



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that, pursuant to Government Code Section 53398.66, the Santa Cruz EIFD Public Financing Authority (“Public Financing Authority”) will hold a Public Hearing in the Council Chambers located at 809 Center Street, Santa Cruz, CA 95060 at **9:00 A.M. on Thursday, February 19, 2026**. The Public Financing Authority will meet at the time and place stated above to answer questions and hear written and oral comments and objections related to the proposed Santa Cruz Enhanced Infrastructure Financing District (“Santa Cruz EIFD”) and the draft Infrastructure Financing Plan (“IFP”) prepared pursuant to Government Code Section 53398.63. This Public Hearing will be the second of two public hearings to consider the draft IFP, and the Public Financing Authority will consider any written or oral protests before the close of the public hearing. Each landowner and resident within the Santa Cruz EIFD has the right to submit an oral or written protest before the close of the public hearing. The protest may state that the landowner or resident objects to the Public Financing Authority taking action to implement the IFP. If there are protests from fewer than 25% of the landowners and residents within the EIFD boundary, then the Public Financing Authority may consider adoption of a resolution adopting the IFP and forming the Santa Cruz EIFD.

The purpose of the Santa Cruz EIFD is to help address the shortfall in funding for the provision of public capital facilities of communitywide significance that provide significant benefits and promote economic development within the boundaries of the Santa Cruz EIFD or the surrounding community, and for those facilities located outside the Santa Cruz EIFD boundaries which also have a tangible connection to the work of the Santa Cruz EIFD. The draft IFP describes the proposed Santa Cruz EIFD, the facilities, the City of Santa Cruz proposed allocations of tax increment, the plan for financing the facilities and for issuing debt, the proposed fiscal impact and other items required by Government Code Section 53398.63. **EIFDs are created to pay for infrastructure and other public amenities from incremental property tax revenues, and do not increase property taxes or any other taxes for landowners within or outside the EIFD boundaries.**

The proposed Santa Cruz EIFD encompasses approximately 543 acres of land, representing approximately 5% of the total acres of land in the City limits. The Santa Cruz EIFD includes several, non-contiguous development opportunity site areas, including underutilized parcels with significant potential for private investment where current and planned land use guidance supports a diversity of uses promoting economic development of, and enhancement of quality of life within, the boundaries of the EIFD and the surrounding community. Documentation related to the Santa Cruz EIFD, including a copy of the draft Boundary Map, draft IFP, and the related City Council Resolution of Intention, are available online at <https://www.santacruzca.gov/Business-Development/Active-Project-List/Development-Projects/Enhanced-Infrastructure-Financing-District-EIFD> and at City Hall, City Clerk’s Office, 809 Center Street, Santa Cruz, CA 95060. Documentation is also available by emailing bborguno@santacruzca.gov or calling (831) 420-5316.

The public meeting and hearings will be open to the public at the City of Santa Cruz, Council Chambers, 809 Center Street, Santa Cruz, CA 95060. All persons having any comments or objections on the draft IFP, the proposed EIFD, or the regularity of any of the prior proceedings, may appear before the Public Financing Authority at the aforementioned time and place to provide written or oral comments or objections to the adoption of the proposed IFP or formation of the proposed EIFD by the Public Financing Authority. Each landowner and resident within the EIFD has a right to submit an oral or written protest before the close of the public hearing. The protest may state that the landowner or resident objects to the Public Financing Authority taking action to implement the IFP. Any person having any comments on the proposed Santa Cruz EIFD may do so as follows:

1. *Attend In Person: Members of the public may participate in the Public Financing Authority meeting and hearings by attending in-person at the City of Santa Cruz, Council Chambers, 809 Center Street, Santa Cruz, CA 95060.*
2. *Submit Written Comments: Written comments can be submitted to the Public Financing Authority before or during the Public Financing Authority meeting and hearings. Those written comments will be made a part of the written record. Comments may be submitted via email to bborguno@santacruzca.gov, via mail to ATTN: Brian Borguno, 809 Center Street, Santa Cruz, CA 95060, or dropped off in person at the City Clerk’s Office located at City Hall. Please identify “**Santa Cruz EIFD**” in your comments.*

This Notice constitutes the notice pursuant to Government Code Sections 53398.66(b)(1)(B) and 53398.66(i)(2).

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