

# CALIFORNIA ENTERPRISE DEVELOPMENT AUTHORITY

**MINUTES  
REGULAR MEETING  
\*\*\*TELECONFERENCE MEETING\*\*\*  
CEDA BOARD OF DIRECTORS**

**10:30 A.M.  
Thursday, April 9, 2026  
Zoom Call Information**

<https://us02web.zoom.us/j/83090950409?pwd=0m-8petUUMOnlGjf9Cv-ucfTFWNKlK.1>

Meeting ID: 830 9095 0409  
Passcode: 866446

**Call to Order:**

Jennifer Hiramoto, Acting Chair of the California Enterprise Development Authority, called the meeting to order at 10:35.

**Roll Call:**

Members Present:  
Michelle Geller  
Jennifer Hiramoto  
Larry Vaupel  
Dave White

**CALED Management/Staff Present:**

Ian Gill  
Michelle Stephens

**Public:**

Sam Balisy, Kutak Rock  
Chad Christoff, Stifel  
Stephen Kelly, Stifel  
David Mnatsakanyan, Kutak Rock  
Jeff Winkle, Five Star Bank  
Jessica Zaiger, Polsinelli LLP

**Statement of Disclosure**

None

**Action Items**

1. Consent Agenda
  - a. Approve Minutes from March 12, 2026.

**Motion:** *Board Member Dave White made the motion to approve the Consent Agenda. Board Member Michelle Geller seconded the motion on the floor.*

*The motion passed with the following roll call vote:*

Michelle Geller	Yes
Jennifer Hiramoto	Yes
Larry Vaupel	Yes
Dave White	Yes

## CALIFORNIA ENTERPRISE DEVELOPMENT AUTHORITY

2. Approve a Resolution of the California Enterprise Development Authority Authorizing and Approving a Loan Agreement Pursuant to Which the California Enterprise Development Authority Will Make One or More Loans for the Purpose of Financing, Refinancing and/or Reimbursing the Cost of Acquisition, Construction, Installation, Furnishing, and Equipping of Certain Healthcare Facilities for the Benefit of Bartz-Altadonna Community Health Center, and/or a Related or Successor Entity, Providing the Terms and Conditions for Such Loan Agreement and Other Matters Relating Thereto Herein Specified

**Discussion:** Michelle Stephens provided the staff report. Chad Christoff and Sam Balisy gave additional background on the project. Discussion ensued.

**Motion:** *Larry Vaupel made the motion to approve the Resolution. Michelle Geller seconded the motion on the floor.*

*The motion passed with the following roll call vote:*

Michelle Geller	Yes
Jennifer Hiramoto	Yes
Larry Vaupel	Yes
Dave White	Yes

3. Approve a Resolution of the California Enterprise Development Authority Authorizing and Approving a Loan Agreement Pursuant to Which the California Enterprise Development Authority Will Make One or More Loans for the Purpose of Financing, Refinancing and/or Reimbursing the Cost of Acquisition, Construction, Installation, Furnishing, and Equipping of Certain Educational Facilities for the Benefit of the Carey School, and/or a Related or Successor Entity; Providing the Terms and Conditions for Such Loan Agreement and Other Matters Relating Thereto Herein Specified

**Discussion:** Michelle Stephens provided the staff report. Discussion ensued.

**Motion:** *Dave White made the motion to approve the Resolution. Larry Vaupel seconded the motion on the floor.*

*The motion passed with the following roll call vote:*

Michelle Geller	Yes
Jennifer Hiramoto	Yes
Larry Vaupel	Yes
Dave White	Yes

4. Approve a Resolution of the California Enterprise Development Authority Authorizing and Approving a Loan Agreement Pursuant to Which the California Enterprise Development Authority Will Make One or More Loans for the Purpose of Financing, Refinancing, and/or Reimbursing the Cost of Acquisition, Construction, Installation, Furnishing, and Equipping of Certain Educational Facilities for the Benefit of Chaminade College Preparatory, and/or a Related or Successor Entity; Providing the Terms and Conditions for Such Loan Agreement and Other Matters Relating Thereto Herein Specified

**Discussion:** Michelle Stephens provided the staff report. Discussion ensued.

**Motion:** *Michelle Geller made the motion to approve the Resolution. Dave White seconded the motion on the floor.*

*The motion passed with the following roll call vote:*

Michelle Geller	Yes
Jennifer Hiramoto	Yes
Larry Vaupel	Yes
Dave White	Yes

## CALIFORNIA ENTERPRISE DEVELOPMENT AUTHORITY

5. Approve a Resolution of the California Enterprise Development Authority Authorizing and Approving a Loan Agreement Pursuant to Which the California Enterprise Development Authority Will Make One or More Loans for the Purpose of Financing, Refinancing and/or Reimbursing the Cost of Acquisition, Construction, Installation, Furnishing, and Equipping of Certain Healthcare Facilities for the Benefit of Community Health Systems, Inc., and/or a Related or Successor Entity, Providing the Terms and Conditions for Such Loan Agreement and Other Matters Relating Thereto Herein Specified

**Discussion:** Michelle Stephens provided the staff report. Discussion ensued.

**Motion:** *Larry Vaupel made the motion to approve the Resolution. Michelle Geller seconded the motion on the floor.*

*The motion passed with the following roll call vote:*

Michelle Geller	Yes
Jennifer Hiramoto	Yes
Larry Vaupel	Yes
Dave White	Yes

### **Public Comment**

None

### **Chair Report**

None

### **Other Business**

None

### **Adjournment**

*Larry Vaupel made the motion to adjourn the meeting. Dave White seconded the motion on the floor. Acting Chair Hiramoto adjourned the meeting at 10:53 am after the roll call vote.*

*The motion passed with the following roll call vote:*

Michelle Geller	Yes
Jennifer Hiramoto	Yes
Larry Vaupel	Yes
Dave White	Yes