

## MINUTES

### CALIFORNIA HEALTH FACILITIES FINANCING AUTHORITY (AUTHORITY)

**5<sup>th</sup> Floor Conference Room  
915 Capitol Mall, Room 587  
Sacramento, California 95814**

Pursuant to Government Code section 11133, the Authority provided Board members, participants, and members of the public the opportunity to participate in this meeting through teleconferencing.

Public Participation  
Call-In Number: (877) 810-9415  
Participant Code: 6535126

February 23, 2023 – 1:45 P.M.

#### **OPEN SESSION**

Treasurer Fiona Ma, Chair, called the meeting to order at 1:46 P.M.

The Secretary announced to the public joining in by phone the instructions for being heard.

#### **Item #1**

#### **Roll Call**

Members Present: Fiona Ma, CPA, State Treasurer  
David Oppenheim for Malia M. Cohen, State Controller  
Gayle Miller for Joe Stephenshaw, Director of Finance  
Francisco Silva (joined at 2:00)  
Robert Cherry, M.D. (joined at 1:51)  
Robert Hertzka, M.D.  
Katrina Kalvoda  
Keri Kropke, M.A., M.A., CCC-SLP

Members Absent: Antonio Benjamin

Staff Present: Carolyn Aboubechara, Executive Director  
Tyler Bui, Associate Governmental Program Analyst  
Eman Hariri, Associate Governmental Program Analyst  
Kylie Stasko, Associate Governmental Program Analyst

Chair Ma declared a quorum present.

**Item #2**

**Approval of the Minutes from the January 26, 2023,  
Authority Meeting (Action Item)**

Chair Ma asked the Authority members if there were any changes or edits to the minutes.

Chair Ma asked if there were any questions or public comment; there were none.

**Authority Action**

Motion to approve the minutes from the January 26, 2023, Authority meeting.

MOTION: Member Miller SECOND: Member Kropke

AYES:.....Members: Silva, Kalvoda, Hertzka, Kropke, Miller, Oppenheim, Ma

NOES:.....NONE

ABSTAIN:.....NONE

RECUSE:.....NONE

MOTION APPROVED.

**Item #3**

**Executive Director’s Report (Information Item)**

**Bond Delegation of Powers Update**

Executive Director Aboubechara presented a Bond Delegation of Powers Update for Beacon House Association of San Pedro (Beacon House). Executive Director Aboubechara reported that in January 2023, Beacon House provided notice to the Authority of its intent to redeem all its outstanding bonds and requested the Authority to execute the Certificate of Authority to discharge the indebtedness and the Indenture. Executive Director Aboubechara executed the Certificate and Request Regarding Redemption of Bonds on December 7, 2022.

**Contract Delegation of Powers Update**

Executive Director Aboubechara presented a Contract Delegation of Powers Update. Executive Director Aboubechara reported that CHFFA entered into a contract with the California Dental Association Foundation to serve as CHFFA’s technical advisor, on an as needed basis, for the development of the Specialty Dental Clinic Grant Program, for a contracted amount of \$75,000.00 for fiscal year 2023 through 2025.

Chair Ma asked if there were any questions or public comment; there were none.

**Item #4 Fleming & Barnes, Inc., doing business as Dimondale Adolescent Care Facility  
Healthcare Expansion Loan Program II (HELP-II)  
First Amendment to Resolution No. HII -335 (Action Item)**

Tyler Bui presented. Fleming & Barnes, Inc., doing business as Dimondale Adolescent Care Facility (Dimondale) requested Authority approval to extend the original resolution repeal date for its HELP II loan as set forth and adopted in Resolution No. HII-335. The six-month extension to August 31, 2023, would allow Dimondale time to purchase a third property.

Attendees: (via teleconference) Ivan Colon, Chief Financial Officer and Theresa Foster, Chief Operating Officer, Fleming & Barnes, Inc., dba Dimondale Adolescent Care Facility.

Chief Operating Officer Foster thanked the Authority and gave an overview of the challenges Dimondale had faced.

Chair Ma asked if there were any questions or public comment; there were none.

**Authority Action**

Motion to approve First Amendment to Resolution No. HII-335 for Fleming & Barnes Inc., dba Dimondale Adolescent Care Facility, all other conditions to remain unchanged and in full effect.

MOTION: Member Oppenheim

SECOND: Member Kalvoda

AYES:.....Members: Silva, Kalvoda, Hertzka, Cherry, Kropke, Miller, Oppenheim, Ma

NOES:.....NONE

ABSTAIN:.....NONE

RECUSE:.....NONE

MOTION APPROVED.

Member Silva recused himself from Item #5 because OLE Health is a member of the association that Member Silva serves as Chief Executive Officer.

**Item #5**

**OLE Health  
HELP II**

**First Amendment to Resolution No. HII-337 (Action Item)**

Tyler Bui presented. OLE Health (OLE) requested Authority approval to amend the project description and extend the resolution repeal date to June 30, 2023, for its HELP II loan as set forth and adopted in Resolution No. HII-337. Tyler Bui reported the loan proceeds would be used to purchase a larger facility in a more convenient location.

Attendees: (via teleconference) Hemanta Mungur, Chief Financial Officer, OLE Health.

Chief Financial Officer Mungur thanked the Authority and explained how the change in properties occurred, the benefits of the new property, and asked for additional time to complete the purchase.

Member Cherry asked if the new property in Fairfield was near Napa.

Chief Financial Officer Mungur responded that the new property is not near Napa.

Member Cherry suggested that they consider expanding their property search in the future but acknowledged the benefit of the new Fairfield property purchase.

Chair Ma asked if there were any additional questions or public comment; there were none.

**Authority Action**

Motion to approve First Amendment to Resolution No. HII-337 for OLE Health, all other conditions remain unchanged and in full effect.

MOTION: Member Miller

SECOND: Member Cherry

AYES:.....Members: Kalvoda, Hertzka, Cherry, Kropke, Miller, Oppenheim, Ma

NOES:.....NONE

ABSTAIN:.....NONE

RECUSE:.....Member Silva

MOTION APPROVED.

Member Cherry recused himself from Item #6 and # 7 because Member Cherry is employed by the University of California Los Angeles Health System.

**Item #6**

**County of Los Angeles**  
**Investment in Mental Health Wellness Grant Program for Children and Youth**  
**(Second Funding Round)**  
**First Amendment to Resolution No. CY 2021-03 (Action Item)**

Eman Hariri presented. The County of Los Angeles (County) requested Authority approval to amend the milestone conditions and extend the grant period and resolution expiration dates August 31, 2025. Eman Hariri reported that the grant funded two Crisis Stabilization Unit (CSU) projects, one located at the Martin Luther King, Jr. Healthcare campus (MLK) and the second located at Olive View-UCLA Medical Center campus. Eman Hariri explained that the MLK project renovations were delayed due to the contracted builder not meeting the renovation deadlines, which prompted the County to hand over the project to a different County department to be completed. Eman Hariri explained that the renovation delays for the Olive View-UCLA project was due to tenants vacating the property in November 2022, later than expected. The extension would give the County time needed to complete the renovation, select and contract with a service provider, and obtain licensing and Medi-Cal certification.

Attendees: (via teleconference) Connie Draxler, Acting Chief Deputy Director and Jo Ann Yanagimoto-Pinedo, Deputy Director, Strategic Initiatives, County of Los Angeles Department of Health Services.

Deputy Director Yanagimoto-Pinedo thanked the Authority and gave a background on the MLK construction, explaining that the third floor of the MLK facility was originally intended to house a family justice center that was to be operated by the Los Angeles Department of Public Health, but due to funding issues, the third floor was repurposed for the children and youth CSU project operated by the Los Angeles County Department of Mental Health. Deputy Director Yanagimoto-Pinedo stated that the contracted builder was asked to complete the original project, and once completed modifications would be made to meet the CSU requirements. Deputy Director Yanagimoto-Pinedo also stated that the completion of the original project was delayed multiple times due to the contracted builder missing several completion deadlines. Therefore, the County asked the Los Angeles County Public Works department to turn the project over to the County's Internal Services Department.

Additionally, Deputy Director Yanagimoto-Pinedo explained that the renovations of the Olive View-UCLA project were delayed due to the previous tenants vacating the property later than anticipated.

Member Oppenheim asked how the time management issues would be avoided going forward.

Deputy Director Yanagimoto-Pinedo explained that the County had new project managers who provided assurances for the timely completion.

Chair Ma asked if there were any additional questions or public comment; there were none.

**Authority Action**

Motion to approve First Amendment to Resolution No. CY 2021-03 for the County of Los Angeles.

MOTION: Member Kropke SECOND: Member Oppenheim

AYES:.....Members: Silva, Kalvoda, Hertzka, Kropke, Miller, Oppenheim, Ma

NOES:.....NONE

ABSTAIN:.....NONE

RECUSE:.....Member Cherry

MOTION APPROVED.

**Item #7**

**County of Los Angeles**

**Community Services Infrastructure Grant Program (Second Funding Round)**

**Third Amendment to Resolution No. CSI 2020-02 (Action Item)**

Eman Hariri presented. The County of Los Angeles (County) requested Authority approval to amend the milestones and extend the grant period and resolution expiration dates to June 30, 2024. Eman Hariri reported that the grant funded two projects both located at the Martin Luther King, Jr. Healthcare campus (MLK). Eman Hariri reported that one of the projects was open and operational in November 2022; however, the County experienced provider solicitation delays for its second project due to an internal backlog. Eman Hariri explained that the extension would give the County time needed to select and contract with the service provider and to obtain licensing and Medi-Cal certification.

Attendees: (via teleconference) Connie Draxler, Acting Chief Deputy Director and Jo Ann Yanagimoto-Pinedo, Deputy Director, Strategic Initiatives, County of Los Angeles Department of Health Services.

Acting Chief Deputy Director Draxler explained that the provider solicitation was delayed due a request from the County Attorney’s Office to make some modifications to the type of clients eligible for the Community Services Infrastructure (CSI) Grant Program and anticipates that the provider solicitation would be released by end of February 2023.

Deputy Director Yanagimoto-Pinedo explained that the facility is complete and that the County only needs to resolve the solicitation issue and hire staff for the program.

Chair Ma asked if there were any questions or public comment; there were none.

**Authority Action**

Motion to approve First Amendment to Resolution No. CY 2021-03 for the County of Los Angeles.

MOTION: Member Miller SECOND: Member Kalvoda

AYES:.....Members: Silva, Kalvoda, Hertzka, Kropke, Miller, Oppenheim, Ma

NOES:.....NONE

ABSTAIN:.....NONE

RECUSE:.....Member Cherry

MOTION APPROVED.

**Item #8** **County of San Joaquin**  
**Community Services Infrastructure Grant Program (First and Second Funding Rounds)**  
**Third Amendment to Resolution No. CSI 2019-04**  
**and Second Amendment to Resolution No. CSI 2020-07 (Action Item)**

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Eman Hariri presented. The County of San Joaquin (County) requested Authority approval to amend the milestones, extend the grant period and resolution expiration dates for two of its CSI projects to June 30, 2024. Eman Hariri reported that the installation of the modular facilities was delayed due to property damage caused by the December 2022 and January 2023 atmospheric river storms. The extension would give the County time needed to repair the storm damage, install the modulars facilities, and obtain licensing and Medi-Cal certification.

Attendees: (via teleconference) Terrance M. Massey, Deputy Director, Administration, San Joaquin County Behavioral Health Services.

Deputy Director Massey thanked the Authority and gave an overview of the project and explained that the storms caused excessive flooding, which damaged the graded land as well as some of the electrical lines. Deputy Director Massey added that the storms also created a supply chain issue, which delayed the delivery of the modulars.

Chair Ma asked if there were any questions or public comment; there were none.

**Authority Action**

Motion to approve Third Amendment to Resolution No. CSI 2019-04 and Second Amendment to Resolution No. CSI 2020-07 for the County of San Joaquin.

MOTION: Member Oppenheim SECOND: Member Silva

AYES:.....Members: Silva, Kalvoda, Hertzka, Cherry, Kropke, Miller, Oppenheim, Ma  
NOES:.....NONE  
ABSTAIN:.....NONE  
RECUSE:.....NONE

MOTION APPROVED.

**Item #9** **County of Riverside**  
**Community Services Infrastructure Grant Program (Second Funding Round)**  
**Second Amendment to Resolution No. CSI 2020-05 (Action Item)**

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Kylie Stasko presented. The County of Riverside (County) requested Authority approval to amend the milestones, extend the grant period and resolution expiration dates to September 30, 2023. Kylie Stasko reported that due to a backlog in the facility’s fire inspection scheduling, the facility’s licensing walk through by the Department of Health Care Services (DHCS) was delayed. The additional time would allow the County to address any potential corrections needed to meet the licensing requirements and begin accepting clients.

Attendees: (via teleconference) Marcus Cannon, Deputy Director and Melissa Noone, Administrative Services Manager, Riverside University Health System, Behavioral Health.

Melissa Noone, Administrative Services Manager, thanked the authority and gave an overview of the project and the project’s licensing delays.

Chair Ma asked if there were any questions or public comment; there were none.

**Authority Action**

Motion to approve Second Amendment to Resolution No. CSI 2020-05 for the County of Riverside.

MOTION: Member Miller

SECOND: Member Kropke

AYES:.....Members: Silva, Kalvoda, Hertzka, Cherry, Kropke, Miller, Oppenheim, Ma

NOES:.....NONE

ABSTAIN:.....NONE

RECUSE:.....NONE

MOTION APPROVED.

**Item #10**

**County of Humboldt**

**Investment in Mental Health Wellness Grant Program for Children and Youth**

**(Second Funding Round)**

**First Amendment to Resolution No. CY 2021-02 (Action Item)**

Kylie Stasko presented. The County of Humboldt (County) requested Authority approval to amend the milestone conditions, extend the grant period expiration date, and amend the project description. Kylie Stasko explained that the grant funded three projects, a 9-bed Crisis Residential Treatment facility (CRT), a 3-bed Crisis Stabilization Unit (CSU), and a Mobile Crisis Support Team and that during preconstruction surveys and inspections, a bald eagle's nest was located on the property by the Natural Resource Management Corporation, which notified the County that no outside construction can occur during bald eagle breeding and nesting season, from February 1 through August 31, unless it could be established that the nest is unoccupied. Kylie Stasko also explained that, due to financial constraints, the County would not pursue the CSU and forfeited all grant moneys awarded for the CSU project.

Attendees: (via teleconference) Jeremy Nilsen, MFT, Deputy Branch Director, Humboldt County Department of Health and Human Services and Evan Buxbaum, Executive Director and Beth Anderson, Program Development Lead, Sorrel Leaf Healing Center.

Executive Director Buxbaum thanked the Authority, explained the need for the CRT in the community, the construction-related challenges the project was facing, and the need to remove the CSU.

Chair Ma asked if the nesting bald eagles returned yearly.

Executive Director Buxbaum confirmed that the nesting bald eagles would present a yearly challenge since they are expected to return annually.

Member Kalvoda asked if there was a video of the eagles that could be viewed.

Executive Director Buxbaum responded that the Natural Resource Management Corporation may get drone footage of the bald eagles' nest soon, and the County would share the video with CHFFA staff.

Member Silva asked about the staffing issues related to the CSU.

Executive Director Buxbaum responded that the staffing issues were due to the limited number of therapists in the area and that twice the number of staff would be needed to operate the CSU because staff could not be shared between programs.

Deputy Branch Director Nilsen explained that the County had also been awarded additional grant funding through the Behavioral Health Continuum Infrastructure Program and that the County was looking to expand its current CSU program.

Member Cherry asked about the CSU licensing challenges and why those issues were not foreseen at the time of the application.

Executive Director Buxbaum explained that he was unaware of the licensing requirements regarding staff and not being able to share staff between the CRT and the CSU programs when the grant application was submitted.

Chair Ma asked if there were any additional questions or public comment; there were none.

**Authority Action**

Motion to approve First Amendment to Resolution No. CY 2021-02 for the County of Humboldt.

MOTION: Member Kropke SECOND: Member Miller

AYES:.....Members: Silva, Kalvoda, Hertzka, Cherry, Kropke, Miller, Oppenheim, Ma

NOES:.....NONE

ABSTAIN:.....NONE

RECUSE:.....NONE

MOTION APPROVED.

Chair Ma asked Member Silva if he would like to vote on items 2, 4, and 5. Member Silva voted on items 2 and 4 and recused himself from item 5 due to a conflict of interest.

**Items #11 and #12**

**Public Comment and Adjournment**

Chair Ma asked for public comment. Hearing none, the meeting adjourned at 2:40 P.M.