

MINUTES

**California Pollution Control Financing Authority
901 P Street, Room 102
Sacramento, California
December 12, 2023**

Public Participation Call-In Number (877) 853-5257: Meeting ID: 987 6693 6958 and Participant Code 560284

1. Call to Order & Roll Call

Fiona Ma, Treasurer, called the California Pollution Control Financing Authority (CPCFA or Authority) meeting to order at 11:31 a.m.

Members Present: Fiona Ma, CPA, State Treasurer
Dave Oppenheim for Malia M. Cohen, State Controller
Erica Gonzales for Joe Stephenshaw, Director of Finance

Staff Present: Shela Tobias-Daniel, Executive Director
Christina Sarron, Deputy Executive Director
Ted Ballmer, Senior Attorney
Deanna Hamelin, Bond Program Manager
Andrea Gonzalez, Grant Program Manager
Ryan Dannewitz, Staff Services Analyst
JoOnna Trushkov, Staff Services Analyst
Morgan Matz (remotely), Staff Services Analyst

Quorum: The Chairperson declared a quorum

2. Minutes (Action Item)

Treasurer Ma asked the Board members if there were any questions or comments concerning the meeting minutes from the November 14, 2023, board meeting. There were none.

Treasurer Ma asked if there were any public comments. There were none.

Mr. Oppenheim moved approval of the minutes; Ms. Gonzales provided the second.

The minutes were approved.

The item was passed by the following vote:

Erica Gonzales, for the Director of Finance	Aye
Dave Oppenheim, for the State Controller	Aye
Fiona Ma, CPA, State Treasurer	Aye

**3. Executive Director's Report (Information Item)
Presented by Shela Tobias-Daniel, Executive Director**

Ms. Tobias-Daniel stated that the CPCFA agenda had a general item and two CALReUSE program items.

Ms. Tobias-Daniel began her report with an update on the Tax-Exempt Bond Program, which closed the \$81.7 million Garaventa Enterprises, Inc., project on November 21, 2023. The \$81.7 million financing included \$30.5 million in new money and \$51.2 million in refunding notes. She said the new money note proceeds will be used to buy new equipment for collection, processing, recycling, and disposal of solid waste and renovation of an approximately 92,000 square foot building.

Ms. Tobias-Daniel continued by stating the Bond team traveled with the Treasurer to tour the Tri-CED facility in Union City. CPCFA has partnered with Tri-CED several times over the past 30 years to fund their projects and programs with the most recent conduit note issuance of \$11 million closing on August 31st of this year. She noted that while Tri-CED is a community recycler, Tri-CED's real focus is on people. Tri-CED provides employment primarily to hard-to-employ local residents, such as formerly incarcerated individuals, substance abusers, and those with former gang affiliations. She explained that these are union jobs with a living wage that include training and development. She stated CPCFA is thrilled to have been a part of the Tri-CED story.

Ms. Tobias-Daniel moved on to the California Investment & Innovation Program (Cal IIP), stating the Cal IIP program team continues to evaluate applications and anticipates presenting the prospective awards to the board in January.

Ms. Tobias-Daniel then spoke about the California Capital Access Program (CalCAP), mentioning that she started off December by attending the Black Business Roundtable, hosted by the Black Small Business Association of California. She said they had meaningful discussions that lead to strategies to help borrowers from historically underserved groups access capital. She thanked Deputy Treasurer Khaim Morton for connecting her to the group, and for being a formidable champion of CPCFA programs. She said that the CalCAP Program Managers held a webinar for participating financial institutions on November 28, and provided them with updates on the State Small Business Credit Initiative (SSBCI) programs. She said CPCFA has also begun one-on-one meetings with participating financial institutions to thank them for their participation, obtain feedback, and provide more information regarding the

programs available to them. She continued by saying CPCFA has met with three so far, and the information gained and provided during those meetings has been well worth the effort.

Ms. Tobias-Daniel went on to mention that the week prior, the US Treasury hosted the SSBCI West Regional Conference in San Francisco. She sat on one of the panels and presented information on CPCFA's CalCAP for Small Business program, as it is regarded as a nation-wide model for the CAP or loan loss reserve mechanism. CPCFA's CalCAP Program Managers, Lauren Dominguez and Doreen Smith, also attended and provided support. CPCFA Outreach Manager Alison French-Tubo also attended. She said the US Treasury did a wonderful job with this conference, and that there were plenty of opportunities to engage with the UST staff including CPCFA liaisons at the US Treasury. She said they were even able to have an individual session with the team from California, which included CPCFA staff, CPCFA's IBank partners, and CPCFA's assigned outreach liaison, James Clark, from UST. Ms. Tobias-Daniel mentioned UST thanked her and her team for their participation, explaining that California is really looked to for their expertise in the area of CAP administration, and that UST is always happy to get CPCFA's feedback and hear how CPCFA is administering SSBCI. Ms. Tobias-Daniel stated she is proud of the CalCAP team and the work they're doing to incentivize lenders to provide access to small businesses, and making sure to include those businesses that belong to historically underserved communities which are often overlooked.

Ms. Tobias-Daniel pivoted to the personnel front, saying CPCFA continues to interview for office technician positions.

Ms. Tobias-Daniel stated since the last Board Meeting in November, she took two actions under her delegated authority.

1. On November 28, 2023, she approved the fourth and Final Draw Request of \$49.1 million for California Waste Solutions. The original issuance was December 15, 2020, for a total par amount of \$85 million.
2. On November 28, 2023, she approved an Initial Resolution (IR) for MarBorg Industries in the amount of \$44.5 million. If MarBorg later receives approval for a Final Resolution, they intend to use the note proceeds for the construction of a new operations depot, develop and increase yard storage at existing facilities, and for the purchase of equipment such as CNG powered collection vehicles, bins and containers. They also intend to purchase an existing solid waste recycling and processing facility in Santa Maria.

This concluded Ms. Tobias-Daniel's Executive Director's report.

4. Business Items (Action Items)

A. Request to Approve the Proposed 2024 Meeting Schedule Dates and Times for the California Pollution Control Financing Authority (CPCFA).

Presented by: Deanna Hamelin, Bond Program Manager

Staff requested approval of the proposed 2024 meeting schedule dates and times presented below for CPCFA:

Month	Day	Time	Date
January	Tuesday	10:30 a.m.	01/16/2024
February	Tuesday	10:30 a.m.	02/20/2024
March	Tuesday	10:30 a.m.	03/19/2024
April	Tuesday	10:30 a.m.	04/16/2024
May	Tuesday	10:30 a.m.	05/21/2024
June	Tuesday	10:30 a.m.	06/18/2024
July	Tuesday	10:30 a.m.	07/16/2024
August	Tuesday	10:30 a.m.	08/20/2024
September	Tuesday	10:30 a.m.	09/17/2024
October	Tuesday	10:30 a.m.	10/15/2024
November	Tuesday	10:30 a.m.	11/12/2024
December	Tuesday	10:30 a.m.	12/10/2024

Staff recommended approval of the above proposed meeting schedule for the calendar year 2024. Ms. Hamelin noted the dates correspond with the California Alternative Energy and Advanced Transportation Authority's (CAEATFA's) 2024 Board meeting dates.

Treasurer Ma asked if any of the board members would like to make any comments on behalf of the Item. There were none.

Treasurer Ma then asked if there were any public comments. There were none.

Ms. Gonzales moved approval of the item; there was a second from Mr. Oppenheim.

The item was passed by the following vote:

Erica Gonzales, for the Director of Finance	Aye
Dave Oppenheim, for the State Controller	Aye
Fiona Ma, CPA, State Treasurer	Aye

B. Request to Amend Infill Grant Documents Under the California Recycle Underutilized Sites (CALReUSE) Remediation Program

1. Hunter's Point Project Extension

Presented by: Ryan Dannewitz, Staff Services Analyst

The Office of Community Investment and Infrastructure, also known as the Successor Agency to the Redevelopment Agency of the City and County of San Francisco, (the "Grantee") requested approval of an amendment to extend the term of the Infill Grant Agreement to December 31, 2024, under the CALReUSE Remediation Program.

On November 19, 2008, the CPCFA Board approved a grant in the amount of \$5,000,000 for remediation at the former Hunters Point Naval Shipyard. All reimbursable costs have been submitted by the Grantee and the disbursement of the Grant is complete.

The final development block of housing in the Infill Development Project has encountered delays due to supply chain issues for components needed to assemble car stackers. The delay of these components will result in a delay of issuance of the Certificate of Final Completion and Occupancy. The Grantee estimates the Certificate of Final Completion and Occupancy will be issued in March 2024.

Extending the term of the Infill Grant Agreement through December 31, 2024, allows the Grantee to complete the Infill Development Project, obtain the Certificate of Final Completion and Occupancy, and complete the Infill Development Report as required by the Program.

CPCFA staff recommended approval of a resolution extending the current Grant expiration to December 31, 2024.

Treasurer Ma asked if there were any questions or comments from the Board or the public. Mr. Oppenheim said that due to a conflict, he would be abstaining from the vote.

Treasurer Ma asked if there were any other questions or comments from the Board or the public. There were none.

Ms. Gonzales moved approval of the item; there was a second from Mr. Oppenheim.

The item was passed by the following vote:

Erica Gonzales, for the Director of Finance	Aye
Dave Oppenheim, for the State Controller	Abstain
Fiona Ma, CPA, State Treasurer	Aye

2. Miraflores Project Extension

Presented by: Andrea Gonzalez, Cal IIP Program Manager

The City of Richmond as Successor Agency to the Richmond Community Redevelopment Agency, requests approval of an amendment to extend the term of the Infill Grant Agreement to December 31, 2024, under the CALReUSE Remediation Program.

The Authority approved a CALReUSE Grant for the Richmond Community Redevelopment Agency on November 19, 2008, to fund the remediation of a brownfield site to develop the Miraflores Project.

Development of the for-sale housing project has been delayed since Miraflores Devco, the developer is in default under the Disposition and Development Agreement (“DDA”) governing development of the for-sale housing project. Furthermore, two private lenders recently filed foreclosure notices due to developer defaults under their loan documents, and the developer has filed for bankruptcy. The Grantee has issued a notice of default under the DDA and is in communication with the private lenders regarding the pending foreclosures and is monitoring the bankruptcy action.

The Grantee is requesting an extension to provide additional time to understand the effects of the foreclosure and bankruptcy actions affecting the for-sale housing project portion of the property. The extension will enable them to navigate the pending foreclosure and bankruptcy proceedings and understand if any modifications to the project will be needed to complete the requirements for close-out of the grant.

CPCFA staff recommended approval of Resolution No. 23-03-006 to amend the term of the Infill Grant Agreement originally approved by the CPCFA Board on November 19, 2008, from December 31, 2023, to December 31, 2024.

Treasurer Ma asked if there were any questions or comments from the Board or the public. There were none.

Mr. Oppenheim moved approval of the item; there was a second from Ms. Gonzales.

The item was passed by the following vote:

Erica Gonzales, for the Director of Finance	Aye
Dave Oppenheim, for the State Controller	Aye

5. **Public Comment**

Treasurer Ma asked if there were any comments from the public on matters that were not on the agenda. There were none.

6. **Adjournment**

There being no further business, public comments, or concerns, the meeting adjourned at 11:07 a.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Shela Tobias-Daniel". The signature is written in a cursive style with a long horizontal stroke at the end.

Shela Tobias-Daniel
Executive Director