

CALIFORNIA ENTERPRISE DEVELOPMENT AUTHORITY

MINUTES

Regular Meeting

***TELECONFERENCE MEETING ***

CEDA BOARD OF DIRECTORS

Thursday, November 30, 2017

Teleconference Locations

California Association for Local Economic Development (contact Helen Schaubmayer) 550 Bercut Drive, Suite G Sacramento, CA 95811	City of Vista (contact Kevin Ham or Reception) 200 Civic Center Dr. Vista, CA 92084	Sacramento Municipal Utility District (contact Mather Kearney) 6301 S Street Sacramento, CA 95817
City of Santa Clarita (contact Jason Crawford or Dana Gibson) 23920 Valencia Blvd., Suite 100 Santa Clarita, CA 91355	City of Lakeport (contact Margaret Silveira or Hilary Britton) 225 Park Street Lakeport, CA 95453	Los Angeles County Economic Development Corporation (LAEDC) (contact Carrie Rogers or Linden Johnson) 444 S. Flower St., 37 th Floor Los Angeles, CA 90071
County of Stanislaus (contact Keith Boggs or Sheryl Swartz) 1010 10 th Street, Suite 5003 Modesto, CA 95354	City of West Sacramento (contact Aaron Laurel or Polly Harris) 1110 West Capitol Avenue, 3 rd Floor West Sacramento, CA 95691	

Call to Order

Gurbax Sahota, Board Chair of the California Enterprise Development Authority, called the meeting to order at 10:30am.

Roll Call

Members Present: Keith Boggs *
Kevin Ham
Mather Kearney
Aaron Laurel
Carrie Rogers
Gurbax Sahota
Margaret Silveira

* Joined late

CALED Management/Staff

Present: Jillian Boyd
Helen Schaubmayer

Public: Sam Balisy, Kutak Rock, LLC
Christine Padilla, Dividend Finance

Statement of Disclosure

None

Action Items

1. Approve Minutes from the Regular Meetings on November 9, 2017.

Motion: Board Member Kevin Ham made the motion to approve minutes from the Regular Meeting on November 9, 2017. Board Member Margaret Silveira seconded the motion on the floor.

The motion passed with the following roll call vote:

Kevin Ham	Aye
Mather Kearney	Aye
Aaron Laurel	Aye
Carrie Rogers	Aye
Gurbax Sahota	Aye
Margaret Silveira	Aye

2. Approve Resolution No. 17-109 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 Refinancing the Cost of the Acquisition, Renovation, Equipping and Furnishing of Facilities for the Benefit of American Council on Exercise and/or a Related or Successor Entity; Providing the Terms and Conditions for Such Loan Agreement and Other Matters Relating Thereto Herein Specified.

Discussion: Helen briefed the Board that the American Council on Exercise is a 501(c)(3) non-profit organization that was founded in 1985, located in San Diego, and is the leading non-profit exercise professional and health coach certification organization for the past 30 years. The American Council on Exercise offers NCCA-accredited certifications, continuing education, and access to science-based health and fitness information to provide resources for people to live active healthy lives. The American Council on Exercise requests the Authority to make one or more loans in the aggregate principal amount not to exceed \$6,000,000 dollars for the purpose of refinancing the cost of the acquisition, renovation, equipping and furnishing improvements located in San Diego, consisting of a two-story commercial office building with approximately 18,000 square feet of space. Sam Balisey stated this project will help expand their facility for conferences.

Motion: Board Member Mather Kearney made the motion to approve Resolution No. 17-109. Board Member Margaret Silveira seconded the motion on the floor.

The motion passed with the following roll call vote:

Kevin Ham	Aye
Mather Kearney	Aye
Aaron Laurel	Aye
Carrie Rogers	Aye
Gurbax Sahota	Aye
Margaret Silveira	Aye

3. Approve Resolution No. 17-110 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 and Refinancing the Cost of the Acquisition, Construction, Improvement and Equipping of Facilities for the Benefit of DesertArc and/or a Related or Successor Entity; Providing the Terms and Conditions for Such Loan Agreement and Other Matters Relating Thereto Herein Specified.

Discussion: Helen briefed the Board that DesertArc is a 501(c)(3) non-profit organization, founded in Palm Desert, in 1959 by a group of parents who wanted to expand the horizons of their developmentally disabled children's lives with educational programs and recreational services. DesertArc serves over 600 clients that are adults who are 18 and older with developmental disabilities. DesertArc, requests the Authority to make one or more loans in the aggregate principal amount not to exceed \$4,000,000 dollars for the purpose of refinancing the acquisition of the real property and improvements located in Palm Desert. Sam Balisey stated this is a great project and cause and the borrower is needing to expand.

Motion: Board Member Kevin Ham made the motion to approve Resolution No. 17-110. Board Member Carrie Rogers seconded the motion on the floor.

The motion passed with the following roll call vote:

Kevin Ham	Aye
Mather Kearney	Aye
Aaron Laurel	Aye
Carrie Rogers	Aye
Gurbax Sahota	Aye
Margaret Silveira	Aye

4. Approve Resolution No. 17-111 Approving Associate Membership of the City of Sunnyvale in the California Enterprise Development Authority and the Execution of Associate Membership Agreements Relating to Said Associate Memberships.
5. Approve Resolution No. 17-112 Approving Associate Membership of the City of Ukiah in the California Enterprise Development Authority and the Execution of Associate Membership Agreements Relating to Said Associate Memberships.

Motion: Board Member Mather Kearney made the motion to approve Resolution No. 's 17-111 – 17-112. Board Member Margaret Silveira seconded the motion on the floor.

The motion passed with the following roll call vote:

Kevin Ham	Aye
Mather Kearney	Aye
Aaron Laurel	Aye
Carrie Rogers	Aye
Gurbax Sahota	Aye
Margaret Silveira	Aye

6. Approve Resolution No. 17-113 of the California Enterprise Development Authority Declaring Intention to Finance Installation of Distributed Generation Renewable Energy, Energy Efficiency, Seismic Retrofits, Electric Vehicle Charging Infrastructure, and Water Efficiency Improvements in the City of Sunnyvale.
7. Approve Resolution No. 17-114 of the California Enterprise Development Authority Declaring Intention to Finance Installation of Distributed Generation Renewable Energy, Energy Efficiency, Seismic Retrofits, Electric Vehicle Charging Infrastructure, and Water Efficiency Improvements in the City of Ukiah.

Motion: Board Member Margaret Silveira made the motion to approve Resolution No.'s 17-113 – 17-114. Board Member Kevin Ham seconded the motion on the floor.

The motion passed with the following roll call vote:

Kevin Ham	Aye
Mather Kearney	Aye
Aaron Laurel	Aye
Carrie Rogers	Aye
Gurbax Sahota	Aye
Margaret Silveira	Aye

Board Chair, Gurbax Sahota opened and closed the Public Hearing.

Public Hearing (Action Items 8 through 14)

8. Approve Resolution No. 17-115 of the California Enterprise Development Authority Making Certain Findings and Determinations in Connection with and Confirming the Report Regarding the Establishment of a Contractual Assessment Program to Finance Installation of Distributed Generation Renewable Energy Sources, Energy Efficiency and Water Efficiency Improvements; Confirming Assessments to be Levied Within the Parameters of the Report; and Taking Certain Other Actions in the City of Citrus Heights.
9. Approve Resolution No. 17-116 of the California Enterprise Development Authority Making Certain Findings and Determinations in Connection with and Confirming the Report Regarding the Establishment of a Contractual Assessment Program to Finance Installation of Distributed Generation Renewable Energy Sources, Energy Efficiency and Water Efficiency Improvements; Confirming Assessments to be Levied Within the Parameters of the Report; and Taking Certain Other Actions in the City of Upland.

Discussion: Gurbax stated the Cities of Citrus Heights and Upland did not approve seismic retrofits and electric vehicle charging infrastructure.

Motion: Board Member Carrie Rogers made the motion to approve Resolution No.'s 17-115 – 17-116. Board Member Mather Kearney seconded the motion on the floor.

The motion passed with the following roll call vote:

Kevin Ham	Aye
Mather Kearney	Aye
Aaron Laurel	Aye
Carrie Rogers	Aye
Gurbax Sahota	Aye
Margaret Silveira	Aye

10. Approve Resolution No. 17-117 of the California Enterprise Development Authority Making Certain Findings and Determinations in Connection with and Confirming the Report Regarding the Establishment of a Contractual Assessment Program to Finance Installation of Distributed Generation Renewable Energy Sources, Energy Efficiency, Seismic Retrofits, Electric Vehicle Charging Infrastructure and Water Efficiency Improvements; Confirming Assessments to be Levied Within the Parameters of the Report; and Taking Certain Other Actions in the City of Jackson.

11. Approve Resolution No. 17-118 of the California Enterprise Development Authority Making Certain Findings and Determinations in Connection with and Confirming the Report Regarding the Establishment of a Contractual Assessment Program to Finance Installation of Distributed Generation Renewable Energy Sources, Energy Efficiency, Seismic Retrofits, Electric Vehicle Charging Infrastructure and Water Efficiency Improvements; Confirming Assessments to be Levied Within the Parameters of the Report; and Taking Certain Other Actions in the City of Martinez.
12. Approve Resolution No. 17-119 of the California Enterprise Development Authority Making Certain Findings and Determinations in Connection with and Confirming the Report Regarding the Establishment of a Contractual Assessment Program to Finance Installation of Distributed Generation Renewable Energy, Energy Efficiency, Seismic Retrofits, Electric Vehicle Charging Infrastructure, and Water Efficiency Improvements; Confirming Assessments to be Levied Within the Parameters of the Report; and Taking Certain Other Actions in the City of San Francisco.
13. Approve Resolution No. 17-120 of the California Enterprise Development Authority Making Certain Findings and Determinations in Connection with and Confirming the Report Regarding the Establishment of a Contractual Assessment Program to Finance Installation of Distributed Generation Renewable Energy Sources, Energy Efficiency, Seismic Retrofits, Electric Vehicle Charging Infrastructure and Water Efficiency Improvements; Confirming Assessments to be Levied Within the Parameters of the Report; and Taking Certain Other Actions in the City of Santa Monica.
14. Approve Resolution No. 17-121 of the California Enterprise Development Authority Making Certain Findings and Determinations in Connection with and Confirming the Report Regarding the Establishment of a Contractual Assessment Program to Finance Installation of Distributed Generation Renewable Energy Sources, Energy Efficiency, Seismic Retrofits, Electric Vehicle Charging Infrastructure and Water Efficiency Improvements; Confirming Assessments to be Levied Within the Parameters of the Report; and Taking Certain Other Actions in the County of San Joaquin.

Discussion: Gurbax stated the following municipalities had approved seismic retrofits and electric vehicle charging infrastructure.

Motion: *Board Member Kevin Ham made the motion to approve Resolution No. 's 17-117 – 17-121. Board Member Aaron Laurel seconded the motion on the floor.*

The motion passed with the following roll call vote:

Kevin Ham	Aye
Mather Kearney	Aye
Aaron Laurel	Aye
Carrie Rogers	Aye
Gurbax Sahota	Aye
Margaret Silveira	Aye

15. Approve contributions to support economic development:
 - a. \$5,000 to the Academy memorial scholarship designated for the CALED Conference.
 - b. \$1,000 to the Council of Development Finance Agencies for the Caren S. Franzini Fellowship.

Discussion: Helen briefed the Board that the \$5,000 contribution to the Academy shall be allocated to the memorial scholarship program designated for the CALED annual conference. Since each year, CEDA provides \$5,000 in scholarships to the conference; however, it will be more efficient for the Academy to distribute ten scholarships to CEDA members on CEDA's behalf. Helen stated the contribution to the Council of Financing Agencies (CDFA) supports the Caren S. Franzini Fellowship which was created to build leadership positions for women in the field of development finance and to inspire them to embody Caren's spirit and professionalism.

Motion: *Board Member Margaret Silveira made the motion to approve contributions to support economic development. Board Member Carrie Rogers seconded the motion on the floor.*

The motion passed with the following roll call vote:

Keith Boggs	Abstained
Kevin Ham	Aye
Mather Kearney	Aye
Aaron Laurel	Aye
Carrie Rogers	Aye
Gurbax Sahota	Aye
Margaret Silveira	Aye

Public Comment

Chair Report

Helen stated there will be a meeting on December 14th, 2017.

PACE Report

Other Business

Adjournment

Motion: *Board Member Keith Boggs made the motion to adjourn the meeting. Board Member Margaret Silveira seconded the motion on the floor. Board Chair Gurbax Sahota adjourned the meeting at 10: 58 am by voice vote.*