



## Renewal Enterprise District (RED)

### Board Meeting Minutes - FINAL

Date: April 3, 2023 Time: 11:00 AM

**PLEASE NOTE: This will be hybrid meeting – in person and on-line.**

**Members of the public, the Board, and staff may attend in person at the SCTA Board Room, 411 King Street, Santa Rosa, 95404, or via the following platform:**

**Zoom webinar:**

<https://us02web.zoom.us/j/83215804242>

**Telephone Option: (669) 900-9128**

**Webinar ID: 832 1580 4242**

**+16694449171,,83215804242#**

### Agenda

**1. Call to Order and Roll Call**

Chair Rabbitt called the meeting to order at 11:05 AM. Executive Director Michelle Whitman took roll, noting that a quorum was present, consisting of the following Directors: Victoria Fleming, David Rabbitt, and Chris Coursey, Eddie Alvarez. The agenda was approved unanimously.

**2. Administration of Oath of Office to Board member Alvarez**

Time open: 11:05

Time closed: 11:07

Public speakers: None

Action: Eddie Alvarez sworn in to Board of Directors.

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

Time open: 11:07

Time closed: 11:08

Public speakers: None

**4. Consent Calendar**

**a. Approve minutes of February 6, 2023 Board meeting**

**b. Approve Year-to-Date Financial Report**

Time open: 11:08

Time closed: 11:10

Public speakers: None

Vote count on item 4a:

ABSTAIN Alvarez AYE Fleming AYE Rabbitt AYE Coursey

Vote count on item 4b:

AYE Alvarez AYE Fleming AYE Rabbitt AYE Coursey

## 5. Informational Items

### a. Update: Enhanced Infrastructure Financing District, process for formation.

Time open: 11:11

Time closed: 12:10

Presenter: Raissa de la Rosa, City of Santa Rosa Director of Economic Development

Public speakers: Hugh Futrell, Ananda Sweet

#### RED Board questions and comments:

**Coursey:** Asks if boundaries could be expanded, if boundaries need to be contiguous, and why downtown was prioritized. Law just changed to allow for expanded boundaries, e.g., to include Sebastopol Road. Answered that the needs of downtown and Roseland are unique, and that it may be best for them to have unique EIFDs. Questions whether the County has debt related to redevelopment and successor agencies. Answered that can start borrowing against increment as soon as revenue stream is adequate to service bond debt.

**Rabbitt:** Asks if infrastructure funding within EIFD will be targeted at new investment within district boundaries rather than paying for deferred maintenance within or outside boundary. Answered that investment will be targeted within the district but with the intention to provide regional benefits. Asks about the infrastructure needs within the proposed district and whether the tax increment can adequately address the need. Answer is that the EIFD will fund basic improvements but is not likely to fund every need. Asks about calculation of estimated growth increment, and would like to see the numbers. Excited about the prospect of an EIFD as a complementary tool for the RED.

**Fleming:** Asks how property owner percentage is determined and if vote is weighted based on property tax value, answer is that it's based on ad valorem property tax. Consultant has never had an EIFD protested. Questions the consequences of redevelopment obligations. Answer is that the available increment is reduced through lifespan of the successor agency. Prefers an option that provides win-win for both the City and County.

**Alvarez:** Asks who decides what defines an eligible project or cost. Answer is Public Finance Authority. Would like to see Roseland included in an EIFD while recognizing that a downtown district would benefit the entire city.

Informational item, no vote taken.

### b. Update: RED Housing Fund lending activity, project status.

Time open: 12:11

Time closed: 12:26

Presenter: Michelle Whitman

#### RED Board questions and comments:

**Coursey:** Emphasizes the mutual benefits for residents as well as the City and County governments.

**Rabbitt:** Pleased with the progress. Downtown residential has benefitted Petaluma, and expects similar upside in downtown Santa Rosa as it densifies.

**Alvarez:** Appreciates the joint investment and collaboration between the City and County, and

that the majority of the projects are in his Council District.

Informational item, no vote taken.

**6. Action Item - RED Fiscal Year 2022-2023 Budget - Review and consider approval of Fiscal Year 2023-2024 Preliminary Budget.**

Recommended Action: Approve item as presented.

Time open: 12:26

Time closed: 12:36

RED Board questions and comments:

**Rabbitt:** Asks if the presented budget includes Board direction given during February workshop, which it does.

Public speakers: None

Vote count:

AYE Alvarez AYE Fleming AYE Rabbitt AYE Coursey

**7. Closed Session (SCTA Large Conference Room):** Prior to recess into Closed Session, the public may speak up to three minutes on items to be addressed in Closed Session. Recess Closed Session and Reconvene to Open Session in SCTA Board Room.

**Public Employee Performance Review, Executive Director** Pursuant to Government Code 54957(b)(1), Executive Director to be present.

**8. Closed Session Report Out** - report out to be addressed at next Board meeting agenda.

**9. Adjournment** – Meeting adjourned at 12:37

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

**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) 543-3087, 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](http://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](mailto:Michelle.Whitman@RenewalEnterpriseDistrict.org)