

CALIFORNIA ENTERPRISE DEVELOPMENT AUTHORITY

MINUTES
Regular Meeting
*****TELECONFERENCE MEETING *****
CEDA BOARD OF DIRECTORS
Thursday, June 14, 2018

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 Suzanne Carapella) 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
Jason Crawford
Kevin Ham
Gurbax Sahota
Margaret Silveira

CALED Management/Staff

Present: Jillian Boyd
Helen Schaubmayer

Public: Sam Balisy, Kutak Rock, LLC
Kirk Dowdell, Dowdell Consulting Group
Peter Grabell, Dividend Finance
Dom Betro, Family Service Association
Bill Brown, Family Service Association
Gordon Nihei, Family Service Association
Rick Teichert, Family Service Association
Kathryn Wittenmyer, San Francisco Conservatory of Music

Statement of Disclosure

None

Action Items

1. Approve Minutes from the Regular Meeting on May 31, 2018.

Motion: Board Member Kevin Ham made the motion to approve minutes from the Regular Meeting on May 31, 2018. Board Member Keith Boggs seconded the motion on the floor.

The motion passed with the following roll call vote:

Keith Boggs	Aye
Jason Crawford	Aye
Gurbax Sahota	Aye
Margaret Silveira	Aye

2. Approve Resolution No. 18-40 of the California Enterprise Development Authority Authorizing and Approving Master Loan Agreement with First Republic Bank and the San Francisco Conservatory of Music, Pursuant to which the California Enterprise Development Authority Will Make One or More Loans in a Total Aggregate Amount Not to Exceed \$100,000,000 for the Purpose of Financing and Refinancing the Acquisition, Construction, Renovation, Improvement, and Equipping of Certain Educational and Related Facilities, Providing the Terms and Conditions for Such Master Loan Agreement and Other Matters Relating Thereto Herein Specified.

Motion: Board Member Jason Crawford made the motion to approve Resolution No. 18-40. Board Member Kevin Ham seconded the motion on the floor.

The motion passed with the following roll call vote:

Keith Boggs	Aye
Jason Crawford	Aye
Gurbax Sahota	Aye
Margaret Silveira	Aye

Discussion: Helen briefed the Board about the San Francisco Conservatory of Music who has provided internationally acclaimed music education in San Francisco for the last 100 years. Helen stated the San Francisco Conservatory of Music serves over 400 students each year ranging from both graduate and undergraduate. Helen mentioned the San Francisco Conservatory of Music focuses on educating students and providing a wide range of free and low-cost community programming, including over 400 free public performances annually and numerous live music programs in schools, hospitals, retirement and children’s facilities. The San Francisco Conservatory of Music requests the Authority to make one or more loans not to exceed \$100,000,000 to finance a new twelve-story, approximately 170,000-square-foot, mixed-use building, which would include student and faculty housing, education space, a student lounge, a recital hall and a performance hall, replacement rent-controlled housing units, ground-floor-level retail/commercial space, and administrative offices, to be located in San Francisco.

3. Approve Resolution No. 18-41 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 Acquisition, Construction, Expansion, Renovation of, and Equipping of Facilities to Be Used for the Benefit of Family Service Association and/or a Related or Successor Entity; Providing the Terms and Conditions for Such Loan Agreement and Other Matters Relating Thereto Herein Specified.

Motion: Board Member Margaret Silveira made the motion to approve Resolution No. 18-41. Board Member Keith Boggs seconded the motion on the floor.

The motion passed with the following roll call vote:

Keith Boggs	Aye
Jason Crawford	Aye
Gurbax Sahota	Aye
Margaret Silveira	Aye

Discussion: Helen briefed the Board about the Family Service Association Inc., who was founded in 1956. Helen mentioned the Family Service Association has responded to the changing dynamics of families, by expanding the scope of services to meet family's healthcare needs. Helen stated the Family Service Association's quality services include child development, housing, and senior services to low-income and minority families within the Inland Empire and Desert Communities and serves approximately 33,000 clients, which include children and seniors. Helen briefed the Board the Family Service Association requests the Authority to make one or more loans in the aggregate principal amount not to exceed \$2,500,000 000 for the purpose of financing their facility located in the Jurupa Valley. This property consists of a community service space, offices, storage and parking.

4. Approve Resolution No. 18-42 Approving Associate Membership by the City of Brisbane in the California Enterprise Development Authority and the Execution of an Associate Membership Agreement Relating to Associate Membership of the City in the Authority.
5. Approve Resolution No. 18-43 Approving Associate Membership by the City of Morgan Hill in the California Enterprise Development Authority and the Execution of an Associate Membership Agreement Relating to Associate Membership of the City in the Authority.
6. Approve Resolution No. 18-44 Approving Associate Membership by the City of Twentynine Palms in the California Enterprise Development Authority and the Execution of an Associate Membership Agreement Relating to Associate Membership of the City in the Authority.

Motion: Board Member Jason Crawford made the motion to approve Resolution No. 's 18-42 – 18-44. Board Member Kevin Ham seconded the motion on the floor.

The motion passed with the following roll call vote:

Keith Boggs	Aye
Jason Crawford	Aye
Gurbax Sahota	Aye
Margaret Silveira	Aye

Discussion: Helen briefed the Board that the jurisdictions were brought to CEDA with the interest in joining the PACE program.

7. Approve Resolution No. 18-45 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 Brisbane.

8. Approve Resolution No. 18-46 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 Morgan Hill.
9. Approve Resolution No. 18-47 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 Twentynine Palms.

Motion: *Board Member Margaret Silveira made the motion to approve Resolution No. 's 18-45 – 18-47. Board Member Keith Boggs seconded the motion on the floor.*

The motion passed with the following roll call vote:

Keith Boggs	Aye
Jason Crawford	Aye
Gurbax Sahota	Aye
Margaret Silveira	Aye

Discussion: Helen briefed the Board that the approval of the ROI is the first step in a two-step process necessary for the implementation of the PACE program within the jurisdictions.

Gurbax opened the public hearing, hearing no public comment Gurbax closed the public hearing.

Public Hearing (Action Items 10 through 14)

10. Approve Resolution No. 18-48 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 Fort Bragg.
11. Approve Resolution No. 18-49 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 Point Arena.
12. Approve Resolution No. 18-50 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 Red Bluff.

13. Approve Resolution No. 18-51 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 Fresno.
14. Approve Resolution No. 18-52 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 Town of Mammoth Lakes.

Motion: *Board Member Keith Boggs made the motion to approve Resolution No. 's 18-48 – 18-52. Board Member Margaret Silveira seconded the motion on the floor.*

The motion passed with the following roll call vote:

Keith Boggs	Aye
Jason Crawford	Aye
Gurbax Sahota	Aye
Margaret Silveira	Aye

Discussion: Helen briefed the Board the approval of the public hearing resolutions is the final step in a two-step process necessary for the implementation of the PACE program within the jurisdictions.

Public Comment

Chair Report

Helen mentioned there is a meeting on June 28th. Gurbax discussed AB 1547 and will follow up.

PACE Report

Peter Grabell briefed the Board that Ygrene is merging with Renovate America.

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 10:48 am by voice vote.*