

CALIFORNIA ENTERPRISE DEVELOPMENT AUTHORITY

REGULAR MEETING

TELECONFERENCE MEETING NOTICE and AGENDA LOCATIONS LISTED BELOW

10:30 A.M.

Thursday, April 14, 2022

Zoom Call Information

<https://us02web.zoom.us/j/83925355973?pwd=RmF2WjhYN0lGd1lLZHpxaENTWmlydz09>

Meeting ID: 839 2535 5973

Passcode: 139064

One tap mobile

+16699006833,,83925355973#,,,,*139064# US (San Jose)

+12532158782,,83925355973#,,,,*139064# US (Tacoma)

Pursuant to AB 361, members of the California Enterprise Development Authority and staff will participate in this meeting via a teleconference. To reduce the spread of COVID-19, members of the public are asked to participate and comment directly by logging into the Livestream

<https://us02web.zoom.us/j/83925355973?pwd=RmF2WjhYN0lGd1lLZHpxaENTWmlydz09>

Call to Order and Roll Call

Statement of Disclosure

Action Items

1. Consent Agenda
 - a. Approve Minutes from the Regular Business Meeting on March 24, 2022.
 - b. Approve Resolution 22-18 of the California Enterprise Development Authority Authorizing Public Meetings to be held via Teleconferencing Pursuant to Government Code Section 54953(E) and Making Findings and Determinations Regarding The Same.

Public Comment

Chair Report

PACE Report

Other Business

- Discussion regarding the establishment by the California Enterprise Development Authority of a program to assist local communities and enterprises in the financing of the installation of infrastructure and other amenities in support of economic development, housing, and other public benefits through Enhanced Infrastructure Financing Districts and Community Facilities Districts.

Adjournment

This agenda can be obtained at <https://ceda.caled.org>. The California Enterprise Development Authority complies with the Americans with Disabilities Act (ADA) by ensuring that the facilities are accessible to persons with disabilities and by providing this notice and information in alternative formats when requested. If you need further assistance, you may contact us before the meeting at (916) 448-8252, ext. 12.

CALIFORNIA ENTERPRISE DEVELOPMENT AUTHORITY

MINUTES

Regular Meeting

ZOOM CALL

CEDA BOARD OF DIRECTORS

Thursday, March 24, 2022

Zoom Call Location

<https://us02web.zoom.us/j/89468033582?pwd=cnVnNmhzSHVnZmJibVZTTWpLYmlldz09>

Meeting ID: 894 6803 3582

Call to Order

Gurbax Sahota, Chair of the California Enterprise Development Authority, called the meeting to order at 10:31 a.m.

Roll Call

Members Present:

Christina Bibler (10:32 a.m.)
Robert Burris
Christine Damko
Jessica Gonzales
Aaron Laurel
Josh Metz (10:34 a.m.)
Gurbax Sahota
Larry Vaupel

CALED Management/Staff Present:

Michelle Stephens
Devin Yoshikawa

Public:

Sam Balisy, Kutak Rock
Thomas Bruder, Kutak Rock
Chad Christoff, Stifel Public Finance
Peter Gabel, Dividend Finance
Katharine Wardle, Francis Parker School

Statement of Disclosure

Action Items

1. Approve Consent Agenda

Motion: Board Member Jessica Gonzales made the motion to approve the Consent Agenda. Board Member Christine Damko seconded the motion on the floor.

The motion passed with the following roll call vote:

Robert Burris
Christine Damko
Jessica Gonzales
Aaron Laurel
Gurbax Sahota
Larry Vaupel

2. Approve Resolution 22-16 of the California Enterprise Development Authority Authorizing and Approving a Loan Agreement Pursuant to Which the California Enterprise Development Authority

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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 Facilities for the Benefit of T.E.R.I., 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 gave the staff report. Sam provided additional remarks about T.E.R.I., Inc. expanding programs and services.

Motion: Board Member Larry Vaupel made the motion to approve Resolution 22-16. Board Member Christine Damko seconded the motion on the floor.

The motion passed with the following roll call vote:

Christina Bibler
Robert Burris
Christine Damko
Jessica Gonzales
Aaron Laurel
Josh Metz
Gurbax Sahota
Larry Vaupel

3. Approve Resolution 22-17 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, Improvement, Furnishing, and Equipping of Certain Educational Facilities for the Benefit of Francis Parker 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 gave the staff report. Katharine Wardle provided comments on Francis Parker School's phase 8 expansion project. Gurbax Sahota recognized and acknowledged that this is the fourth financing project that CEDA has worked on with Francis Parker School. Sam Balisy provided brief comments about the project. Gurbax Sahota acknowledged Chad Christoff of Stifel and invited him to provide comments. Chad Christoff offered to answer questions.

Motion: Board Member Jessica Gonzales made the motion to approve Resolution 22-17. Board Member Aaron Laurel seconded the motion on the floor.

The motion passed with the following roll call vote:

Christina Bibler
Robert Burris
Christine Damko
Jessica Gonzales
Aaron Laurel
Josh Metz
Gurbax Sahota
Larry Vaupel

Public Comment

None

Chair Report:

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None

PACE Report

Peter Grabell reported that he will be meeting with the City Manager of Menifee to discuss potential residential PACE projects in western Riverside County.

Other Business

Larry Vaupel announced that he has accepted a new position and will be transitioning into the role of Economic Development Director for the City of Vista.

Adjournment

Motion: *Larry Vaupel made the motion to adjourn the meeting. Josh Metz seconded the motion on the floor. Gurbax Sahota adjourned the meeting at 10:46 a.m. after the roll call vote.*

The motion passed with the following roll call vote:

Christina Bibler
Robert Burris
Christine Damko
Jessica Gonzales
Aaron Laurel
Josh Metz
Gurbax Sahota
Larry Vaupel

CALIFORNIA ENTERPRISE DEVELOPMENT AUTHORITY

RESOLUTION NO. 22-18

RESOLUTION OF THE CALIFORNIA ENTERPRISE DEVELOPMENT AUTHORITY AUTHORIZING PUBLIC MEETINGS TO BE HELD VIA TELECONFERENCING PURSUANT TO GOVERNMENT CODE SECTION 54953(e) AND MAKING FINDINGS AND DETERMINATIONS REGARDING THE SAME

WHEREAS, pursuant to the provisions of the Joint Powers Act, comprising Articles 1, 2, 3 and 4 of Chapter 5 of Division 7 of Title 1 (commencing with Section 6500) of the Government Code of the State of California (the "Act"), the cities of Eureka, Lancaster and Selma entered into a joint exercise of powers agreement (the "Agreement") pursuant to which the California Enterprise Development Authority (the "Authority") was organized; and

WHEREAS, the Board of Directors of the Authority (the "Board") is committed to preserving and nurturing public access and participation in its meetings while balancing the need to conduct public meetings in a manner that reduces the likelihood of exposure to COVID-19 and protects the public's health; and

WHEREAS, all meetings of the Authority are open and public, as required by the Ralph M. Brown Act, so that any member of the public may attend, participate, and watch the Board conduct its business; and

WHEREAS, pursuant to Assembly Bill 361, signed by Governor Newsom and effective on September 16, 2021, legislative bodies of local agencies may hold public meetings via teleconferencing pursuant to Government Code Section 54953(e), without complying with the requirements of Government Code Section 54953(b)(3), if the legislative body complies with certain enumerated requirements in any of the following circumstances:

1. The legislative body holds a meeting during a proclaimed state of emergency, and state or local officials have imposed or recommended measures to promote social distancing.
2. The legislative body holds a meeting during a proclaimed state of emergency for the purpose of determining, by majority vote, whether as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees.
3. The legislative body holds a meeting during a proclaimed state of emergency and has determined, by majority vote, that, as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees.

WHEREAS, on March 4, 2020, Governor Newsom declared a State of Emergency in response to the COVID-19 pandemic (the "Emergency"); and

WHEREAS, the Centers for Disease Control and Prevention continue to advise that COVID-19 spreads more easily indoors than outdoors and that people are more likely to be

exposed to COVID-19 when they are closer than 6 feet apart from others for longer periods of time; and

WHEREAS, due to the ongoing COVID-19 pandemic, to protect the public's health, and the need to promote social distancing to prevent the disease from spreading, the Authority intends to hold public meetings via teleconferencing pursuant to Government Code Section 54953(e).

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the California Enterprise Development Authority, as follows:

Section 1. The above recitals, and each of them, are true and correct.

Section 2. The Board has determined that, as a result of the Emergency, meeting in person presents imminent risks to the health or safety of attendees.

Section 3. The Board hereby finds that the Authority shall conduct its meetings pursuant to Government Code section 54953(e).

Section 4. Staff is hereby authorized and directed to take all actions necessary to carry out the intent and purpose of this Resolution including, conducting open and public meetings in accordance with Government Code section 54953(e) and other applicable provisions of the Brown Act.

Section 5. This Resolution shall take effect from and after its adoption.

PASSED AND ADOPTED this 14th day of April, 2022.

CALIFORNIA ENTERPRISE
DEVELOPMENT AUTHORITY

By _____
Gurbax Sahota, Chair

By _____
Michelle Stephens, Assistant Secretary

CERTIFICATE

I, Michelle Stephens, Assistant Secretary of the California Enterprise Development Authority hereby certify the foregoing to be a full, true, and correct copy of the Resolution of the Board of Directors of the California Enterprise Development Authority duly adopted at its meeting of April 14, 2022.

By _____
Michelle Stephens, Assistant Secretary