



Agenda

Tuesday, July 13, 2021

Place: County Board of Supervisors Chambers
Kings County Government Center, Hanford, CA

Time: 11:00 a.m. or soon thereafter, immediately following the meeting of the Kings County Board of Supervisors

CALPFA PUBLIC MEETING PROTOCOL IN RESPONSE TO CORONAVIRUS COVID-19

California Governor Gavin Newsom issued Executive Orders N-25-20 and N-29-20 on March 12, 2020 and March 17, 2020, respectively, relating to the convening of public agency meetings in light of the COVID-19 pandemic. The California Public Finance Authority hereby provides notice that it will convene its regularly scheduled public meetings by teleconference going forward, except as described below, until further notice.

Pursuant to the Executive Orders, and to maintain the orderly conduct of the meeting, the California Public Finance Authority will allow the Board of Directors, staff and interested members of the public to attend the meeting telephonically or by the Internet, and to participate in the meeting to the same extent as if they were present in the Board's Chambers. Members of the public who choose to attend the meeting virtually, using certain digital or landline phones, may listen to the audio broadcast of the meeting, but will not be able to comment during the meeting. Only those members of the public who cannot participate virtually, due to a need for a special accommodation (vision, hearing, etc.), may attend the meeting in the Board Chambers where efforts will be made to allow adequate social distancing and to ensure that exposed surfaces are sanitized. No more than 10 individuals will be allowed in the Board Chambers at a time. To secure the accommodation consistent with the American's with Disabilities Act and to attend in person, interested parties will need to contact the Clerk of the Board as directed below no later than 8:30 a.m. the morning of the meeting.

Members of the public who wish to observe the meeting virtually can do so via the worldwide web at: https://youtu.be/Gj1VqX_DnGs or go to www.countyofkings.com and click on the "Join Meeting" link.

Members of the public who wish to comment may submit written comments on any matter within the Board's subject matter jurisdiction, regardless of whether it is on the agenda for Board consideration or action, and those comments will be entered into the administrative record of the meeting. To submit written comments by U.S. Mail or email for inclusion in the meeting record, they must be received by the Clerk of the Board of Supervisors no later than 9:00 a.m. on the morning of the noticed meeting. To submit written comments by email, please forward them to either bosquestions@co.kings.ca.us. To submit such comments by U.S. Mail, please forward them to: Clerk of the Board of Supervisors, County of Kings, 1400 W. Lacey Blvd., Hanford, CA 93230

To comment during the meeting by telephone or the Internet, E-mail the Clerk of the Board at any time before or during the meeting at bosquestions@co.kings.ca.us for a phone number, access code and meeting link.

1. CALL TO ORDER

ROLL CALL – Clerk to the Board

2. APPROVAL OF MINUTES

Approval of the minutes from the June 29, 2021 regular meeting.

3. NEW BUSINESS

- a. Consider approving resolution 21-10A for Oro Loma Sanitary District, County of Alameda; up to \$24,500,000 in revenue bonds. (Staff – Scott Carper)
- b. Consider approving resolution 21-11A for Centro De Salud De La Comunidad De San Ysidro, Inc., County of San Diego; up to \$21,000,000 in revenue bonds. (Staff – Scott Carper)

4. PUBLIC COMMENT

Any person may directly address the Board at this time on any item on the agenda, or on any other items of interest to the public, that is within the subject matter jurisdiction of the Board. Five (5) minutes are allowed for each item.

5. STAFF UPDATES

6. ADJOURNMENT

Adjourn as the California Public Finance Authority.



CALIFORNIA
PUBLIC
FINANCE
AUTHORITY

2. APPROVAL OF MINUTES

Approval of the minutes from the June 29, 2021 regular meeting.



Action Summary

Tuesday, June 29, 2021

Place: County Board of Supervisors Chambers
Kings County Government Center, Hanford, CA

Time: 11:00 a.m. or soon thereafter, immediately following the meeting of the Kings County Board of Supervisors

CALPFA PUBLIC MEETING PROTOCOL IN RESPONSE TO CORONAVIRUS COVID-19

California Governor Gavin Newsom issued Executive Orders N-25-20 and N-29-20 on March 12, 2020 and March 17, 2020, respectively, relating to the convening of public agency meetings in light of the COVID-19 pandemic. The California Public Finance Authority hereby provides notice that it will convene its regularly scheduled public meetings by teleconference going forward, except as described below, until further notice.

Pursuant to the Executive Orders, and to maintain the orderly conduct of the meeting, the California Public Finance Authority will allow the Board of Directors, staff and interested members of the public to attend the meeting telephonically or by the Internet, and to participate in the meeting to the same extent as if they were present in the Board's Chambers. Members of the public who choose to attend the meeting virtually, using certain digital or landline phones, may listen to the audio broadcast of the meeting, but will not be able to comment during the meeting. Only those members of the public who cannot participate virtually, due to a need for a special accommodation (vision, hearing, etc.), may attend the meeting in the Board Chambers where efforts will be made to allow adequate social distancing and to ensure that exposed surfaces are sanitized. No more than 10 individuals will be allowed in the Board Chambers at a time. To secure the accommodation consistent with the American's with Disabilities Act and to attend in person, interested parties will need to contact the Clerk of the Board as directed below no later than 8:30 a.m. the morning of the meeting.

Members of the public who wish to observe the meeting virtually can do so via the worldwide web at: <https://youtu.be/derr2vr8alQ> or go to www.countyofkings.com and click on the "Join Meeting" link.

Members of the public who wish to comment may submit written comments on any matter within the Board's subject matter jurisdiction, regardless of whether it is on the agenda for Board consideration or action, and those comments will be entered into the administrative record of the meeting. To submit written comments by U.S. Mail or email for inclusion in the meeting record, they must be received by the Clerk of the Board of Supervisors no later than 9:00 a.m. on the morning of the noticed meeting. To submit written comments by email, please forward them to either bosquestions@co.kings.ca.us. To submit such comments by U.S. Mail, please forward them to: Clerk of the Board of Supervisors, County of Kings, 1400 W. Lacey Blvd., Hanford, CA 93230

To comment during the meeting by telephone or the Internet, E-mail the Clerk of the Board at any time before or during the meeting at bosquestions@co.kings.ca.us for a phone number, access code and meeting link.

1. CALL TO ORDER

ROLL CALL – Clerk to the Board
ALL MEMBERS PRESENT

2. APPROVAL OF MINUTES

Approval of the minutes from the June 8, 2021 regular meeting.

ACTION: APPROVED AS PRESENTED (DV, RF, JN, RV, CP - Aye)

3. CONSENT CALENDAR

- a. Consideration of approving resolution 21-01M for the addition of program participants to the Authority.
- b. Consideration of Invoice request 21-01IR for annual Municipal Advisory service fee for fiscal year 2020-2021.
- c. Consideration of Invoice request 21-02IR for Kings County notary certification.

ACTION: APPROVED AS PRESENTED (JN, DV, RV, RF, CP - Aye)

4. PUBLIC COMMENT

*Any person may directly address the Board at this time on any item on the agenda, or on any other items of interest to the public, that is within the subject matter jurisdiction of the Board. Five (5) minutes are allowed for each item. **None***

5. STAFF UPDATES - None

6. ADJOURNMENT

The meeting was adjourned at 11:02am.



CALIFORNIA
PUBLIC
FINANCE
AUTHORITY

3. NEW BUSINESS

- a. Consider approving resolution 21-10A for Oro Loma Sanitary District, County of Alameda; up to \$24,500,000 in revenue bonds. (Staff – Scott Carper)



DATE:	JULY 13, 2021
APPLICANT:	ORO LOMA SANITARY DISTRICT (THE “DISTRICT”)
AMOUNT:	PRINCIPAL AMOUNT NOT TO EXCEED \$24.5 MILLION (PLUS CAPITALIZED INTEREST)
PURPOSE:	FINANCE AND REFINANCE A PORTION OF CERTAIN ELIGIBLE COSTS OF THE DISTRICT’S SEWER COLLECTION SYSTEM PIPELINE REHABILITATION AND REPLACEMENT PROJECT
PRIMARY ACTIVITY:	WASTEWATER SERVICES, SOLID WASTE COLLECTION AND RECYCLING SERVICES
LEGAL STRUCTURE:	SANITARY DISTRICT

Background:

The District was formed on August 7, 1911 with the purpose of providing a sanitary sewer and outfall system to an area of about 800 acres in the unincorporated community of San Lorenzo in Alameda County, California. In 1940, the District was reorganized under the Sanitary District Act of 1923 (California Health and Safety Code, Section 6400 et. seq.). The District is authorized to provide wastewater services as well as to provide solid waste collection and recycling services.

The District, located approximately 13 miles south of the City of Oakland and 30 miles north of the City of San Jose, provides wastewater collection, treatment and disposal services to certain communities of unincorporated Alameda County, including San Lorenzo, Ashland, Cherryland, Fairview, and portions of Castro Valley. The District's customer base is comprised of: residential 46,385 units (97.58%), commercial and light industrial 1,147 units (2.41%) and four significant industrial customers (0.01%). The population served within the District’s boundaries is 140,546. A five-member Board of Directors elected at-large to four-year terms governs the District.

Description of Proposed Project:

The District plans to use the proceeds of the revenue bonds (the “Bonds”) to finance and refinance a portion of eligible costs of its Sewer Collection System Pipeline Rehabilitation and Replacement Project, which consists of replacement of approximately forty (40) miles of discontinuous sewer conveyance pipelines and associated laterals and manholes in the District’s service area (the “Project”).

The District has requested CalPFA to issue Bonds in the aggregate principal amount not to exceed \$24,500,000 (plus capitalized interest to be added to the principal amount) to assist the District in paying the costs to finance the Project and to pay certain Bond issuance expenses.

TEFRA Information:

A TEFRA hearing is not required for the proposed financing.

Financing Structure:

The Bonds will mature in no more than 40 years and bear interest at an average coupon rate not to exceed 2.75%. The Bonds will be purchased by the United States Environmental Protection Agency, acting by and through the Administrator of the Environmental Protection Agency. The proposed financing is in accordance with the Authority's issuance guidelines.

Good Faith Estimates

- True Interest Cost - 2.388919%
- Sum of all fees and charges to third parties - \$200,000 (COI = \$200,000)
- Net Bond Proceeds - \$24,300,000
- Total Payments to Maturity - \$40,309,290 (40yrs)

Estimated Sources and Uses:

<u>Sources of Funds</u>	
Bond Proceeds	\$24,500,000
Capitalized Interest (to be added to Principal Amount of Bonds)	<u>4,354,928</u>
Total Sources	\$28,854,928
 <u>Uses of Funds</u>	
Project Fund	\$24,300,000
Costs of Issuance	200,000
Capitalized Interest	<u>4,354,928</u>
Total Uses	\$28,854,928

Recommendations:

Based on the overall Project public benefit and finance related considerations detailed on Attachment 1, it is recommended that the Board of Directors approve the Resolution as submitted to the Board, which:

1. Approves the issuance of tax-exempt bonds;
2. Approves all necessary actions and documents for the financing; and
3. Authorizes any member of the Board or authorized signatory to sign all necessary documents.

Attachment 1

Public Benefit:

Completion of the Project will upgrade the District's infrastructure to ensure it stays in optimal condition and meets increasing demands of its customers.

RESOLUTION NO. 21-10A

CALIFORNIA PUBLIC FINANCE AUTHORITY

AUTHORIZING THE ISSUANCE OF REVENUE BONDS ON BEHALF OF THE ORO LOMA SANITARY DISTRICT IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$24,500,000 (PLUS CAPITALIZED INTEREST) IN CONNECTION WITH FINANCING CERTAIN COSTS OF THE ORO LOMA SANITARY DISTRICT'S SEWER COLLECTION SYSTEM PIPELINE REHABILITATION AND REPLACEMENT PROJECT, AUTHORIZING AND DIRECTING EXECUTION OF AN INDENTURE OF TRUST, AN INSTALLMENT SALE AGREEMENT, A WIFIA LOAN AGREEMENT, A WIFIA TERM SHEET AND CERTAIN OTHER DOCUMENTS, AND AUTHORIZING OTHER RELATED ACTIONS

WHEREAS, pursuant to the provisions of the Joint Exercise of Powers Act, comprising Articles 1, 2, 3 and 4 of Chapter 5 of Division 7 of Title 1 (commencing with Section 6500) of the Government Code of the State of California (the "Act"), Kings County and the Housing Authority of Kings County (the "Charter Members") entered into a joint exercise of powers agreement (the "Agreement") pursuant to which the California Public Finance Authority (the "Authority") was organized;

WHEREAS, the Authority is authorized by its Agreement and under the Act to, among other things, issue bonds, notes or other evidences of indebtedness in connection with, and to make loans to assist in the financing of certain public capital improvement projects;

WHEREAS, the Oro Loma Sanitary District (the "District"), a sanitary district reorganized under the Sanitary District Act of 1923 (California Health and Safety Code, Section 6400 et. seq.) desires to finance and refinance certain eligible costs of its Sewer Collection System Pipeline Rehabilitation and Replacement Project, including certain costs of issuance and capitalized interest (the "Project");

WHEREAS, the District has requested the Authority to assist the District in providing financing for a portion of eligible costs of the Project by entering into a credit arrangement (the "WIFIA Loan") with the United States Environmental Protection Agency, acting by and through the Administrator of the Environmental Protection Agency (the "USEPA"), pursuant to the Water Infrastructure Finance and Innovation Act ("WIFIA"), § 5021 et seq. of Public Law 113-121 (as amended by Public Law 114-94, Public Law 114-322 and Public Law 115-270), codified as 33 U.S.C. §§ 3901-3914;

WHEREAS, the WIFIA Loan will be issued pursuant to the WIFIA Loan Agreement (the "WIFIA Loan Agreement") among the District, the Authority and the USEPA, which shall be executed and delivered concurrently with the Indenture, the Installment Sale Agreement, the WIFIA Bonds and the WIFIA Term Sheet (each as defined below);

WHEREAS, the USEPA has provided a description of the terms of the WIFIA Loan in the WIFIA Loan Term Sheet (the "WIFIA Term Sheet") which constitutes (a) the approval of the

USEPA of the application for credit assistance of the District received March 30, 2021, and (b) the agreement of USEPA to provide financing for a portion of eligible costs of the Project in the form of the WIFIA Loan on terms and conditions acceptable to USEPA contained therein;

WHEREAS, in order to evidence the WIFIA Loan, the Authority will authorize the issuance of its California Public Financing Authority (Oro Loma Sanitary District) 2021 WIFIA Bonds (the “WIFIA Bonds”), under the provisions of Article 4 of the Act (commencing with Section 6584);

WHEREAS, the maximum principal amount and interest rate of the WIFIA Loan/WIFIA Bonds are set forth below and shall be payable on the dates as provided therein and in the WIFIA Loan Agreement;

WHEREAS, pursuant to an Indenture of Trust (the “Indenture”) between the Authority and U.S. Bank National Association or any other trustee to be selected by the District (the “Trustee”), the Authority will issue the WIFIA Bonds for the purpose, among others, of financing a portion of eligible costs of the Project;

WHEREAS, pursuant to an Installment Sale Agreement by and between the District and the Authority (the “Installment Sale Agreement”), the District will make installment payments to the Authority as the purchase price of a portion of the eligible costs of the Project, and the Authority will use the installment payments made by the District to the Authority pursuant to the Installment Sale Agreement to pay sufficient debt service on the WIFIA Bonds;

WHEREAS, pursuant to Section 5852.1 of the California Government Code, the Authority, as conduit financing provider, has received certain representations and good faith estimates from the District’s financial advisor in connection with this transaction and has disclosed such good faith estimates as set forth on Exhibit A attached hereto;

WHEREAS, the Authority and the District have caused forms of the Indenture, the Installment Sale Agreement, the WIFIA Loan Agreement and the WIFIA Term Sheet to be presented to the Board of Directors (the “Board”) of the Authority; and

WHEREAS, the Board has duly considered these transactions and wishes at this time to approve these transactions and make certain findings regarding significant public benefits to the District with respect to these transactions;

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF DIRECTORS OF THE CALIFORNIA PUBLIC FINANCE AUTHORITY, AS FOLLOWS:

Section 1. Findings and Determinations. Pursuant to the Act, based upon information and representations provided by the District to the Authority, the Board hereby finds and determines that the issuance of the WIFIA Loan/WIFIA Bonds and the transactions related thereto will result in significant public benefits within the contemplation of Section 6586 of the Act, specifically the more efficient delivery of local agency services to residential and commercial development.

Section 2. Issuance of WIFIA Loan and WIFIA Bonds; Approval of Indenture. The Board hereby authorizes the issuance of the WIFIA Loan and the WIFIA Bonds, which WIFIA

Bonds are to be designated as the “California Public Finance Authority (Oro Loma Sanitary District) 2021 WIFIA Bonds” pursuant to the Indenture. The Board hereby approves the Indenture in the form on file with the Secretary, together with such additions thereto and changes therein as any member of the Board of Directors of the Authority or their administrative delegates duly authorized pursuant to Resolution No. 18-01C of the Authority, adopted on December 4, 2018, or any other resolution of the Authority (each, an “Authorized Signatory”) deems necessary, desirable or appropriate upon consultation with counsel to the Authority, the execution of which by the Authority shall be conclusive evidence of the approval of any such additions and changes. The Authorized Signatories, each acting alone or in combination, are hereby authorized and directed to execute, the final form of the Indenture for and in the name and on behalf of the Authority.

Section 3. Maximum Parameters. The principal amount of WIFIA Loan/WIFIA Bonds may not exceed \$24,500,000 (plus capitalized interest which will be added to the principal amount), the maximum interest rate may not exceed 2.75% per annum and the term of the payment obligation of the WIFIA Loan/WIFIA Bonds may not exceed 40 years.

Section 4. Approval of Installment Sale Agreement. The Board hereby approves the form of the Installment Sale Agreement on file with the Authority, together with such additions thereto and changes therein as the Authorized Signatories deem necessary, desirable or appropriate upon consultation with counsel to the Authority, the execution of which by the Authority shall be conclusive evidence of the approval of any such additions and changes. The Authorized Signatories, each acting alone or in combination, are hereby authorized and directed to execute the final form of the Installment Sale Agreement for and in the name of and on behalf of the Authority.

Section 5. Approval of WIFIA Loan Agreement. The Board hereby approves the form of the WIFIA Loan Agreement on file with the Authority, together with such additions thereto and changes therein as the Authorized Signatories deem necessary, desirable or appropriate upon consultation with counsel to the Authority, the execution of which by the Authority shall be conclusive evidence of the approval of any such additions and changes. The Authorized Signatories, each acting alone or in combination, are hereby authorized and directed to execute the final form of the WIFIA Loan Agreement for and in the name of and on behalf of the Authority.

Section 6. Approval of WIFIA Term Sheet. The Board hereby approves the form of the WIFIA Term Sheet on file with the Authority, together with such additions thereto and changes therein as the Authorized Signatories deem necessary, desirable or appropriate upon consultation with counsel to the Authority, the execution of which by the Authority shall be conclusive evidence of the approval of any such additions and changes. The Authorized Signatories, each acting alone or in combination, are hereby authorized and directed to execute the final form of the WIFIA Term Sheet for and in the name of and on behalf of the Authority.

Section 7. Further Actions. The Chair, the Vice Chair, the Secretary, the Treasurer, any other members of the Board of Directors of the Authority and other appropriate officers and agents of the Authority are hereby authorized and directed, jointly and severally, for and in the name and on behalf of the Authority, to execute and deliver any and all documents, including, without limitation, any and all documents and certificates to be executed in connection with

securing credit support, if any, for the WIFIA Loan/WIFIA Bonds, and to do any and all things and take any and all actions which may be necessary or advisable, in their discretion, to effectuate the actions which the Authority has approved in this resolution and to consummate by the Authority the transactions contemplated by the documents approved hereby, including any subsequent amendments, waivers or consents entered into or given in accordance with such documents.

Section 8. Ratification. All actions heretofore taken by the Chair, the Vice Chair, the Secretary, the Treasurer, any other members of the Board of Directors of the Authority and other appropriate officers and agents of the Authority with respect to the issuance of the WIFIA Loan/WIFIA Bonds are hereby ratified, confirmed and approved.

Section 9. Effectiveness. This resolution shall take effect from and after its adoption.

PASSED AND ADOPTED by the California Public Finance Authority this 13th day of July, 2021.

I, the undersigned, an Authorized Signatory of the California Public Finance Authority, DO HEREBY CERTIFY that the foregoing resolution was duly adopted by the Board of Directors of the Authority at a duly called and properly noticed regular meeting of the Board of Directors of the Authority, at which a quorum was acting and present throughout, held in accordance with law on July 13, 2021.

By: _____
Authorized Signatory
California Public Finance Authority

EXHIBIT A

**REQUIRED GOOD FAITH ESTIMATES PURSUANT TO
GOVERNMENT CODE SECTION 5852.1**

1. True Interest Cost of the WIFIA Loan/WIFIA Bonds: 2.388919%.
2. Finance charge for the WIFIA Loan/WIFIA Bonds, being the sum of all fees and charges paid to third parties (Costs of Issuance of approximately \$200,000): \$200,000.
3. Amount of proceeds of the WIFIA Loan/WIFIA Bonds expected to be received by the District net of proceeds for Costs of Issuance described in (2) above and net of capitalized interest (if any) and reserves (if any) paid or funded with the proceeds of the WIFIA Loan/WIFIA Bonds: \$24,300,000.
4. Total payment amount for the WIFIA Loan/WIFIA Bonds, being the sum of (a) debt service to be paid on the WIFIA Loan/WIFIA Bonds to final maturity, plus (b) any financing costs not paid from proceeds of the WIFIA Loan/WIFIA Bonds: \$40,309,290.

**All amounts and percentages are estimates and are made in good faith by Bartle Wells Associates, financial advisor to the District in connection with this transaction, based on information available as of the date of adoption of this Resolution.*



CALIFORNIA
PUBLIC
FINANCE
AUTHORITY

- b. Consider approving resolution 21-11A for Centro De Salud De La Comunidad De San Ysidro, Inc., County of San Diego; up to \$21,000,000 in revenue bonds. (Staff – Scott Carper)



DATE: JULY 13, 2021

APPLICANT: CENTRO DE SALUD DE LA COMUNIDAD DE SAN YSIDRO, INC.

AMOUNT: UP TO \$21 MILLION OF A TAX-EXEMPT LOAN

PURPOSE: FINANCE AND REFINANCE THE ACQUISITION, CONSTRUCTION, IMPROVEMENT, RENOVATION AND EQUIPPING OF HEALTH CARE FACILITIES

PRIMARY ACTIVITY: HEALTH CARE FACILITIES

LEGAL STRUCTURE: 501(C)(3) CORPORATION

Background:

Centro De Salud De La Comunidad De San Ysidro, Inc. (doing business as San Ysidro Health) (the “Borrower” or “SYH”) is a community health center with a mission statement to "improve the health and well-being of the communities we serve with access for all". Incorporated as a non-profit corporation in 1971, SYH’s first clinic site was a small two room clinic with a volunteer staff of 3 nurses and 2 physicians two afternoons per week.

Today, SYH is a Federally Qualified Health Center with a staff of over 2,100 employees. SYH provides comprehensive primary care services (medical, dental, and behavioral health) to over 101,000 unduplicated patients annually. SYH’s service delivery network includes medical clinics, dental clinics, behavioral health centers, HIV care centers, school-based health centers, mobile units, senior health center complex, and WIC Nutrition Centers throughout San Diego County’s South and Central/Southeastern Regions. SYH’s main clinic campus is located in San Ysidro, just one mile from the U.S.-Mexico border. SYH continues to grow as an organization, especially with the opening of its first PACE (Program for the All-Inclusive Care for the Elderly) site, San Diego PACE, in San Ysidro, CA (2015), and the recent opening of its second PACE location in El Cajon, CA (2021). SYH also acquired the Chaldean Middle Eastern Social Services in El Cajon, CA (2016), and recently completed a merger with the Mountain Health and Community Services (2020) which resulted in the addition of six new clinic locations and the expansion of SYH’s service areas as far East as Campo, CA and as far North as Escondido, CA

Description of Proposed Project:

The Borrower is seeking approximately \$21 million to finance and refinance the acquisition, construction, improvement, renovation and equipping of healthcare facilities, specifically constructing improvements and making renovations to, and furnishing and equipping, the following properties:

1. Alpine Regional Center, 1604-20 Alpine Boulevard, Alpine, CA 91901 – refinancing of existing indebtedness in the approximate amount of \$7,977,127.41 used to purchase an approximately 46,100 square foot building of which approximately 21,380 square feet is used by the Borrower as a clinic and an administrative facility.
2. San Ysidro Health Mountain Health Family Medicine Clinic, – 1388 Buckman Springs Road, Campo, CA 91906 – refinancing of existing indebtedness in the approximate amount of \$3,330,955.46 used to construct an approximately 22,790 square foot clinic facility.
3. Precision Park, 1656-1666 Precision Park, San Diego, CA 92173 – refinancing of existing indebtedness in the approximate amount of \$5,196,731.34 used to purchase an approximately 28,379 square foot multiuse building (behavioral health clinic, administrative space and related uses) and construction of various tenant improvements (renovations, furnishings, fixtures and equipment) in the amount of \$4,149,937.12.
4. Lexington Avenue, 405 East Lexington Avenue, El Cajon, CA 92020 – reimbursement to the Borrower of the purchase price in the approximate amount of \$1,872,000 for an approximately 7,340 square foot building to be used for various Borrower programs (e.g., potential behavioral health program).
5. San Ysidro Health Escondido Family Medicine Clinic, –704 East Grand Avenue, Escondido, CA 92025 – refinancing of existing indebtedness in the approximate amount of \$2,734,888.58 used to purchase an approximately 8,844 square foot building and construction of various tenant improvements (renovations, furnishings, fixtures and equipment) in the approximate amount of \$2,876,345.

TEFRA Information:

A TEFRA hearing is being held by the County of San Diego on July 13, 2021.

A TEFRA hearing is being held by Kings County on July 13, 2021.

Financing Structure:

The loan will be privately placed and will mature in no more than 11 ½ years. The fixed rate loan will be unrated and purchased by Zions Bancorporation, N.A. dba California Bank & Trust and City National Bank. The financing will comply with California Public Finance Authority’s issuance policies.

Estimated Sources and Uses:

Sources:

Tax-Exempt Bond Proceeds	\$ 18,730,000
Borrower Equity Contribution	<u>\$ 2,668,062</u>
Total Sources:	\$ 21,398,062

Uses:

Cost of Issuance	\$ 288,142
Funding of Improvements, Furnishings and Equipment	<u>\$ 21,109,920</u>
Total Uses:	\$ 21,398,062

Recommendations:

Based on the overall Project public benefit detailed on Attachment 1, it is recommended that the Board of Directors approve the Resolution as submitted to the Board, which:

1. Approves the issuance of the Loan;
2. Approves all necessary actions and documents for the financing; and
3. Authorizes any member of the Board or authorized signatory to sign all necessary documents.

Attachment 1

Public Benefit:

SYH serves a predominantly Latino population with high rates of poverty, uninsured individuals and families with low education levels and non-English speaking heads of households. In 2020, SYH served 96,140 unduplicated patients with the following demographic highlights:

- 75% of SYH patients were Latino (71,957 / 96,140)
- 93% of patients lived at or below 200% of Federal Poverty Level (89,212 / 96,140)
- 20% of patients were uninsured (18,803 / 96,140)
- 58% of patients have Medi-Cal coverage (55,386 / 96,140)
- 29% of patients were children age >1 to 17 years old (28,011 / 96,140)

As a Federally Qualified Health Center, SYH's primary care services are available to low income and uninsured individuals, regardless of their ability to pay. SYH's primary care program is augmented by health promotion services (e.g., health education, adolescent health programs, early cancer detection, etc.), enabling services (e.g., transportation assistance, Affordable Care Act enrollment services, etc.), and social support services (e.g., WIC nutrition services, Family Resource Center, etc.).

RESOLUTION NO. 21-11A

CALIFORNIA PUBLIC FINANCE AUTHORITY

A RESOLUTION AUTHORIZING THE ISSUANCE OF A TAX-EXEMPT LOAN IN A PRINCIPAL AMOUNT NOT TO EXCEED \$21,000,000.00 TO FINANCE AND REFINANCE THE ACQUISITION, CONSTRUCTION, IMPROVEMENT, RENOVATION AND EQUIPPING OF HEALTH CARE FACILITIES FOR CENTRO DE SALUD DE LA COMUNIDAD DE SAN YSIDRO, INC. (DOING BUSINESS AS SAN YSIDRO HEALTH) AND OTHER MATTERS RELATING THERETO

WHEREAS, pursuant to the provisions of the Joint Exercise of Powers Act, comprising Articles 1, 2, 3 and 4 of Chapter 5 of Division 7 of Title 1 (commencing with Section 6500) of the Government Code of the State of California (the “Act”), Kings County and the Housing Authority of Kings County (the “Charter Members”) entered into a joint exercise of powers agreement (the “Agreement”) pursuant to which the California Public Finance Authority (the “Authority”) was organized;

WHEREAS, the County of San Diego (the “County”) has joined the Authority by a resolution adopted by its Board of Supervisors and the Authority has authorized the County to become an Additional Member pursuant to the provisions of the Agreement;

WHEREAS, the Authority is authorized by its Agreement and under the Act to, among other things, issue bonds, notes or other evidences of indebtedness in connection with, and to make loans to assist in the financing of certain projects;

WHEREAS, Centro De Salud De La Comunidad De San Ysidro, Inc. (doing business as San Ysidro Health), a California nonprofit public benefit corporation (the “Corporation”), wishes to finance and refinance the acquisition, construction, improvement, renovation and equipping of health care facilities (the “Project”) owned and operated by the Corporation and located in the County;

WHEREAS, the Corporation is requesting the assistance of the Authority in financing and refinancing the Project;

WHEREAS, pursuant to a Master Loan Agreement (the “Master Loan Agreement”), among the Authority, Zions Bancorporation, N.A. dba California Bank & Trust (the “Agent”), City National Bank (the “Co-Lender” and, with the Agent, the “Purchaser”) and the Corporation, the Authority will issue the California Public Finance Authority Tax-Exempt Loan (Centro De Salud De La Comunidad De San Ysidro, Inc.) Series 2021 (the “Loan”) for the purpose, among others, of financing and refinancing the Project;

WHEREAS, pursuant to the Master Loan Agreement the Authority will loan the proceeds of the Loan to the Corporation for the purpose, among others, of financing and refinancing the Project;

WHEREAS, pursuant to Section 5852.1 of the California Government Code, the Authority, as a conduit financing provider, has received certain representations and good faith

estimates from the Corporation and has disclosed such good faith estimates as set forth on Exhibit A attached hereto;

WHEREAS, there have been made available to the Board of Directors of the Authority the following documents and agreements:

- (1) A proposed form of the Master Loan Agreement; and
- (2) A proposed form of Assignment Agreement, executed by the Authority and accepted by the Purchaser (the "Assignment Agreement").

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the California Public Finance Authority, as follows:

Section 1. Pursuant to the Act and the Master Loan Agreement, the Authority is hereby authorized to issue its tax-exempt loan designated as the "California Public Finance Authority 2021 Tax-Exempt Loan (Centro De Salud De La Comunidad De San Ysidro, Inc.)" in an aggregate principal amount not to exceed twenty-one million dollars (\$21,000,000.00). The Loan shall be issued and secured in accordance with the terms of the Master Loan Agreement.

Section 2. The proposed form of Master Loan Agreement, as made available to the Board of Directors, is hereby approved. Any member of the Board of Directors of the Authority or their administrative delegates duly authorized pursuant to Resolution No. 20-01C of the Authority, adopted on September 15, 2020 (each, an "Authorized Signatory") is hereby authorized and directed, for and on behalf of the Authority, to execute and deliver the Master Loan Agreement in substantially said form, with such changes and insertions therein as any member of the Board of Directors, with the advice of counsel to the Authority, may approve, such approval to be conclusively evidenced by the execution and delivery thereof. The dated date, maturity date or dates, interest rate or rates or methods of determining rates, interest payment dates, denominations, forms, registration privileges, manner of execution, place or places of payment, terms of redemption and other terms of the Loan shall be as provided in the Master Loan Agreement, as finally executed.

Section 3. The proposed form of the Assignment Agreement, as made available to the Board of Directors, is hereby approved. Any Authorized Signatory is hereby authorized and directed, for and on behalf of the Authority, to execute and deliver the Assignment Agreement, in substantially said form, with such changes and insertions therein as any member of the Board of Directors, with the advice of counsel to the Authority, may approve, such approval to be conclusively evidenced by the execution and delivery thereof.

Section 4. The Chair, the Vice Chair, the Secretary, the Treasurer, any other members of the Board of Directors of the Authority and other appropriate officers and agents of the Authority are hereby authorized and directed, jointly and severally, for and in the name and on behalf of the Authority, to execute and deliver any and all documents, including, without limitation, any and all documents and certificates to be executed in connection with securing credit support, if any, for the Loan, and to do any and all things and take any and all actions which may be necessary or advisable, in their discretion, to effectuate the actions which the Authority has approved in this Resolution and to consummate by the Authority the transactions

contemplated by the documents approved hereby, including any subsequent amendments, waivers or consents entered into or given in accordance with such documents.

Section 5. All actions heretofore taken by the Chair, the Vice Chair, the Secretary, the Treasurer, any other members of the Board of Directors of the Authority and other appropriate officers and agents of the Authority with respect to the issuance of the Loan are hereby ratified, confirmed and approved.

Section 6. Notwithstanding anything to the contrary in this Resolution, no documents referenced in this Resolution may be executed and delivered until the County of San Diego and Kings County have held the hearing pursuant to Section 147(f) of the Internal Revenue Code of 1986, if required by said Section, to provide financing and refinancing for the Project.

Section 7. This Resolution shall take effect from and after its adoption.

PASSED AND ADOPTED by the California Public Finance Authority this 13th day of July, 2021.

I, the undersigned, an Authorized Signatory of the California Public Finance Authority, DO HEREBY CERTIFY that the foregoing resolution was duly adopted by the Board of Directors of the Authority at a duly called and properly noticed regular meeting of the Board of Directors of the Authority, at which a quorum was acting and present throughout, held in accordance with law on July 13, 2021.

By: _____
Authorized Signatory
California Public Finance Authority

EXHIBIT A

PUBLIC DISCLOSURES RELATING TO CONDUIT REVENUE OBLIGATIONS

Pursuant to California Government Code Section 5852.1, the borrower (the "Borrower") identified below has provided the following required information to the California Public Financing Authority (the "Authority") as conduit financing provider, prior to the Authority's regular meeting (the "Meeting") of its board of directors (the "Board") at which Meeting the Board will consider the authorization of conduit revenue obligations (the "Obligations") as identified below.

1. Name of Borrower: CENTRO DE SALUD DE LA COMUNIDAD DE SAN YSIDRO, INC., D/B/A San Ysidro Health.
2. Authority Meeting Date: July 13, 2021.
3. Name of Obligations: CALIFORNIA PUBLIC FINANCE AUTHORITY 2021 TAX-EXEMPT LOAN (CENTRO DE SALUD DE LA COMUNIDAD DE SAN YSIDRO, INC.)
4. Private Placement Lender or Bond Purchaser, Underwriter or Placement Agent (mark one) engaged by the Borrower provided the Borrower with the required good faith estimates relating to the Obligations [as follows / attached as Schedule A]:
 - (A) The true interest cost of the Obligations, which means the rate necessary to discount the amounts payable on the respective principal and interest payment dates to the purchase price received for Obligations (to the nearest ten-thousandth of one percent): 3.0201%.
 - (B) The finance charge of the Obligations, which means the sum of all fees and charges paid to third parties: \$288,142.
 - (C) The amount of proceeds received by the public body for sale of the Obligations less the finance charge of the Obligations described in subparagraph (B) and any reserves or capitalized interest paid or funded with proceeds of the Obligations: \$18,441,859.
 - (D) The total payment amount, which means the sum total of all payments the Borrower will make to pay debt service on the Obligations plus the finance charge of the Obligations described in subparagraph (B) not paid with the proceeds of the Obligations (which total payment amount shall be calculated to the final maturity of the Obligations): \$24,163,770.
5. The good faith estimates [provided above / attached as Schedule A] were presented to the governing board of the Borrower, or presented to the official or officials or committee designated by the governing board of the Borrower to obligate the Borrower

in connection with the Obligations or, in the absence of a governing board, ___ presented to the official or officials of the Borrower having authority to obligate the Borrower in connection with the Obligations (mark one).

The foregoing estimates constitute good faith estimates only. The actual principal amount of the Obligations issued and sold, the true interest cost thereof, the finance charges thereof, the amount of proceeds received therefrom and total payment amount with respect thereto may differ from such good faith estimates due to a variety of factors. The actual interest rates borne by the Obligations and the actual amortization of the Obligations will depend on market interest rates at the time of sale thereof. Market interest rates are affected by economic and other factors beyond the control of the Borrower.

The Authority is authorized to make this document available to the public at the Meeting of the Authority.

Dated: July 13, 2021