



**SPECIAL MEETING AGENDA  
FOR THE PUBLIC FINANCING AUTHORITY OF THE  
NAPA ENHANCED INFRASTRUCTURE FINANCING  
DISTRICT**

**Tuesday, June 3, 2025**

**SPECIAL MEETING - 3:00 P.M.**

**City Hall Council Chambers**

*955 School Street  
Napa, California 94559  
[www.cityofnapa.org](http://www.cityofnapa.org)*

**PUBLIC FINANCING AUTHORITY OF THE NAPA  
ENHANCED INFRASTRUCTURE FINANCING  
DISTRICT**

*Authority Chair Beth Painter  
Authority Vice-Chair Bernie Narvaez  
Authority Member Mary Luros  
Authority Member Alex Crowne  
Authority Member Lori Reich*

See last pages of agenda for information regarding meeting procedures  
Vea las últimas páginas de esta agenda para información sobre juntas del poder legislativo

A Special Meeting for the Public Financing Authority of the Napa Enhanced Infrastructure Financing District was called on Tuesday, June 3, 2025 at 3:00 p.m. to be held at City Hall Council Chambers, 955 School Street, Napa, California, for the purpose identified on the Agenda. The Special Meeting was called in accordance with California Government Code Section 54956.

**PUBLIC COMMENT:** For each item described on this special meeting agenda, members of the public will be provided an opportunity to directly address the Public Financing Authority of the City of Napa Enhanced Infrastructure Financing District before the Authority takes action on that item.

**1. CALL TO ORDER:**

**1.A. Roll Call:**

**2. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:**

**3. CONSENT CALENDAR:**

**3.A. [227-2025](#)**

**Appointment of Authority Chair and Vice Chair**

**Recommendation:**

Reconfirm the appointments of Authority Member Painter as Chair and Authority Member Narvaez as Vice Chair of the Public Financing Authority of the Napa Enhanced Infrastructure Financing District until such time as the Authority membership changes.

**3.B. [176-2025](#)**

**Public Financing Authority of the Napa Enhanced Infrastructure Financing District Meeting Minutes**

**Recommendation:**

Approve the June 4, 2024 Special Meeting Minutes.

**Attachments:**

[ATCH 1 - June 4, 2024 Draft Special Meeting Minutes](#)

**4. PUBLIC HEARINGS:**

**4.A. [177-2025](#)**

**Public Hearing on the Napa EIFD Annual Report Fiscal Year 2024-2025**

**Recommendation:**

1. Conduct a Public Hearing on the Annual Report of the Napa Enhanced Infrastructure Financing District; and
2. Adopt a Resolution (1) Adopting the Annual Report for Fiscal Year 2024-2025; and (2) Approving Administrative Amendments to the Napa EIFD Infrastructure Financing Plan.

**Attachments:**

[ATCH 1 - Resolution](#)

[EX A - Napa EIFD Annual Report FY 2024-2025](#)

[EX B - Amended Napa EIFD Infrastructure Financing Plan](#)

[EX C - Amended IFP Appendix C Tax Increment Analysis](#)

**5. COMMENTS BY BOARD MEMBERS OR EXECUTIVE DIRECTOR:****6. ADJOURNMENT:**

I hereby certify that the agenda for the above stated meeting was posted at a location freely accessible to members of the public at City Hall, 955 School Street, on Thursday, May 29, 2025 at 5:00 p.m.

---

**Samantha Pascoe, Deputy City Clerk**

**\*\*Notice of Meeting Procedures \*\***

**ATTENDING THE MEETING IN PERSON**

Members of the public may participate in the Public Financing Authority meeting by attending in-person at the City Hall Council Chambers located at 955 School Street, Napa, CA 94559.

**PROVIDING SUPPLEMENTAL WRITTEN COMMENTS**

Any member of the public may provide supplemental written comments to the Board before or during the meeting, and those supplemental written comments will be made a part of the written record in accordance with the Council's Rules of Order and Procedures (R2016-6).

Supplemental written comments may be submitted to the City Clerk via email at [clerk@cityofnapa.org](mailto:clerk@cityofnapa.org), via mail to ATTN: City Clerk, 955 School Street, Napa, CA 94559, via fax at (707) 257-9534, or dropped off in person at the City Clerk's Office located at City Hall. If you are commenting on a particular item on the agenda, please identify the agenda item number and letter. Please be aware that any public comments received that do not specify a particular agenda item number will be entered into the record under the general public comment portion of the agenda.

**VIEWING THE MEETING LIVE**

All members of the public are invited to view the meeting live (a) in person at the City Hall Council Chambers located at 955 School Street, Napa, CA 94559, (b) on local cable TV Channel 28; or (c) live-streamed on the City of Napa's website at [www.cityofnapa.org](http://www.cityofnapa.org) (see: <https://napacity.legistar.com/Calendar.aspx> ; and click on the "In Progress" button).

**VIEWING ARCHIVED WEBCASTS OF PAST MEETINGS**

Members of the public may access past City meetings at any time by going to <https://napacity.legistar.com/Calendar.aspx>; which includes an indexed listing of past meetings, including supporting documents, minutes, and video.

**GENERAL PROCEDURES FOR PUBLIC FINANCING AUTHORITY****MEETING DATES:**

"The Public Financing Authority of the Napa Enhanced Infrastructure Financing District" ("Authority") is the governing body of the "Napa Enhanced Infrastructure Financing District" ("EIFD"). The Authority meets annually and as necessary to perform the responsibilities under the Napa EIFD law "Government Code Sections 53398.50 - 53398.88", including the review and approval of an Infrastructure Financing Plan (and any proposed amendments to that Plan), and the consideration of issuance of bonds to finance the projects defined by the Infrastructure Financing Plan.

**INFORMATION AVAILABLE FOR PUBLIC FINANCING AUTHORITY MEETINGS:**

Information and documents related to this meeting are available on the City's website at [www.cityofnapa.org](http://www.cityofnapa.org); or by contacting the City Clerk by email at [clerk@cityofnapa.org](mailto:clerk@cityofnapa.org), by calling (707) 257 9503, or in person at 955 School Street, Napa. Any documents related to an agenda item that are provided to a majority of the Authority Members after distribution of the agenda packet are reported by the City Clerk at the meeting under "Supplemental Reports and Communications," and are available for public inspection.

**CITY POLICY TO FACILITATE ACCESS TO PUBLIC MEETINGS:**

The Napa EIFD offers its public programs, services, and meetings in a manner that is reasonably accessible to everyone, including individuals with disabilities. The Napa EIFD complies with all applicable requirements of the Americans with Disabilities Act and California law, and does not discriminate against any person with a disability. If any person has a disability and requires information or materials in an appropriate alternative format (or any other reasonable accommodation), or if you need any special assistance to participate in this meeting, contact the City Clerk at (707) 257 9503 or email at [clerk@cityofnapa.org](mailto:clerk@cityofnapa.org). For TTY/ Speech to Speech users, dial 7 1 1 for the California Relay Service, for text to speech, speech to speech, and Spanish language services 24 hours a day, 7 days a week.

In making any request to the Public Financing Authority for assistance, please provide as much advance notice as feasible, at least 48-hours prior to the meeting.

**TRADUCCIONES EN ESPAÑOL / SPANISH-LANGUAGE TRANSLATIONS:**

Esta agenda identifica los asuntos que serán considerados para la acción de un cuerpo legislativo de la Ciudad en la fecha, hora y lugar que se muestran en la primera página. Todas las juntas del cuerpo legislativo están abiertas al público, y se invita a los miembros del público a asistir y dirigirse directamente ante el cuerpo legislativo.

Si solicita ayuda para traducir del inglés al español esta agenda o información relacionada, comuníquese con la Secretaria de la Ciudad al 707-257-9503 o por correo electrónico a [clerk@cityofnapa.org](mailto:clerk@cityofnapa.org). Para una solicitud de asistencia, favor de avisar con al menos 48 horas de anticipación.

**RULES OF ORDER FOR THE CONDUCT OF PUBLIC FINANCING AUTHORITY MEETINGS:**

The Public Financing Authority conducts its meetings in accordance with the requirements of state law (the "Ralph M. Brown Act," California Government Code Sections 54950, et seq.) and the City's Rules of Order (Council Policy Resolution 19, R2016-6). Members of the public are expected to conduct themselves with courtesy and respect and comply with the Rules of Order.

**PROCEDURES TO DIRECTLY ADDRESS THE PUBLIC FINANCING AUTHORITY:**

Any member of the public may directly address the Public Financing Authority regarding: (a) any matter identified on the agenda; or (b) during the Public Comment portion of the meeting for any matter within the Public Financing Authority's subject matter jurisdiction that is not identified on the agenda. Each speaker is requested to submit a speaker card or request to speak before the item is called to be addressed by Authority Members (for Public Comment, Consent Calendar, Administrative Reports, Consent Hearings, or Public Hearings). Speaker cards are used to promote efficient and orderly progress of the meeting; however, a card is not required if the speaker otherwise makes a clear and timely request to address the Authority Members. Information on Speaker cards is subject to public disclosure under the California Public Records Act.

Speakers should direct comments to Public Financing Authority, not the audience. Speakers are expected to yield the floor when the time limit is identified. For each item, speaking time is limited to no more than three minutes per person, unless otherwise specified for hearings or at the discretion of the Public Financing Authority to address special circumstances.

The Public Financing Authority may modify (increase or decrease) any time requirements for any speaker, or change the order of the items on the agenda, in accordance with the Rules of Order in order to facilitate the efficient and fair conduct of the meeting. This may include moving all or a portion of the Public Comment portion of the agenda to the end of the meeting (see Council Policy Resolution 19, R2016-6 Section 6.1.4).

**PUBLIC COMMENT:**

The public may directly address the Public Financing Authority on any matter within the Public Financing Authority's subject matter jurisdiction, including any matter that is not on the agenda. However, State law strictly limits the Public Financing Authority's authority to respond at the meeting to any matter that is not on the agenda.

**CONSENT CALENDAR:**

Items on the Consent Calendar are considered routine and may be approved by a single vote of the Public Financing Authority.

**ADMINISTRATIVE REPORTS:**

Items on the Administrative Reports portion of the agenda do not require a public hearing prior to Public Financing Authority taking the identified action.

**PUBLIC HEARINGS:**

During any public hearing, (which includes any appeal hearing), an opportunity will be provided for public testimony when any person may directly address the Public Financing Authority. Applicants (or appellants) are allowed 10 minutes to present testimony at the beginning of the public hearing, and if needed, 5 minutes to present rebuttal at the end of the public testimony. All other speakers will be limited to times established by the Public Financing Authority under the Procedures to Directly Address the Public Financing Authority (above).

**CLOSED SESSION:**

The Public Financing Authority is authorized to meet in closed session, without attendance by the public, on limited confidential topics such as pending litigation, real property negotiations, or personnel or labor matters.

**CALIFORNIA ENVIRONMENTAL QUALITY ACT:**

The California Environmental Quality Act ("CEQA") is the state law that requires the City to evaluate and document the potential environmental consequences of discretionary decision. (See, California Public Resources Code Sections 21000 21189.3; and the "CEQA Guidelines" at California Code of Regulations Title 14, Division 6, Chapter 3, Sections 15000,15387). For each item that requires a CEQA determination by Public Financing Authority, there is a reference to that determination on this agenda, and more information regarding the CEQA analysis is included in the documents that accompany this Agenda. To the extent that City staff determines that particular items are not subject to CEQA, there will be no indication of a CEQA action on this Agenda.

**CHALLENGES TO DECISIONS MADE BY THE PUBLIC FINANCING AUTHORITY:**

If a person wishes to file a legal challenge to any decision made by the Public Financing Authority, you may be limited to raising only those issues which you or someone else raised during the meeting, or in a written communication received by the City Clerk prior to or during the meeting. In addition, a legal challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies. The time limit to commence any legal challenge may be subject to strict timing requirements, and failure to comply with applicable timing requirements may result in a legal challenge being barred. Any lawsuit or legal challenge to any quasi adjudicative decision made by the Public Financing Authority is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi adjudicative decision made by Public Financing Authority must be filed no later than the 90th day following the date on which such decision becomes final.