

CALIFORNIA ENTERPRISE DEVELOPMENT AUTHORITY

MINUTES

Regular Meeting

***TELECONFERENCE MEETING ***

CEDA BOARD OF DIRECTORS

Thursday, March 14, 2013

Teleconference Locations

California Association for Local Economic Development
550 Bercut Drive, Suite G
Sacramento, CA 95811

City of Selma
1710 Tucker St.
Selma, CA 93662

City of Santa Rosa City Hall
100 Santa Rosa Avenue
Santa Rosa, CA 95404

City of Vista
200 Civic Center Dr.
Vista, CA 92084

City of Eureka City Hall
531 K Street
Eureka, CA 95501

Tuolumne County EDA
99 North Washington St.
Sonora, CA 95370

Economic Development Collaborative-Ventura County
1601 Carmen Drive, #215
Camarillo, CA 93010

City of Elk Grove
8401 Laguna Palms Way
Elk Grove, CA 95758

Call to Order

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

Roll Call

Members Present: Kevin Ham
Kathy Millison
Gurbax Sahota
Randy Starbuck
Cindy Trobitz-Thomas (10:45)

CALED Management/Staff

Present: Michelle Stephens

Public Present:

Sam Balisy, Kutak Rock
Joe Flores, Figtree Energy Resource Company

Statement of Disclosure

None

Action Items

1. Approve the Regular Meeting Minutes of February 28, 2013.

Motion: Board Member Kevin Ham made the motion to approve the Regular Meeting Minutes of February 28, 2013. Board Member Kathy Millison seconded the motion on the floor and it passed with the following roll call vote:

Kevin Ham	Aye
Kathy Millison	Aye
Gurbax Sahota	Aye
Randy Starbuck	Aye

2. Approve Resolution 13-10 authorizing issuance and sale of Property Assessed Clean Energy Limited Obligation Assessment Bonds, Providing the Terms and Conditions for the Sale and Issuance of Said Bonds, Approving a Disclosure Materials in Connection with the Marketing and Sale of Said Bonds, and Authorizing the Execution of Certain Documents Related Thereto.

Discussion: Before a motion was made, the board discussed the timing of this resolution. Michelle Stephens explained that it was sent late and therefore was not included with the full board packet. Also as a result, there was no staff report created for Resolution 13-10. Board Member Randy Starbuck noted that he had not had the time to review this item and would like more time. Board Member Kathy Millison agreed that she would need time to review it. Board Member Kevin Ham noted that there were mistakes in the resolution and it appeared to have portions missing. He questioned whether this was a clerical error or if there were missing components of the document. Ms. Millison wondered if there were errors beyond the typos. Sam Balisy said that the substance of the document was good but a few clerical errors had been made. Joe Flores agreed that he felt the mistakes were only clerical in nature. Mr. Ham then asked Mr. Balisy if he could assure that the mistakes were all minimal. Since Mr. Balisy was not the author of this document, he said he could not give that assurance.

Ms. Millison pointed out that she understands that timing is often important with these items so she would be amenable to having Mr. Flores and Mr. Balisy review the document during the meeting and then the board could revisit it at the end of the meeting. Ms. Millison also requested that they walk through the staff report and have a more thorough oral review of the project since the written review was not included. Mr. Flores and Mr. Balisy agreed to this. Mr. Starbuck noted that this was fine for today but that in the future he did not want to see documents delivered at such a late date. He felt this was not appropriate procedure. The board agreed to revisit the resolution at the end of the meeting.

After review of the other agenda items: The board revisited Resolution 13-10. Mr. Flores and Mr. Balisy explained the purpose of the resolution, noting that it was not necessary for issuance but was before the board to allow them the opportunity to review the documents again since they had been changed. Mr. Starbuck said that he felt like the resolution was not complete and he did not understand the sense of urgency with this item. Ms. Millison asked why Palm Springs and Fresno, the two communities where the projects are located are not specifically listed in the resolution. Mr. Ham asked what the reason behind bringing the documents forward was if the authority to issue had already been approved. Mr. Balisy said that since the documents had been edited, it was good to get approval on the updated documents. Ms. Millison asked why the projects were not specifically highlighted since they always were in other CEDA projects.

Mr. Balisy then said that the board has provided enough questions that it was necessary to continue the item to a future meeting. The board agreed.

Motion: *Board Member Randy Starbuck made the motion continue Resolution 13-10 to a future date when all documents are prepared and sent together. Board Member Kathy Millison seconded the motion on the floor and it passed with the following roll call vote:*

Kevin Ham	Aye
Kathy Millison	Aye
Gurbax Sahota	Aye
Randy Starbuck	Aye
Cindy Trobitz-Thomas	Aye

3. Approve Resolution 13-11 of the California Enterprise Development Authority Setting Forth the Authority's Official Intent to Issue Multifamily Housing Revenue Bonds to Undertake the Financing of a Multifamily Rental Housing Project for the Benefit of The Palms Senior Housing, LLC or a Related Entity and Related Actions.

Motion: Board Member Kathy Millison made the motion to approve Resolution 13-11. Board Member Cindy Trobitz-Thomas seconded the motion on the floor and it passed with the following roll call vote:

Kevin Ham	Aye
Kathy Millison	Aye
Gurbax Sahota	Aye
Randy Starbuck	Aye
Cindy Trobitz-Thomas	Aye

Discussion: Ms. Stephens explained the nature of this project and that this was the inducement resolution for the bond issuance. Mr. Balisy then noted that he did not know for sure if this project would move forward because of the requirement by CDLAC that 20% of the units be restricted for 55 years. He said the owners of the property were currently trying to make the project pencil out but for now he was asking the board to set the process in motion by approving the inducement resolution. Ms. Millison asked if the project had had a TEFRA hearing yet or any problems. Mr. Balisy responded that the project already had its entitlement from the City of Indio and that the TEFRA hearing would probably be held by the County of Riverside since they were already members of CEDA and it would save time for all involved. Mr. Starbuck asked if this was a graduated assisted living program. Mr. Balisy shared that it was for two specific types of residents, those who need living assistance and those who need memory care. Mr. Starbuck then asked if the 20% restricted units were counting toward a larger affordable housing requirement. Mr. Balisy said he did not know for sure but did not think so.

4. Approve Resolution 13-12 of the California Enterprise Development Authority Authorizing and Approving a Loan Agreement Among the California Enterprise Development Authority, Siemens Public, Inc. and Loma Linda University Medical Center Murrieta and other Matters Relating Thereto.

Motion: Board Member Randy Starbuck made the motion to approve Resolution 13-12. Board Member Kevin Ham seconded the motion on the floor and it passed with the following roll call vote:

Kevin Ham	Aye
Kathy Millison	Aye
Gurbax Sahota	Aye
Randy Starbuck	Aye
Cindy Trobitz-Thomas	Aye

Discussion: Ms. Stephens explained the background of this project, explaining that Resolutions 13-12 and 13-13 are two of three subsections of one larger project of approximately \$50 million for Loma Linda University Medical Center Murrieta. Mr. Balisy added that when Loma Linda took over this hospital project they also assumed the leases for the equipment, which were funded through taxable bonds. Loma Linda then chose to refinance and restructure these existing leases as tax-exempt funding. Mr. Balisy then added that the TEFRA hearing for all three portions was scheduled with the County of Riverside on March 26th. Ms. Millison noted that this financing was similar to previous projects Loma Linda brought before the board. Mr. Balisy agreed. Mr. Ham then added that he is friends with the City Manager in Murrieta and that they see this project as an economic development engine for the community.

5. Approve Resolution 13-13 of the California Enterprise Development Authority Authorizing and Approving a Loan Agreement Among the California Enterprise Development Authority, GE Government Finance, Inc. and Loma Linda University Medical Center Murrieta and other Matters Relating Thereto.

Motion: Board Member Cindy Trobitz-Thomas made the motion to approve Resolution 13-13. Board Member Kathy Millison seconded the motion on the floor and it passed with the following roll call vote:

Kevin Ham	Aye
Kathy Millison	Aye
Gurbax Sahota	Aye
Randy Starbuck	Aye
Cindy Trobitz-Thomas	Aye

Discussion: Ms. Stephens explained that this project was part of the one identified in the previous action item.

Public Comment

Chair Report

PACE Report

Mr. Flores told the board that they were in the final stages of funding seven projects and were getting more counties and cities involved. He also noted that Figtree would be attending the CA Symposium for PACE Funding. Mr. Ham added that the City of Vista would be moving forward with both Figtree PACE and the HERO program.

Other Business

Adjournment

Motion: Board Member Randy Starbuck moved to adjourn the meeting. Board Member Cindy Trobitz-Thomas seconded the motion. The motion passed unanimously by voice vote.

Board Chair, Gurbax Sahota adjourned the meeting at 11:12 am.