

CALIFORNIA ENTERPRISE DEVELOPMENT AUTHORITY

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

**10:30 A.M.
Thursday, December 11, 2025
Zoom Call Information**

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

Meeting ID: 830 9095 0409
Passcode: 866446

Call to Order:

Jennifer McLain Hiramoto, Acting Chair of the California Enterprise Development Authority, called the meeting to order at 10:32.

Roll Call:

Members Present:

Stephen Baiter

Jennifer McLain Hiramoto

Eric Romero

CALED Management/Staff Present:

Ian Gill

Public:

Sam Balisy, Kutak Rock

David Mnatsakanyan, Kutak Rock

Statement of Disclosure

None

Action Items

1. Consent Agenda

- a. Approve Minutes from November 6, 2025.

Motion: *Board Member Stephen Baiter made the motion to approve the Consent Agenda. Board Member Eric Romero seconded the motion on the floor.*

The motion passed with the following roll call vote:

Stephen Baiter	Yes
Jennifer McLain Hiramoto	Yes
Eric Romero	Yes

2. Approve Resolution Authorizing the Issuance and Sale of California Enterprise Development Authority Revenue Bonds (Simon Wiesenthal Center Project), Series 2025, for the Purpose of Financing, Refinancing and/or Reimbursing the Cost of Facilities for the Benefit of SWC Roxbury, LLC, the Sole Member of Which Is Simon Wiesenthal Center, Inc., and/or a Related or Successor Entity Providing the Terms and Conditions for the Sale and Issuance of Said Bonds and Other Matters Relating Thereto and Authorizing the Execution of Certain Documents Herein Specified

Discussion: Ian Gill gave the staff report. Discussion ensued.

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Motion: *Eric Romero made the motion to approve the Resolution. Stephen Baiter seconded the motion on the floor.*

The motion passed with the following roll call vote:

Stephen Baiter	Yes
Jennifer McLain Hiramoto	Yes
Eric Romero	Yes

3. Approve 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 the Acquisition, Construction, Improvement, Installation, Furnishing, and Equipping of Certain Healthcare Facilities for the Benefit of Golden Valley Health Centers, and/or a Related or Successor Entity, Providing the Terms and Conditions for Such Loan Agreement and Other Matters Relating Thereto Herein Specified

Discussion: Ian Gill gave the staff report. Discussion ensued.

Motion: *Eric Romero made the motion to approve the Resolution. Stephen Baiter seconded the motion on the floor.*

The motion passed with the following roll call vote:

Stephen Baiter	Yes
Jennifer McLain Hiramoto	Yes
Eric Romero	Yes

4. Approve 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 the Acquisition, Construction, Rehabilitation, Equipping and Furnishing of Facilities for the Benefit of La Jolla Country Day 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: Ian Gill gave the staff report. Discussion ensued.

Motion: *Stephen Baiter made the motion to approve the Resolution. Eric Romero seconded the motion on the floor.*

The motion passed with the following roll call vote:

Stephen Baiter	Yes
Jennifer McLain Hiramoto	Yes
Eric Romero	Yes

5. Approve 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 the Cost of Acquisition, Construction, Development, Improvement, Furnishing, and Equipping of Facilities for the Benefit of Cardiff Orthodox Housing Foundation and/or Related or Successor Entities; Providing the Terms and Conditions for Such Loan Agreement and Other Matters Relating Thereto Herein Specified

Discussion: Ian Gill gave the staff report. Discussion ensued.

Motion: *Stephen Baiter made the motion to approve the Resolution. Eric Romero seconded the motion on the floor.*

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The motion passed with the following roll call vote:

Stephen Baiter	Yes
Jennifer McLain Hiramoto	Yes
Eric Romero	Yes

Public Comment

None

Chair Report

None

Other Business

Sam Balisy confirmed that this would be the last CEDA meeting of the year.

Adjournment

Stephen Baiter made the motion to adjourn the meeting. Eric Romero seconded the motion on the floor. Acting Chair Jennifer McLain Hiramoto adjourned the meeting at 10:44 am after the roll call vote.

The motion passed with the following roll call vote:

Stephen Baiter	Yes
Jennifer McLain Hiramoto	Yes
Eric Romero	Yes