

**CALIFORNIA ALTERNATIVE ENERGY AND  
ADVANCED TRANSPORTATION FINANCING AUTHORITY**

***Report from California Ethanol and Power Imperial Valley 1, LLC's  
on Status of Project Pursuant to November 19, 2019, Resolution  
Approving a Time Extension of the Initial Term  
for the Master Regulatory Agreement of STE Award***

**Tuesday, November 17, 2020**

Prepared By: *Xee Moua, Program Analyst*

**SUMMARY**

On December 17, 2013, the CAEATFA Board approved a sales and use tax exclusion for California Ethanol and Power Imperial Valley 1, LLC (“CE&P”) for the purchase of up to \$444,811,275 in Qualified Property for an estimated sales and use tax exclusion value of \$37,230,704 to construct a facility that will convert sugarcane and sweet sorghum into low-carbon, fuel-grade ethanol, bio-methane and electricity (the “Project”).

On November 15, 2016, the CAEATFA Board approved CE&P for a three-year extension of the initial term of the Regulatory Agreement (until December 17, 2019) to accommodate a new effort to finance and develop the Project after CE&P’s original Brazilian-based financing and engineering teams experienced setbacks due to the decline in the Brazilian economy.

On November 19, 2019, the CAEATFA Board approved CE&P for an additional four-year extension of the initial term of the Regulatory Agreement (until December 17, 2023) to accommodate delays in obtaining project financing required to construct the production facility. The approval resolution requires CE&P to provide annual reports to the Board on the status of the Project during the initial term of the Regulatory Agreement, and at the two-year report, the Board may determine whether to terminate the award.

Attached is CE&P’s first written report pursuant to the resolution passed on November 19, 2019.

**ATTACHMENTS**

- Attachment A: CE&P’s first written report of the status of the Project
- Attachment B: The staff report from the November 19, 2019, Board Meeting

Attachment A: CE&P's First Written Report on the Status of the Project



October 27, 2020

California Alternative Energy and Advanced  
Transportation Financing Authority (CAEATFA)  
915 Capitol Mall C-15  
Sacramento, CA 95814

ATTN: Xee Moua

RE: CE&P Imperial Valley 1, LLC Annual 2020 Update

Dear Ms. Moua,

California Ethanol & Power, LLC ("CE+P" or the Parent Company) is pleased to provide the 2020 annual update for our project and applicant, CE&P Imperial Valley 1, LLC ("CE+PIV1" or the Project Company) per the amended CAEATFA Master Regulatory Agreement dated December 9, 2019. CE+PIV1 is the Project Company and is wholly owned by CE+P; both LLC's are Delaware limited liability companies, registered with the California Secretary of State to conduct business in California.

CE+P is developing an ethanol, electricity, and bio-methane producing facility that will use sugarcane as its feedstock. We intend to produce sustainable, renewable, and extremely low-carbon transportation fuel to help California meet its groundbreaking AB32, Low Carbon Fuel Standard, and SB100 requirements. We are committed to employing processes and equipment that are both commercially proven and financeable while also meeting California's stringent environmental regulations.

Since our last update to CAEATFA, we have made significant progress on several fronts:

**Engineering, Procurement and Construction ("EPC"):** As you may recall, the project delays have been a product of challenges surrounding financing the project. Securing an EPC firm – the right partner to provide a construction cost figure to support a successful financing structure – was a significant hurdle overcome. At the time of our waiver extension process with CAEATFA last year, CE+P announced our partnership with MasTec Power Corporation to serve as our EPC firm. We progressed over the summer and entered a Limited Notice to Proceed ("LNP") agreement so they could perform pre-construction activities and work toward finalizing the EPC contract. Soon after that agreement, MasTec completed the EPC agreement's pricing component and delivered an acceptable "not to exceed" price to construct the project. Securing this commitment from MasTec is a major milestone achieved. We are currently working on a second LNP, which allows for more detailed work needed to finalize the EPC contract. These accomplishments are positive developments for our project and has allowed us to make further progress on financing.

**Financing:** CE+P continues to work with an experienced team from Royal Bank of Canada ("RBC") for the public finance/municipal bond and equity financing, as well as with KNN Public Finance LLC for their municipal advisory expertise. The RBC team has developed a unique financing structure that is highly marketable to financiers and potential equity investors. It includes investment-grade tax-exempt debt with a CalPFA Joint Powers Authority structure, taxable debt, and project and sponsor equity. We engaged Fitch Ratings, Inc. as our rating agency to finalize the analysis needed for a credit rating. We are fortunate to have Environmental, Social, and Governance (ESG) certification as a valuable asset in the analysis process. Our team is working feverishly on the required steps to close financing successfully. The outlook for funding looks optimistic with current market conditions looking favorable, with interest rates within a ½ percentage point of the lowest rates in the last 40 years. Also, green investing is trending with more capital available to put to work than investments are available.

**Off-take Agreements:** Another high priority is finalizing the off-take agreements with terms acceptable to Fitch. **Ethanol** – Ethanol represents 90% of the project's revenue. CE+P changed course this summer and announced its intention to enter a 15-year marketing arrangement with global agribusiness leader CHS Inc. as the exclusive marketer and distributor of the project's ethanol. CHS, the nation's leading agribusiness cooperative owned by farmers, ranchers and cooperatives, is one of the nation's largest ethanol-enhanced gasoline suppliers. We are currently finalizing the off-take agreement with CHS, and we look forward to a positive partnership benefiting the community, environment and the future of low-carbon fuels.

**Electricity** – Electricity represents 5% of the project's revenue. CE+P will use a sugarcane by-product, bagasse, as fuel for our biomass power island. We are negotiating with a creditworthy counterparty for the sale of energy and environmental attributes for any excess electricity. The current expectation is that the Power Purchase Agreement will be 25 years.

**Bio-methane** – Bio-methane represents 5% of the project's revenue. CE+P will take a sugarcane by-product, vinasse, coming off the ethanol production and process it through our wastewater treatment facility to produce pipeline-quality bio-methane gas for existing distribution systems. We are negotiating a long-term market price contract with The Regents of the University of California to purchase our bio-methane.

**Agricultural Program:** CE+P has secured a site to build our project company in the fertile farming area of Imperial Valley, California. Our Chief Agricultural Officer, Steve Benson, is a third-generation farmer in the Valley. He is currently working with Booker Tate, our owner's engineer and agriculture consultant, on our Operating & Maintenance agreement. Together they are working to satisfy a review from Fitch Ratings. Mr. Benson is also actively engaging Imperial Valley farmers to gauge their interest in growing sugarcane for the project. Our goal is to form partnerships with farmers and landowners, bolstering the region's long-standing agriculture industry. We have received positive feedback and remain confident that we can secure enough acres to ramp up sugarcane production. As of this writing, over 50 farmers are interested in participating, representing more than 25,000 acres to grow our sugarcane. Mr. Benson will continue lining up farmers and to contract acreage throughout the Imperial Valley. Feedstock certainty is a critical element to the project, and we are encouraged by the farmers' responses and their desires to bring a new opportunity crop to their region.

**Economic & Community Impact:** In anticipation of groundbreaking and construction, CE+P has recently re-named our Project Company, CE+PIV1, to Sugar Valley Energy, LLC ("SVE"). No other elements of the project have changed except for the name. SVE is a Delaware limited liability company registered with the California Secretary of State to conduct business in California.

The name Sugar Valley Energy encompasses and reflects the Valley's agricultural heritage and the promise of our primary feedstock – sugarcane – as a sustainable source for cleaner energy. A meaningful and memorable company name will create awareness and generate excitement in the community with the prospect of economic growth. According to a February 2020 economic analysis by Circle Analytics, we project that our new energy campus will contribute more than a billion dollars in economic output and taxes. It will help support more than 15,000 direct and indirect jobs in the surrounding region over the next 25 years. Sugar Valley Energy will also support the development of approximately 48,000 acres of sugarcane crops in partnership with Imperial Valley farmers and landowners, bolstering the region's long-standing agriculture industry.

Please find the enclosed two infographics illustrating the economic and environmental benefits attributed to Sugar Valley Energy.

**Timeline:** The schedule for purchasing the qualified property is still projected to span most of the construction period, currently estimated to be about 30 months. There is a committed effort to complete the financial close in December 2020 or sometime in Q1, 2021. Purchasing of equipment would begin a few months after the financial close. We appreciate the sales tax exclusion awarded by CAEATFA totaling \$37 million, which has been a tremendous asset bringing our company to this critical juncture.

CE+P is proud of the accomplishments attained since our last update, and we remain focused on our objectives to achieve financing. We invite you to view our [video](#), *Here's to the Doers*, which reflects our company ethos and the long-standing commitment of our team to bring the project to fruition. Thank you for your consideration. Please do not hesitate to contact me with any questions at 310-545-8887.

Sincerely,



David R. Rubenstein  
CEO and President

Enclosures:

Project Summary Sheet (Nov 2020)  
Sugar Valley Energy Project Company Infographic  
Sugar Valley Energy Ethanol-Specific Infographic

**Attachment B: The Staff Report from the November 19, 2019, Board Meeting**

**CALIFORNIA ALTERNATIVE ENERGY AND  
ADVANCED TRANSPORTATION FINANCING AUTHORITY**

*Request to Approve a Time Extension for the  
Initial Term of the Master Regulatory Agreement<sup>1</sup>*

**California Ethanol and Power Imperial Valley 1, LLC  
Application No. 13-SM012**

**November 19, 2019**

Prepared By: *Xee Moua, Program Analyst*

**SUMMARY**

**Applicant** – California Ethanol and Power Imperial Valley 1, LLC

**Location** – Brawley, Imperial County

**Industry** – Biomass Processing and Fuel Production (Advanced Manufacturing)

**Project** – New Biomass Processing and Fuel Production Facility

**Total Amount Qualified Property Approved**– \$444,811,275

**Estimated Sales and Use Tax Exclusion Amount at Approval<sup>2</sup>** – \$37,230,704

**Amount of Time Requested** –

- Four years, until December 17, 2023, for the Initial Term of the Master Regulatory Agreement (ten years from the date of initial CAEATFA Board approval)

**Staff Recommendation** – Approval

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<sup>1</sup> All capitalized terms not defined in this document are defined in the Program’s statute and regulations.

<sup>2</sup> This amount is calculated based on the average statewide sales tax rate at the time of initial approval, which was 8.37%.

**REQUEST**

On December 17, 2013, the CAEATFA Board approved a sales and use tax exclusion (“STE”) for California Ethanol and Power Imperial Valley 1, LLC (“CE&P” or the “Applicant”) for the purchase of up to \$444,811,275 in Qualified Property to construct a facility that converts sugarcane into low-carbon, fuel-grade ethanol, bio-methane, and electricity (the “Project”). The Master Regulatory Agreement (“Agreement”) initial term provided the Applicant with three years from the date of Board Approval to utilize its STE award. The initial term of the Agreement can be extended by the Board upon a finding that an extension is in the public interest and advances the purposes of the program.

On November 15, 2016, the CAEATFA Board approved the Applicant for a three-year extension of the initial term of the Agreement from its original expiration date of December 17, 2016 to accommodate a new effort to finance and develop the Project after the original Brazilian based financing and engineering teams experienced setbacks due to the decline in the Brazilian economy.

As of November 1, 2019, CE&P has not purchased any of its Qualified Property. The Applicant is requesting to extend the Agreement’s initial term by an additional four years to accommodate delays in obtaining the project financing required to construct the production facility. According to the Applicant, over the past few years, the challenge in finding an engineering, procurement and construction (“EPC”) provider has been the primary reason for the delay in purchasing the qualified equipment. An EPC must meet a ‘not to exceed price’ (NTEP) that supports a successful financing structure. CE&P states it previously engaged three potential EPCs, one based in France and two based in Italy, but they were unwilling to perform detailed engineering and costing work to determine a realistic project price and provide the necessary warranties and guarantees. According to CE&P, once an EPC is solidified, it can secure the overall financing structure for the Project.

On August 8, 2019, MasTec Power delivered a letter to CE&P indicating their confidence in providing an NTEP that meets CE&P’s capital budget. MasTec Power Corporation is a wholly-owned division of Mastec, Incorporated, a Florida-based publicly traded (NYSE/MTZ) infrastructure construction company and member of the Fortune 500 with revenues of approximately \$7 billion in 2018. CE&P is confident it will receive a certified NTEP figure that will support the financing of the Project.

CE&P was awarded an income tax credit of \$10 million on April 11, 2019 under the California Competes Tax Credit Program and a \$2.5 million grant from the Imperial Irrigation District. According to the Applicant, it has also partnered with Royal Bank of Canada and Orrick Herrington to incorporate a significant portion of the Project into a Joint Powers Authority financing structure with the California Public Finance Authority. According to CE&P, the structure will significantly reduce the cost of financing the entire Project, and it will allow for the biomass power plant and the wastewater treatment plant to become community assets. CE&P states the ethanol production portion of the project will be financed through the issuance of taxable bonds for the debt and some equity participation. According to CE&P, it is currently

interviewing private equity firms that have expressed interest in participating. CE&P states that the schedule for purchasing the qualified property would span most of the construction period, currently estimated at 31 months. Financial close is expected to take place in Q1 2020, and purchasing of equipment would begin a few months after that. Purchasing of equipment is estimated to take place from March 2020 – June 2020 to September 2022 – December 2023.

**THE APPLICANT**

CE&P is a wholly owned subsidiary of California Ethanol and Power, LLC, which was incorporated in 2007. CE&P was created as a separate limited liability company to be the borrower and operator for the proposed project.

The major shareholders (10.0% or greater) of California Ethanol and Power, LLC are:

David R. Rubenstein

The corporate officers of California Ethanol and Power, LLC are:

David R. Rubenstein – CEO, President and Co-Founder/Management Committee Member  
Ron Blake, Chief Financial Officer  
Larry A. Gilbert, Executive Vice President, Agricultural Operations  
Steven Passantino, Vice President, Finance  
Camille E. Soriano, Vice President, Marketing and Public/Investor Relations

**THE PROJECT**

The Applicant plans to construct a facility that converts sugarcane (“feedstock”) into low-carbon, fuel-grade ethanol, bio-methane and electricity. CE&P will pay Imperial Valley farmers a yearly land rent and guaranteed profit in order to secure a steady supply of feedstock for the Project. The Applicant has executed a long-term contract for the sale of the ethanol, bio-methane and electricity to the Royal Dutch Shell Company. The Project will produce 66 million gallons of ethanol fuel, 930 million cubic feet of bio-methane, and 50 MW of electricity annually. The Project will utilize industrial biotechnology through the yeast-based fermentation of sugarcane juice to form ethanol and carbon dioxide.

The Applicant represents that its Project will be more advanced than other ethanol production facilities due to its efficient use of resources. The Project will utilize the vinasse—the liquid residue left in the distillation of ethanol from sugarcane derivatives—in an advanced anaerobic digester to produce bio-methane gas to be placed in the local pipeline. Vinasse digestion is not a common practice among ethanol producers as it is normally simply used as fertilizer. The Applicant will also use bagasse, the leftover biomass, to generate electricity for the Project, which will result in a more sustainable production process by reducing greenhouse gas emissions compared to most ethanol facilities around the country that utilize natural gas for power. Also, the Applicant represents that it will utilize computerized modeling of all processes within the plant on a

continuous basis to control processes and predict the production outcomes over time, ensuring predictable outcomes in terms of product quantity, quality, and production cost.

### **AGREEMENT INITIAL TERM EXTENSION REQUEST**

CE&P has requested that the initial term of the Agreement be extended from December 17, 2019, to December 17, 2023 in order to accommodate the continued delays in identifying an appropriate EPC and obtaining the project financing required to construct the production facility.

### **Staff Evaluation**

Despite continued challenges in obtaining the project financing required to construct the production facility, CE&P believes it is in the best position to date with regard to securing funding for the Project. The Applicant is confident that MasTec Power will provide an NTEP that meets its capital budget. Additionally, CE&P has partnered with Royal Bank of Canada and is working to incorporate a significant portion of the Project into a Joint Powers Authority to reduce the cost of financing the Project. Further, staff has considered the fact that there is no public benefit in denying the extension request. CE&P's award would expire and the STE would not be available to grant to other Applicants. CE&P would have to reapply in 2020, reducing the potential STE amount available in 2020, and because the award would be capped, CE&P would have to apply again in subsequent years to fully fund the Application's request. Based on this information, Staff believes extending the term of the Agreement will allow for the Project to be completed, and is therefore in the public interest and advances the purpose of the program.

### **LEGAL QUESTIONNAIRE**

Staff reviewed the Applicant's responses to the questions contained in the Legal Status portion of the Application. The responses did not disclose any information that raises questions concerning the financial viability or legal integrity of this Applicant.

### **CAEATFA FEES**

In accordance with CAEATFA Regulations,<sup>3</sup> the Applicant has paid an additional fee of \$500 because extending the initial term requires a modification to the Applicant's Master Regulatory Agreement.

### **RECOMMENDATION**

Staff recommends that the Board approve California Ethanol and Power Imperial Valley 1, LLC's request to extend the initial term of the Agreement by four years to December 17, 2023 as it is in the public interest and advances the purpose of the program.

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<sup>3</sup> California Code of Regulations Title 4, Division 13, Section 10036



**Attachments**

Attachment A: CE&P's Letter Requesting Waiver (November 6, 2019)

Attachment B: CE&P's Staff Summary at the Time of Approval

**RESOLUTION APPROVING A TIME EXTENSION FOR  
CALIFORNIA ETHANOL AND POWER IMPERIAL VALLEY 1, LLC’S  
INITIAL TERM FOR  
THE MASTER REGULATORY AGREEMENT**

November 19, 2019

WHEREAS, on December 17, 2013 the California Alternative Energy and Advanced Transportation Financing Authority (the “Authority”), a public instrumentality of the State of California, approved a Sales Tax Exclusion (“STE”) in the amount of \$444,811,275 of Qualified Property for **California Ethanol and Power Imperial Valley 1, LLC** (the “Applicant”); and

WHEREAS, within three years of the approval by the Authority, the Applicant must make all purchases of the total amount of Qualified Property listed in the approval resolution (Regulations Section 10035(b)(1)); and

WHEREAS, upon a finding that it is in the public interest and advances the purposes of the Program, the Authority may waive the requirement that all purchases of Qualified Property be made within three years of Application approval (Regulations Section 10035(b)(1)(A)); and

WHEREAS, the Applicant previously had requested a waiver of the requirement to purchase all of the Qualified Property within three years due to unexpected delays in the Project timeline, extending the term by three years to December 17, 2019; and

WHEREAS, the Applicant has requested a waiver of the requirement to purchase all of the Qualified Property by December 17, 2019, due to unexpected delays in the Project timeline, extending the term by four years to December 17, 2023; and

WHEREAS, granting the waiver will allow the Project to proceed and the state to receive the anticipated environmental and economic benefits that justified the initial approval of the Project in accordance with the law, thereby advancing both the public interest and the purposes of the Program.

NOW THEREFORE BE IT RESOLVED by the California Alternative Energy and Advanced Transportation Financing Authority, as follows:

Section 1. The Authority finds that it is in the public interest and advances the purposes of the Authority to extend the initial term of the Agreement to December 17, 2023, on the condition that the Applicant provide annual reports to the Board on the status of the Project during the initial term of the Agreement, and at the two-year report, the Board may determine whether to terminate the award.

Section 2. This resolution shall take effect immediately upon its passage.

Attachment A: CE&P's Letter Requesting Waiver (November 6, 2019)



November 6, 2019

California Alternative Energy and Advanced  
Transportation Financing Authority (CAEATFA)  
915 Capitol Mall C-15  
Sacramento, CA 95814

**ATTN: Xee Moua**

**RE: CE&P Imperial Valley 1, LLC Waiver for a Time Extension**

Dear Xee;

CE&P Imperial Valley 1, LLC ("CE+P") (the applicant) is respectfully seeking a four year extension of the sales tax exclusion initially awarded on February 28, 2014, extended in November 2016, and is currently set to expire this December 2019.

To date, we have not purchased any qualified equipment due to delays in obtaining the project financing required to construct the production facility. In this letter, we will outline the reasons for delays over the past few years, the extremely positive developments over the past six months, and the current status of the project financing.

The San Francisco offices of Royal Bank of Canada (RBC), our investment banker, is working to incorporate a significant portion of the Project's overall \$900 million financing into a Joint Powers Authority ("JPA") financing structure. Our bond counsel, San Francisco based law firm of Orrick Herrington has enlisted California Public Finances Authority (CalPFA), a recognized, established and capable JPA, to participate in our financing.

This structure will significantly reduce the cost of financing the entire Project, and it will allow for the biomass power plant and the wastewater treatment plant to become community assets. These assets should then spur additional business growth within Imperial County. Over the past six months, significant and positive developments in creating this financing structure have occurred, which is highly marketable to municipal bond investors and potential equity investors.

The ethanol section of the facility will be financed through the issuance of taxable bonds for the debt and some equity participation. We are currently interviewing major private equity firms who have expressed interest in participating.

CE+P has had considerable support for this Project, including the California Governor's Office of Business and Economic Development ("GO-Biz"). In April 2019, the Go-Biz program granted the company a \$10 million income tax credit, one of the largest awards in this program. The program is designed to encourage the expansion of businesses and to create jobs in California. Also, the Project has received a \$2.5 million grant from the Imperial Irrigation District ("IID"), and a \$750,000 low-interest loan from Imperial County.

P.O. Box 3564, Manhattan Beach, CA 90266 + Phone: (760) 344-1004 + [www.californiaethanolpower.com](http://www.californiaethanolpower.com)

sugarcane - the right renewable resource

ce+p imperial valley 1, llc

California Ethanol & Power, LLC  
Page Two

The location of our facility is in the fertile farming area of Imperial County, California, which provides an ideal location for the feedstock. Imperial is also an economically challenged region that is experiencing 20% unemployment and a poverty rate of 25%. CE+P's ~\$600 million cost to build the facility, along with ~\$80 million in initial agricultural spending will bring a sustainable, profitable, and reliable crop to the local agricultural community. The facility will create hundreds of recession-proof energy jobs and bring direct and indirect economic benefits not just to this area, but also to the State.

The California Air Resources Board's ("CARB") Low Carbon Fuel Standard (LCFS) mandates a 20% reduction of the carbon intensity of the California transportation fuels pool by 2030. The 2019 reduction mandate is 6.25%, rising to 7.5% in 2020 and continuing annually until meeting the 20% goal. The LCFS mandate will elicit strong and growing demand for the Project's sugarcane ethanol, which is considered an Advanced Biofuel.

CE+P's ethanol will have a very low carbon intensity ("CI"), which has been certified at 22.44 by CARB, and is approximately 70% less than Midwest corn ethanol and about 50% less than imported ethanol from Brazilian sugarcane. This low CI is a key feature making our renewable ethanol extremely valuable under California's LCFS and initiatives to reduce greenhouse gas emissions.

Over the past few years, the challenge to find an Engineering, Procurement and Construction ("EPC") provider is the primary reason for the delay in purchasing the qualified equipment. The EPC must provide a "not to exceed price" ("NTEP") for the construction of the facility that supports a successful financing structure for the Project. CE+P previously engaged potential EPCs, one based in France and two others based in Italy, who were unwilling to perform detailed engineering and costing work to determine a realistic price and necessary warranties and guarantees.

This year CE+P engaged MasTec Power Corporation, a capable and U.S.-based EPC willing to do the necessary work and provide assurances that will meet our timelines. MasTec Power Corporation is a wholly owned division of Mastec, Incorporated (mastec.com), a Florida based, publicly traded (NYSE/MTZ) infrastructure construction company and member of the Fortune 500 with revenues of approximately \$7 billion in 2018.

On October 25, 2019, MasTec Power delivered a letter indicating their confidence in providing an NTEP that meets our capital budget (please see the attached). CE+P is confident they will deliver in the coming weeks a certified NTEP figure that will support successful financing. This figure will allow CE+P to obtain complete project financing quickly. The purchase of the qualified equipment would commence shortly thereafter. CE+P and MasTec Power are already working on the documents whereby MasTec Power will enter into an EPC agreement with CE&P IV1, subject to financial close.

California Ethanol & Power, LLC  
Page Three

The schedule for purchasing the qualified property would span most of the construction period, currently estimated at 31 months. Financial close is expected to take place in the first quarter of 2020 and purchasing of equipment would begin a few months after that. Purchasing of equipment is estimated to take place from third quarter of 2020 to December 2023.

In summary, today CE+P is in the best possible position to date to secure the funding for this Project. The entire team is enthusiastic about recent accomplishments and the positive outlook for successful project development. An extension of the sales tax exclusion beyond 2019 would be of vital support to this Project, and we look forward to working with you and the CAEATFA team in the future.

Sincerely,



David R. Rubenstein  
President & CEO

Attachment: Mastec\_CE+P Indicative Estimate

**Attachment B: CE&P’s Staff Summary at the Time of Approval**

**Agenda Item – 4.A.2  
Resolution No. 13-SM012  
Application No. 13-SM012**

**CALIFORNIA ALTERNATIVE ENERGY AND  
ADVANCED TRANSPORTATION FINANCING AUTHORITY**

*Request to Approve Project for Sales and Use Tax Exclusion (STE)<sup>1</sup>*

**California Ethanol and Power, Imperial Valley 1, LLC  
Application No. 13-SM012**

**Tuesday, December 17, 2013**

Prepared By: *Alejandro Ruiz*

**SUMMARY**

**Applicant** – California Ethanol and Power, Imperial Valley 1, LLC

**Location** – Brawley, Imperial County

**Industry** – Biomass Processing and Fuel Production

**Project** – New Biomass Processing and Fuel Production Facility

**Value of Qualified Property** – \$444,811,275

**Estimated Sales and Use Tax Exclusion Amount<sup>2</sup>** – \$37,230,704

**Application Score<sup>3</sup>** –

|                                       |              |
|---------------------------------------|--------------|
| Fiscal Benefits Points:               | 1,379        |
| <u>Environmental Benefits Points:</u> | <u>110</u>   |
| <b>Net Benefits Score:</b>            | <b>1,489</b> |
| <br>                                  |              |
| <u>Additional Benefits Points:</u>    | <u>100</u>   |
| <b>Total Score:</b>                   | <b>1,589</b> |

**Staff Recommendation** – Approval

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<sup>1</sup> All capitalized terms not defined in this document are defined in the Program’s statute and regulations.

<sup>2</sup> This amount is calculated based on the average statewide sales tax rate of 8.37%.

**Agenda Item – 4.A.2**  
**Resolution No. 13-SM012**  
**Application No. 13-SM012**

**THE APPLICANT**

California Ethanol and Power, Imperial Valley 1, LLC (“CE&P” or the “Applicant”) is a wholly owned subsidiary of California Ethanol and Power, LLC, which was incorporated in 2007. CE&P was created as a separate limited liability company to be the borrower and operator for the proposed project.

The major shareholders (10.0% or greater) of California Ethanol and Power, LLC are:

David R. Rubenstein  
Jeffrey F. Lee

The corporate officers of California Ethanol and Power, LLC are:

David R. Rubenstein – CEO, President and Co-Founder/Management Committee Member  
Ralph Dehrmann, Executive Vice President, Technologies and Operations  
Larry A. Gilbert, Executive Vice President, Agricultural Operations  
Steven Passantino, Vice President, Finance  
Camille E. Soriano, Vice President, Marketing and Public/Investor Relations  
Jeffrey F. Lee, Manager, Project Development/General Counsel and Co-Founder/Management Committee Member

**THE PROJECT**

The Applicant plans to construct a facility that converts sugarcane and sweet sorghum (“feedstock”) into low-carbon, fuel-grade ethanol, bio-methane and electricity (the “Project”). CE&P will pay Imperial Valley farmers a yearly land rent in order to secure a steady supply of feedstock for the Project. The Applicant has executed a long-term contract for the sale of the ethanol, bio-methane and electricity to the Royal Dutch Shell Company. The Project will produce 66 million gallons of ethanol fuel, 930 million cubic feet of bio-methane, and 50 MW of electricity annually. The Project will utilize industrial biotechnology through the yeast-based fermentation of sugarcane juice to form ethanol and carbon dioxide.

The Applicant represents that its Project will be more advanced than other ethanol production facilities due to its efficient use of resources. The Project will utilize the vinasse—the liquid residue left in the distillation of ethanol from sugarcane derivatives—in an advanced anaerobic digester to produce bio-methane gas to be placed in the local pipeline. Vinasse digestion is not a common practice among ethanol producers as it is normally simply used as fertilizer. The Applicant will also use bagasse, the leftover biomass, to generate electricity for the Project, which will result in a more sustainable production process by reducing greenhouse gas emissions

**Agenda Item – 4.A.2  
Resolution No. 13-SM012  
Application No. 13-SM012**

compared to most ethanol facilities around the country that utilize natural gas for power. Also, the Applicant represents that it will utilize computerized modeling of all processes within the plant on a continuous basis to control processes and predict the production outcomes over time, ensuring predictable outcomes in terms of product quantity, quality, and production cost.

**ANTICIPATED COSTS OF QUALIFIED PROPERTY**

The anticipated Qualified Property purchases are listed below:

|   |                              |
|---|------------------------------|
| Sugarcane reception, preparation and juice extraction | \$59,445,660                 |
| Sugarcane juice treatment                             | 565,665                      |
| Sugarcane juice evaporation                           | 4,180,795                    |
| Discontinuous fermentation                            | 15,900,137                   |
| Distillation  | 25,060,585                   |
| Dehydration molecular sieve                           | 19,510,864                   |
| Stillage concentration                                | 9,019,341                    |
| Steam and power generation                            | 46,121,162                   |
| Water and condensate system                           | 14,208,828                   |
| Product and by-products storage and loading           | 10,500,307                   |
| Waste water anaerobic treatment                       | 93,716,754                   |
| Miscellaneous equipment, components and materials     | 131,715,698                  |
| Auxiliary service                                     | 14,865,480                   |
| <b>Total</b>  | <b><u>\$ 444,811,275</u></b> |

*Note: The Qualified Property purchases reported in the Application and shown here in staff's report are estimated costs. Items are rounded to the nearest dollar, and may not add up to the listed total. At the termination of the master agreement a finalized project equipment list will be prepared detailing the value of the Project equipment and the estimated tax benefit realized. Variations from the costs shown in the Application and in this report may occur prior to or following the execution of the master agreement due to changes in costs of certain components of the Project from original estimates, common design and equipment modifications during construction, differences in equipment due to future changes in law or regulation, or for other reasons.*

**TIMELINE**

The Applicant has secured an option to purchase a parcel of land in the Imperial Valley. Financing is expected to close and provide funding by March 31, 2014. Construction on the Project is expected to begin in the second quarter of 2014 and will proceed over a period of 24 months.



**PROJECT EVALUATION**

**NET BENEFITS**

The total cost of the Qualified Property purchases is anticipated to be \$444,811,275. The Project received a Total Score of 1,589 points, which exceeds the required 1,000 point threshold and a total Environmental Benefits Score of 110 points, which exceeds the 20 point threshold.

- A. **Fiscal Benefits (1,379 points)**. The net present value of the total fiscal benefits over the lifetime of the Qualified Property is derived from the Applicant’s sales taxes, personal income taxes paid by the firm’s employees, firm taxes on profits, property taxes and other indirect fiscal benefits of the Applicant which amounts to \$51,344,220 resulting in a Fiscal Benefits score of 1,379 points for the Project.
  
- B. **Environmental Benefits (110 points)**. The Project will result in an Environmental Benefits Score of 110. The Applicant received points in the following categories:
  - 1. **Environmental Sustainability Plan (20 of 20 points)**. The Applicant has an environmental sustainability plan that will track water, energy, solid and hazardous waste generation and air pollution at the facility.
  - 2. **Energy Consumption (30 of 30 points)**. The Applicant’s manufacturing process will result in at least a 30% reduction in energy consumption relative to the industry standard manufacturing process.
  - 3. **Water Use (0 of 30 points)**. The Applicant’s manufacturing process will result in a 0% reduction in water use relative to the industry standard manufacturing process.
  - 4. **Solid Waste (0 of 30 points)**. The Applicant’s manufacturing process will result in a 0% reduction in solid waste produced relative to the industry standard manufacturing process.
  - 5. **Hazardous Waste (30 of 30 points)**. The Applicant’s manufacturing process will result in a 100% reduction in hazardous waste produced relative to the industry standard manufacturing process.
  - 6. **Air Pollutants (30 of 30 points)**. The Applicant’s manufacturing process will result in an anticipated 44% reduction in air pollutants produced relative to the industry standard manufacturing process.
  - 7. **Other Pollutants (0 of 30 points)**. The Applicant’s manufacturing process will result in 0% reduction in other pollutants produced relative to the industry standard manufacturing process.
  
- C. **Additional Benefits (100 of 200 points)**. Applicants may earn up to 200 additional points for their Total Score. The Applicant submitted information and received 100 additional points.
  - 1. **Unemployment (50 of 50 points)**. The Applicant’s Project is located in Imperial County which has an annual average unemployment rate of 29%. This is above

**Agenda Item – 4.A.2**  
**Resolution No. 13-SM012**  
**Application No. 13-SM012**

110% of the annual average statewide unemployment rate of 10.6%, resulting in an Unemployment Score of 50 points for this Project.

2. **Permanent Jobs (20 of 75 points)**. The Applicant's Project will support a total of 250 permanent jobs at its Facility. CAEATFA estimates that approximately 32 of these jobs will be attributable to a marginal increase in jobs created due to the approved STE resulting in a Permanent Jobs Score of 20 points for the Project.
3. **Construction Jobs (30 of 75 points)**. The Applicant's Project will support a total of 400 construction jobs at its Facility. CAEATFA estimates that approximately 52 of these jobs will be attributable to a marginal increase in jobs created due to the approved STE resulting in a Construction Jobs Score of 30 points for the Project.
4. **Research and Development Facilities (0 of 25 points)**. The Applicant does not have a research and development facility related to the advanced manufacturing process or product located in California.
5. **Workforce Partnerships (0 of 25 points)**. The Applicant does not have a workforce partnership with an educational institution.
6. **Industry Cluster (0 of 40 points)**. The industry associated with this Application has not been identified as an industry cluster.

**STATUS OF PERMITS/OTHER REQUIRED APPROVALS**

The Applicant has acquired its Conditional Use Permit from Imperial County, as well as its Authority to Construct Permit from the Imperial County Air Pollution Control District. Before the Project can begin operations, the Applicant will be required to submit a National Pollutant Discharge Elimination System application and a Report of Waste Discharge to the Colorado River Basin Regional Water Quality Control Board. The application for these permits will be submitted at the end of 2013 and are expected to be approved by the first part of 2015, several months before commencing operations.

**LEGAL QUESTIONNAIRE**

Staff reviewed the Applicant's responses to the questions contained in the Legal Status portion of the Application. The responses did not disclose any information that raises questions concerning the financial viability or legal integrity of this Applicant.

**Agenda Item – 4.A.2  
Resolution No. 13-SM012  
Application No. 13-SM012**

**CAEATFA FEES**

In accordance with CAEATFA Regulations,<sup>4</sup> the Applicant has paid CAEATFA an Application Fee of \$10,000 and will pay CAEATFA an Administrative Fee of \$350,000.

**RECOMMENDATION**

Staff recommends approval of Resolution No. 13-SM012 for California Ethanol and Power, Imperial Valley 1, LLC's purchase of Qualified Property in an amount not to exceed \$444,811,275 anticipated to result in an approximate sales and use tax exclusion value of \$37,230,704.

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<sup>4</sup> California Code of Regulations Title 4, Division 13, Section 10036

**Agenda Item – 4.A.2**  
**Resolution No. 13-SM012**  
**Application No. 13-SM012**

**RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF A MASTER  
REGULATORY AGREEMENT WITH CALIFORNIA ETHANOL AND POWER,  
IMPERIAL VALLEY 1, LLC**

December 17, 2013

WHEREAS, the California Alternative Energy and Advanced Transportation Financing Authority (the “Authority” or “CAEATFA”) has received the Application of **California Ethanol and Power, Imperial Valley 1, LLC** (the “Applicant”), for financial assistance in the form of a master regulatory agreement (the “Agreement”) regarding tangible personal property utilized in an Advanced Manufacturing process or for the design, manufacture, production or assembly of Advanced Transportation Technologies or Alternative Source products, components, or systems (“Qualified Property”) as more particularly described in the staff summary and in the Applicant’s Application to the Authority (collectively, the “Project”); and

WHEREAS, the Applicant has requested the Authority to enter into the Agreement to acquire Project equipment with an estimated cost not to exceed \$444,811,275 over a period of three (3) years; and

WHEREAS, the Applicant believes that this form of financial assistance will enable it to avail itself of the benefits of an exclusion from sales and use taxes relative to the Qualified Property pursuant to California Revenue and Taxation Code Section 6010.8; and

WHEREAS, approval of the terms of the Agreement and authority for the Executive Director, Deputy Executive Director, or Chair of the Authority, to execute the necessary documents to effectuate the Agreement is now sought;

NOW, THEREFORE, BE IT RESOLVED by the California Alternative Energy and Advanced Transportation Financing Authority, as follows:

Section 1. The Project constitutes a “project” within the meaning of Public Resources Code Section 26003(a)(8)(B).

Section 2. The requested master regulatory agreement constitutes “financial assistance” within the meaning of Public Resources Code Section 26003(a)(6).

Section 3. The Applicant is a “participating party” within the meaning of Public Resources Code Section 26003(a)(7).

Section 4. The Executive Director, Deputy Executive Director, or Chair of the Authority (the “Authorized Signatories”) are hereby authorized for and on behalf of the Authority to approve any changes to the Project as the Executive Director shall deem appropriate, provided that the amount of the Qualified Property to be purchased may not be increased above the amount approved by the Authority.

**Agenda Item – 4.A.2**  
**Resolution No. 13-SM012**  
**Application No. 13-SM012**

Section 5. The proposed form of the Agreement between the Applicant and the Authority, as filed with the Authority prior to this meeting, is hereby approved. The Authorized Signatories are hereby authorized and directed, for and on behalf and in the name of the Authority, to execute, acknowledge and deliver to the Applicant the Agreement in substantially the form filed with or approved by the Authority, with such insertions, deletions or changes therein as the Authorized Signatory executing the same, may require or approve, and with particular information inserted therein in substantial conformance with the staff summary and in the Applicant's Application to the Authority, such approval to be conclusively evidenced by the execution and delivery thereof. The Authority understands and agrees that pursuant to the terms of the Agreement, the obligations of the Applicant may, under some circumstances be carried out or assumed by a successor or assignee entity, or by an affiliate of the Applicant.

Section 6. Each of the Authorized Signatories, acting alone, is hereby authorized and directed to do any and all ministerial acts, including (without limitation) the execution and delivery of any and all documents and certificates they may deem necessary or advisable in order to consummate the Agreement and otherwise effectuate the purposes of this resolution.

Section 7. The Applicant shall assure CAEATFA that all Qualified Property listed in the semi-annual reports pursuant to the Agreement shall be installed, maintained and operated in compliance with all applicable local, state and federal laws.

Section 8. The Agreement shall only apply to Qualified Property that the Applicant certifies will be installed, maintained and operated at facilities within the State of California.

Section 9. The adoption by the Authority of this Resolution for the Applicant shall not be referred to in any application before any governmental agency as evidence of the feasibility, practicality or suitability of the Project or in any application for any required permission or authority to acquire, construct or operate the Project.

Section 10. This Resolution is effective immediately and will remain in full force and effect unless the Regulatory Agreement, as defined in CAEATFA Regulations Section 10035(A), is not executed within thirty (30) days of the date of this Resolution. The Executive Director may extend the thirty days if necessary.