

# CALIFORNIA ENTERPRISE DEVELOPMENT AUTHORITY

**MINUTES**  
**Regular Meeting**  
**CEDA BOARD OF DIRECTORS**  
**Thursday, June 20, 2019**

**Meeting Location**

California Association for Local  
Economic Development  
(contact Helen Schaubmayer)  
2150 River Plaza Dr. Suite 275  
Sacramento, CA 95833

**Call to Order**

Gurbax Sahota, Chair of the California Enterprise Development Authority, called the meeting to order at 10:30 am and called a recess until the board members arrive at lunchtime and the meeting will reconvene around 12:30 pm.

Gurbax Sahota, Chair of the California Enterprise Development Authority, reconvened the meeting to order at 12:32 pm.

**Roll Call**

Members Present: Keith Boggs  
Jason Crawford  
Kevin Ham  
Aaron Laurel  
Gurbax Sahota  
Margaret Silveira

CALED Management/  
Staff Present: Helen Schaubmayer

Public: Sam Balisy, Kutak Rock  
Jessica Gonzales, City of Anaheim  
Larry Vaupel, City of Redding

**Statement of Disclosure**

None

**Action Items**

1. Approve Consent Agenda.
  - a. Approve Minutes from the Regular Meeting on May 23, 2019.

**Motion:** Board Member Kevin Ham made the motion to approve the Consent Agenda. 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
Kevin Ham	Aye
Aaron Laurel	Aye
Gurbax Sahota	Aye
Margaret Silveira	Aye

2. Approve Resolution No. 19-48 Authorizing the Issuance and Sale of its California Enterprise Development Authority Revenue Bonds (United Health Centers of the San Joaquin Valley-Fresno Project), Series 2019A and California Enterprise Development Authority Revenue Bonds (United Health Centers of the San Joaquin Valley-Fresno Project), Series 2019B, for the Purpose of Financing the Cost of Acquiring, Developing, Constructing, Installing, Equipping and Furnishing Two Healthcare Facilities for the Benefit of United Health Centers of the San Joaquin Valley 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 Herein Specified.

**Discussion:** Helen briefed the board that United Health Centers (UHC) of the San Joaquin Valley is a private non-profit organization founded in 1971 and has several facilities in the San Joaquin Valley. CEDA has completed a few financings with them at this point for different project locations, this one is for their project in Fresno. UHC is staffed by over 500 health professionals and delivers approximately 370,000 medical, dental, and other service encounters per year. The Borrower has requested that the Authority issue its Series 2019A bond in the in the principal amount not to exceed \$6,000,000 and its Series 2019B bond in the principal amount also not to exceed \$6,000,000 to finance costs related to two health care centers in Fresno. Sam Balisy stated that financing in the healthcare industry has been busy.

**Motion:** *Board Member Margaret Silveira made the motion to approve Resolution No. 19-48. Board Member Jason Crawford seconded the motion on the floor.*

*The motion passed with the following roll call vote:*

Keith Boggs	Aye
Jason Crawford	Aye
Kevin Ham	Aye
Aaron Laurel	Aye
Gurbax Sahota	Aye
Margaret Silveira	Aye

3. Approve Resolution No. 19-49 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 Acquiring, Developing, Constructing, Installing, Equipping and Furnishing Facilities for the Benefit of Crespi Carmelite High School, 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:** Helen briefed the board that established in Encino in 1959, Crespi Carmelite High School is an all-male, Catholic, college preparatory high school conducted by the Carmelite Order. Current enrollment is 502 students with an average class size of 23 and a student-to-teacher ratio of 14:1. Typically, 98 percent of the graduates go directly to higher education, 85 percent to four-year colleges. Crespi Carmelite High School, Inc. has requested that the Authority make one or more loans in an aggregate principal amount not to exceed \$8,000,000 to finance, refinance or reimburse the Borrower for costs related to improvement and equipping of an aquatics center, including an Olympic-sized competition pool, a smaller wellness pool, locker rooms, bleachers and shaded areas.

**Motion:** *Board Member Jason Crawford made the motion to approve Resolution No. 19-49. 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
Kevin Ham	Aye
Aaron Laurel	Aye
Gurbax Sahota	Aye

- 4. Approve Resolution No. 19-50 Authorizing the Issuance of the California Enterprise Development Authority Commercial Property Assessed Clean Energy (Pace-M1) Limited Obligation Improvement Bonds, Series 2019-1, Authorizing the Execution and Delivery of a Supplemental Indenture and Bond Purchase Agreement, and Authorizing the Execution and Delivery of Other Related Documents and Actions Necessary to the Delivery of Such Bonds.

**Discussion:** Helen briefed the board that the series of the bonds are in an amount not to exceed \$400,000 to finance around an approximate 71 kW Solar PV array that will reduce the year 1 utility spend by approximately \$28,000 and the 25-year utility spend by around \$1.1 million. The property is a 25,000 square-foot class B industrial warehouse built in 1999. The main tenant is Atlas Group which is a door-to-door logistics and supply chain partner. A general discussion followed among the board about the trends in the PACE industry.

**Motion:** Board Member Aaron Laurel made the motion to approve Resolution No. 19-50. 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
Kevin Ham	Aye
Aaron Laurel	Aye
Gurbax Sahota	Aye
Margaret Silveira	Aye

- 5. Approve contributions to support economic development:
  - a. \$75,000 to the California Academy for Economic Development to support its 2019-2020 Work Program.
  - b. \$150,000 to the California Association for Local Economic Development to support its 2019-2020 Work Program.

**Discussion:** Gurbax Sahota briefed the board that we have provided document that shows CEDA’s actual income and expenses as of June 3<sup>rd</sup>, our approved 18-19 Budget, our estimate of how the year will close out (including if we approve the contributions noted on the agenda), and a proposed budget for 19-20. We have already met our reserve requirements for the operating reserve and legal reserve and with that in mind, we are asking for \$75,000 to support the Academy’s 19-20 work program including implementation of the certification program and an update to the Economic Development Snapshot. Both of these are significant projects that need senior staff support and this funding will allow the Academy to get that assistance. We are requesting \$150,000 to support CALED’s 2019-2020 work program.

**Motion:** Board Member Kevin Ham made the motion to approve the contributions to economic development.. Board Member Jason Crawford seconded the motion on the floor.

*The motion passed with the following roll call vote:*

Keith Boggs	Aye
Jason Crawford	Aye
Kevin Ham	Aye
Aaron Laurel	Aye
Gurbax Sahota	Aye
Margaret Silveira	Aye

6. Approve FY 2019-2020 CEDA Work Program and Budget

**Discussion:** Gurbax Sahota briefed the board that in terms of the proposed budget for 19-20, it is rather similar to last year and we do not expect any changes in the environment that will impact our deal flow. The work program continues as last year and the budget reflects that.

**Motion:** *Board Member Keith Boggs made the motion to approve CEDA's FY 2019-2020 Work Program and Budget. Board Member Aaron Laurel seconded the motion on the floor.*

*The motion passed with the following roll call vote:*

Keith Boggs	Aye
Jason Crawford	Aye
Kevin Ham	Aye
Aaron Laurel	Aye
Gurbax Sahota	Aye
Margaret Silveira	Aye

7. New Board Member Orientation

**Discussion:** Gurbax Sahota and Sam Balisy provided an orientation and role overview to the new CEDA board members and a refresher to the continuing members.

**Public Comment**

**Chair Report**

Gurbax Sahota stated that there is a CEDA board meeting scheduled for next week, June 27<sup>th</sup> and the first meeting with the new board members on July 11<sup>th</sup>.

**PACE Report**

**Other Business**

**Adjournment**

**Motion:** *Board Member Margaret Silveira made the motion to adjourn the meeting. Board Member Kevin Ham seconded the motion on the floor. Chair Gurbax Sahota adjourned the meeting at 1:50 pm.*