



MEETING MINUTES - Samoa Peninsula Enhanced Infrastructure Financing District Public Financing Authority (Authority Board)

Authority Board Meeting
Thursday • August 24, 2023 • 1:00PM
Board of Supervisors Chambers

Opening

Call to Order:

Vice Chair Callison requested Director Arroyo to run the meeting on his behalf. Director Arroyo, called the meeting to order at 1:05 PM. A quorum was present.

Authority Members Attendance:

- Supervisor Arroyo – present
- Timothy Callison (Vice Chair) – present
- Supervisor Rex Bohn – absent
- Chris Drop – absent
- Supervisor Mike Wilson– present

Staff Present:

Scott Adair, Ryan Heitz, Tanner Etherton

Adjustments to the Agenda

No adjustments made.

Approval of the Minutes from December 12, 2022

ACTION:

- Director Wilson moved to approve the minutes from December 12, 2022, seconded by Director Callison
- Motion passed unanimously

Public Comment on Non-Agenda Items

No Comment

Report out on Meetings Attended and Community Feedback Received

Director Arroyo reported out on community meeting attended on the Peninsula to discuss current development projects affecting the area. Arroyo also attended a community walk in conjunction to the Great Redwood Trail, which would pass along the old railroad on the Peninsula. The community walk occurred on the Peninsula and was a chance for attendees to learn about the project and express any concerns they may have.

Director Wilson attended a meeting at the Samoa Women's Club to discuss environmental impacts in relation to the offshore wind development.

Staff Updates

Staff reported out on meeting with Planning and Building to discuss collaboration around infrastructure development on the Peninsula. Staff also updated the Board on ongoing conversation with the County Auditor Controller's Office regarding the District's Infrastructure Financing Plan and future incremental property tax revenue. Staff also expressed a need for further engagement from the community in the EIFD and encouraged the Board to share information about the District with partners and community members.

Agenda Items

Public Hearing – Adoption of Annual Report for the Samoa Peninsula EIFD for Fiscal Year 2022/23:

ACTION:

- Director Arroyo opened the Public Hearing at 1:15 PM
- No Public Testimony was given
- Director Arroyo closed the Public Hearing at 1:20 PM
- Director Wilson moved to adopt the Annual Report, seconded by Director Arroyo
- Motion passed unanimously.

Election of Officers to the Samoa Peninsula EIFD Authority Board

PUBLIC COMMENT:

- None

ACTION:

- Director Callison moved to elect Director Arroyo to Chair of the Authority Board, to serve through July 31, 2024, seconded by Director Wilson.
- Motion passed unanimously.

Review Draft Request for Qualifications for District Engineer:

PUBLIC COMMENT:

- None

ACTION:

- It was Staff's recommendation that the Authority Board direct staff to finalize the attached draft RFQ pending review by County Counsel, authorize the Chair to give written approval of the finalized RFQ, so long as no substantial modification have been made; and direct staff to publish the finalized RFQ upon written approval from the chair.
- Director _____ moved to take the recommended action as written by staff, seconded by Director _____.
- Motion passed unanimously.

Authority Board to Discuss Project Identification and Financing Processes

PUBLIC COMMENT:

- None

ACTION:

- Director Wilson moved to form an Executive Committee for the purpose of assisting staff in the development of cost-effective policies and procedures for administration and implementation of the District, and appoint Chair Arroyo and Vice-Chair Callison to the Executive Committee. Motion seconded by Chair Arroyo.
- Motion Passed unanimously

Update on the Humboldt Bay Offshore Wind Infrastructure Analysis

DISCUSSION:

- Staff requested that Moffat & Nichol be allowed to give public comment on the work being performed under the Humboldt Bay Offshore Wind Infrastructure Analysis.

PUBLIC COMMENT:

- Adam Wagschal, Senior Coastal Planner with Moffat & Nichol, commented on the work being performed as part of the Humboldt Bay Offshore Wind Infrastructure Analysis.
- The Authority Board requested that Moffat & Nichol consider constraints of the Local Coastal Plan, infrastructure capacity limits, cultural resources,

locations for training facilities and mitigation options for the impacted fishing industry in Humboldt Bay.

ACTION:

- None

Update on Humboldt Bay Municipal Water District EIFD Participation

DISCUSSION:

- The Authority Board inquired staff as to the impact of other taxing entities participating in the EIFD. Staff reviewed impacts of participation, including, restructuring of the Authority Board, amending the IFP, reengaging in the public review process of the IFP, and changes to the financial make up and financing mechanisms of the EIFD.

PUBLIC COMMENT:

- None

ACTION:

- None

Next Steps & Future Agenda Items

DISCUSSION:

- The Authority Board requested staff to consider bringing several items back before the Board at future meetings. These items included a review of the Harbor District's Transportation Plan, a comprehensive update from the Peninsula Community Services District, the District's potential participation in a mitigation bank for the Humboldt Bay area and updates on all current projects occurring on the Peninsula. The Board also requested the next meeting of the Authority Board be held in early December, following receipt of the District's first portion of property tax revenue.

PUBLIC COMMENT:

- Brett Vivyan, District Engineer for the Peninsula Community Service District, gave a brief update on the status of the Samoa Wastewater Project.

ACTION

- Chair Arroyo adjourned the meeting with no objections from the Authority Board

Next PFA Meeting Date:

- December 2023

The Samoa Peninsula EIFD PFA Agendas and Minutes can be found at: [Agenda Center • County of Humboldt • CivicEngage \(humboldt.gov\)](#) or by contacting Economic Development at (707) 445-774