

RESOLUTION NO. PFAR2025-\_\_\_\_

A RESOLUTION OF THE PUBLIC FINANCING AUTHORITY  
OF THE NAPA ENHANCED INFRASTRUCTURE  
FINANCING DISTRICT (EIFD) (1) ADOPTING THE ANNUAL  
REPORT FOR FISCAL YEAR 2024-2025; AND (2)  
APPROVING ADMINISTRATIVE AMENDMENTS TO THE  
NAPA EIFD INFRASTRUCTURE FINANCING PLAN

WHEREAS, the California Legislature enacted Chapter 2.99 of Part 1 of Division 2 of Title 5 of the California Government Code, commencing with section 53398.50 (EIFD Law) authorizing cities to designate enhanced infrastructure financing districts (EIFDs) and authorizing EIFDs to use specified property tax increment revenue generated within their boundaries to finance certain public facilities and projects of communitywide significance that provide significant benefits to the EIFDs or the surrounding community; and

WHEREAS, on July 20, 2021, by Resolution No. R2021-076 (Resolution of Intention), the City Council of the City of Napa (City): (1) stated its intention to cause the establishment of the Napa Enhanced Infrastructure Financing District (Napa EIFD) under the EIFD Law; (2) identified the boundaries of the proposed Napa EIFD; (3) identified the types of public capital facilities and other projects of communitywide significance proposed to be financed or assisted by the proposed Napa EIFD; (4) described the need for the proposed Napa EIFD and the goals that the City intended to achieve by proposing establishment of the Napa EIFD; (5) confirmed that incremental property tax revenue from the City may be used to finance those facilities described in an infrastructure financing plan for the Napa EIFD (IFP) that has been approved by the City Council after the City Council has held a noticed public hearing; and (6) set a time and place for a public hearing for the City Council to consider adoption of a resolution approving the IFP and the proposed formation of the Napa EIFD; and

WHEREAS, on July 20, 2021, by Resolution No. R2021-077, the City Council established the Public Financing Authority of the Napa Enhanced Infrastructure Financing District (PFA), which is the legislative body for the Napa EIFD; and

WHEREAS, on August 24, 2021, by Resolution PFAR2021-001, the PFA, among other things, designated the City Manager of the City as the “Designated Official,” directed the Designated Official to prepare the IFP in accordance with the EIFD Law and authorized the City Manager to delegate authority and responsibilities of the Designated Official to the Community Development Department Director (“CDD Director”); and

WHEREAS, pursuant to the EIFD Law, an IFP was prepared for the Napa EIFD which defines the boundaries of the Napa EIFD, identifies the public facilities and improvements to be financed with assistance from the Napa EIFD, and a plan for using tax increment generated in the Napa EIFD to finance the public facilities and

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improvements to be assisted by the Napa EIFD, including the issuance of bonds and other debt; and

WHEREAS, the PFA duly noticed and held three public hearings on the IFP on February 2, 2022, March 30, 2022 and May 10, 2022, in accordance with Government Code Section 53398.66; and

WHEREAS, on July 6, 2022, by Resolution PFAR2022-00 1, the PFA among other things adopted the IFP; and

WHEREAS, the EIFD Law requires the PFA to review the IFP on at least an annual basis, consider amendments, and document the status of implementation of the Napa EIFD under the IFP, as required by California Government Code Section 53398.66(j); and

WHEREAS, the Community Development Director has determined that the adoption this resolution is not a “project” under the California Environmental Quality Act (“CEQA”) since it is not in-and-of itself a “project” (pursuant to CEQA Guidelines Section 15378), and since it involves the creation of a government funding mechanism that does not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment per CEQA Guidelines Section 15378(b)(4). Additionally, the actions authorized by this resolution are exempt from CEQA since it can be determined with certainty that there is no possibility they will result in a significant effect on the environment. However, future actions (such as the funding of infrastructure improvements using funding from the Napa EIFD) will be subject to environmental review in accordance with CEQA at the “earliest feasible time” prior to “approval” consistent with CEQA Guidelines Sections 15004 and 15352.

NOW, THEREFORE, BE IT RESOLVED, by the PUBLIC FINANCING AUTHORITY OF THE NAPA ENHANCED INFRASTRUCTURE FINANCING DISTRICT, as follows:

1. The PFA hereby finds that the facts set forth in the recitals to this Resolution are true and correct and establish the factual basis for the PFA’s adoption of this Resolution.

2. The PFA hereby adopts the EIFD Annual Report for Fiscal Year 2024-2025 (attached hereto as Exhibit “A,” and on file with the Secretary of the PFA for this meeting). Pursuant to the IFP and the EIFD Law, incremental property tax revenue, including property tax revenue in lieu of vehicle license fee revenue, from the City within the boundary of the Napa EIFD will be used to finance the activities of the Napa EIFD, subject to, and in accordance with, the terms and conditions of the IFP and the EIFD Law. The IFP shall be reviewed, and may be modified or amended, in accordance with the EIFD Law.

3. The PFA hereby adopts the Amended IFP (attached hereto as Exhibit “B”), which includes Amended IFP Appendix C Tax Increment Analysis (attached hereto as

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“Exhibit “C”). These are administrative amendments focused on adjusting revenue projections to align with the three years of revenue history collected within the EIFD to-date.

4. The Designated Official, with legal advice from the City Attorney, as counsel to the Napa EIFD, is hereby authorized and directed, on the Napa EIFD’s behalf, to do any and all things and take any and all actions that are necessary to implement the provisions of this Resolution, including execution and delivery of any and all documents, certificates, agreements, notices and consents which are necessary in order to effectuate the purposes of this Resolution. Whenever in this resolution any officer of the Napa EIFD is directed to execute or attest any document or take any other action, that execution, attestation, or action may be taken on behalf of that officer by any person he or she designates to act on his or her behalf if the officer is absent or unavailable.

5. If any section, subsection, phrase, or clause of this Resolution is for any reason found to be invalid, such section, subsection, phrase or clause shall be severed from, and shall not affect the validity of, all remaining portions of this Resolution that can be given effect without the severed portion.

6. This Resolution shall take effect immediately upon its adoption.

I HEREBY CERTIFY that the foregoing Resolution was adopted by votes of the Public Financing Authority of the Napa Enhanced Infrastructure Financing District at its special meeting on the 3rd day of June, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: \_\_\_\_\_  
Tiffany Carranza  
Secretary

Approved as to form:

\_\_\_\_\_  
Christopher Diaz  
Interim City Attorney

## **ATTACHMENT 1**

- Exhibit A - Napa EIFD Annual Report Fiscal Year 2024-2025
- Exhibit B – Amended Napa EIFD Infrastructure Financing Plan
- Exhibit C – Amended IFP Appendix C Tax Increment Analysis