supportive of Joint Meeting, timing is right given RHNA obligations and new Housing Elements in 2023.

Informational item, no vote taken.

- 6. Closed Session** – The Renewal Enterprise District Board will consider the following in closed session: Public Employee Performance Evaluation – Executive Director
Time open: 12:11
Time closed: ~1:00
- 7. Closed Session Report Out**—will be provided at February 6 Board Meeting
- 8. Adjournment**—Meeting adjourned at 12:11, next meeting scheduled for February 6, 11:00 AM

Member Agency	Directors
<i>County of Sonoma</i>	Chris Coursey (Chair)
<i>City of Santa Rosa</i>	Vacant (Vice Chair)
<i>City of Santa Rosa</i>	Victoria Fleming
<i>County of Sonoma</i>	David Rabbitt

Special Accommodations: If you have a disability which requires an accommodation, an alternative format, or requires another person to assist you while attending this meeting, please contact Michelle Whitman, (707) 477-5653, as soon as possible to ensure arrangements for accommodation.

Public Comment: Any member of the audience desiring to address the Board on a matter on the agenda: please complete a Speaker Card and hand it to staff at the beginning of the meeting or prior to the time the Board Chair closes public comment on the item about which you wish to speak. When called by the Chair, please walk to the podium, state your name and make your comments. The public may comment on closed session items prior to the Board adjourning to closed session. In order that all interested parties have an opportunity to speak, please be brief and limit your comments to the subject under discussion. Each person is usually granted 3 minutes to speak; time limitations are at the discretion of the Chair. While members of the public are welcome to address the Board, under the Brown Act Board members may not deliberate or take action on items not on the agenda, and generally may only listen.

Meeting Documents: The associated documentation is available at the offices of the JPA listed above and on the website at: www.RenewalEnterpriseDistrict.org

Any changes to the date of the hearing, or any other updates will be noticed on the above website. For more information, please contact Michelle Whitman, Michelle.Whitman@RenewalEnterpriseDistrict.org