



County of Sonoma
**West Sonoma County Enhanced Infrastructure Financing District
Public Financing Authority**

DRAFT -- Meeting Minutes

Wednesday, February 25 from 10:00 am -11:30 am
16390 Main Street in Guerneville, CA

Present:

- Chair Lynda Hopkins (District 5)
- Supervisor James Gore (District 4), arrived 10:20am
- Public Board Member Pip Marquez De La Plata
- Public Board Member Thai Hilton
- County Staff Christel Querijero, Deputy County Executive
- County Staff Kristin Horrell, Deputy County Counsel
- Consultant Joe Dieguez, Kosmont Companies
- Consultant Richard Kerrigan, Kosmont Companies

Absent:

- Supervisor Rebecca Hermosillo (District 1)

1. Call to Order

Meeting called to order at 10:00 am by Chair Hopkins.

2. Public Comments:

- Public members in attendance. No public comment.
- Decision to allow public comment, informally and any time during meeting.

3. Selection of Vice Chair

- Appoint Pip Marquez De La Plata as Vice Chair of the Public Financing Authority
- Motion to approve: Thai Hilton, second by Chair Hopkins
- Vote outcome: unanimously approved

4. Introduction to Enhanced Infrastructure Financing District and Public Financing Authority

Presented by County EIFD Consultant, Joe Dieguez of Kosmont Companies (Attachment A)

The PFA gave direction to staff to do the following:

1. Add to the list of potential projects to be funded by the EIFD, wastewater infrastructure, capped at 10% of EIFD funding.
2. Provide zoomed-in images of the areas with the EIFD boundaries.

3. Explicitly mention the intention to leverage complementary funding and financing tools.

5. Conflict of Interest Code

Recommended Action: Adopt a Resolution of the Public Financing Authority of the West Sonoma County Enhanced Infrastructure Financing District Conflict of Interest Code (Attachment B)

- Vote outcome: unanimously approved

6. West County Enhanced Infrastructure Financing District By-Laws and Direction to Staff to Prepare the Infrastructure Financing Plan

Recommended Action: Adopt a Resolution to Adopt the By-Laws of the West Sonoma County Enhanced Infrastructure Financing District and direct staff to prepare the Infrastructure Financing Plan for the West Sonoma County Enhanced Infrastructure Financing District. (Attachment C) (Attachment D – Draft By-laws)

- Vote outcome: unanimously approved

7. Public Engagement

Recommended Action: Provide direction to staff on the scope of public engagement including participation by the County's Enhanced Infrastructure Financing District consultant.

- Outreach is expected.
- Set evenings and virtual options.
- Schedule before May 2026 PFA initial public meeting to present the draft IFP.
- Schedule before August 2026 PFA holds second public hearing to consider oral & written protests.
- Note that if a quorum of the PFA is present, would be an official PFA meeting.
- Direction given to staff.

8. Meetings

Recommended Action: Set schedule for future meetings.

- Chair recommends board staff for the 3 districts coordinate calendars.
- Public members have more flexibility with advance notice.
- Target dates
 - 4 weeks prior to meeting, send mailers
 - May 20, PFA meeting
 - June 2 Board meeting
 - Aug 10 Workshop
 - Aug 12 or 19, PFA meeting
- Direction given to staff to work with PFA members to schedule.

9. Adjournment:

- Meeting adjourned at 11:37 am by Chair Hopkins