
FW: Public Comment for 5/19 City Council Meeting: Building the Commons & EIFD

From City Council <citycouncil@cityofsebastopol.gov>

Date Mon 5/18/2026 9:52 AM

To Mary Gourley <mgourley@cityofsebastopol.gov>

Cc Victoria Henkel <vhenkel@cityofsebastopol.gov>; Jane Riley <jriley@cityofsebastopol.gov>; Zulema Higgins <zhiggins@cityofsebastopol.gov>; John Jay <jjay@cityofsebastopol.gov>

Please see email submitted to the City of Sebastopol for Agenda Item.

Planning: Please PDF; Redact and Post to City Web Site; Please reply to sender that the email has been received. (Please do not reply all on the response).

BCC:Email BCC to City Council and City Attorney

City staff who have also received this email are included into the CC as shown above.

Thank you

Mary Gourley

City Manager

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From: Kent Jenkins [REDACTED]

Sent: Monday, May 18, 2026 8:13 AM

To: City Council <citycouncil@cityofsebastopol.gov>

Subject: Public Comment for 5/19 City Council Meeting: Building the Commons & EIFD

Dear Council,

The Committee for Building the Commons has identified an Enhanced Infrastructure Financing District (EIFD) as a significant potential funding source for the project. I am the Sebastopol Area Senior center's representative on that Committee.

On the City of Sebastopol's website, the last EIFD reference I can find is a January 2024 report from the City's EIFD Ad Hoc Committee. That report specifically identifies "Other projects of interest: City Hall Complex, Expansion of Library, and Remodel/Relocation of Community Center (Flood plain issues)".

Santa Rosa has already formed their Downtown Enhanced Infrastructure Financing District. The County has begun development of the West Sonoma County Enhanced Infrastructure Financing District. The West County project covers unincorporated county areas and is led by Supervisor Hopkins. It has been unclear if Sebastopol needs to establish its own City District or could work with the West County District. There is something about how a Sebastopol location could be financed if the benefit of the project accrued to the residents of the District.

The time is ripe...

This month, the West County District is holding meetings and public hearings to finalize its District boundaries and organization. The January 2024 Ad Hoc Report mentions a willingness and monies provided by the County's 5th district to have Sebastopol join their efforts.

In 2024, Sebastopol was in financial difficulties and there wasn't an actionable definition of what is now known as The Commons. Both of those conditions have changed.

EIFD funding is a multi-year process. It needs to be officially initiated. I am asking the Council and City of Sebastopol to announce where we are in that process, and what can happen next.

The Commons will soon have an actionable definition. Let's secure a financing method that doesn't impose any new taxes nor add any new taxes and fees to property owners.

Thank you,

Kent Jenkins

For reference, here is what comes up on the City of Sebastopol's website for a search of "EIFD":

The **Enterprise Infrastructure Financing District (EIFD)** is a funding mechanism that the City of Sebastopol is exploring to address infrastructure needs such as roads, water and sewer systems, and buildings without increasing taxes. Here are some key details about the EIFD:

- **Purpose:** The EIFD would allocate a portion of future property taxes to fund infrastructure projects that benefit the community.
- **Partnership with the County:** The City is working with Sonoma County, which would contribute a portion of its property taxes to support Sebastopol's infrastructure improvements. This partnership recognizes Sebastopol as a commercial hub and provider of public services for County residents.
- **No Cost to the City:** The County is providing the initial funding to explore the feasibility of forming the EIFD, so there is no cost to the City at this stage.
- **Public Input:** Specific projects to be funded by the EIFD have not yet been identified. These will be determined after gathering public input.
- **Potential Boundaries:** The EIFD may include the City of Sebastopol and certain unincorporated areas of Sonoma County's 5th Supervisorial District, which encompasses the west county, the Sonoma County coast, and the lower Russian River area.

For more information, you can visit the official page about the EIFD [here](#). 😊 Let me know if you need further assistance!