

## RESOLUTION NO. 18-04

### RESOLUTION OF THE CALIFORNIA INFRASTRUCTURE AND ECONOMIC DEVELOPMENT BANK BOARD OF DIRECTORS PROVIDING FINAL APPROVAL OF AN INFRASTRUCTURE STATE REVOLVING FUND PROGRAM FINANCING IN AN AMOUNT NOT TO EXCEED \$1,200,000 FOR THE PLACENTIA LIBRARY DISTRICT OF ORANGE COUNTY

**WHEREAS**, the California Infrastructure and Economic Development Bank (“IBank”) was established and is existing pursuant to the Bergeson-Peace Infrastructure and Economic Development Bank Act (California Government Code Section 63000 and following) (the “IBank Act”), for the purpose of, among other things, providing financial assistance to eligible projects; and

**WHEREAS**, the Placentia Library District of Orange County (the “Borrower”), a special district in the State of California, is seeking financing under the Infrastructure State Revolving Fund Program (the “ISRF Program”) in the amount of \$1,200,000 for financing eligible project costs of the Library Facility Improvement Measures project, located within the City of Placentia, all as more fully described in Attachment A hereto (the “Project”); and

**WHEREAS**, the Borrower and the Project meet all applicable eligibility requirements for economic expansion projects mandated by the IBank Act and by the “Criteria, Priorities, and Guidelines for the Selection of Projects for Financing under the Infrastructure State Revolving Fund (ISRF) Program,” dated February 23, 2016 (the “Criteria”); and

**WHEREAS**, pursuant to the provisions of the Internal Revenue Code of 1986, as amended, and those U.S. Treasury Regulations implementing such provisions (collectively, “Federal Tax Law”), any funds incurred or expended by the Borrower for the purpose of financing costs associated with the Project on a long-term basis using proceeds of tax-exempt bonds or other tax exempt obligations may be reimbursed from the proceeds of the ISRF Financing (as defined below) provided that the applicable requirements of Federal Tax Law are met (the “Reimbursable Expenditures”).

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the California Infrastructure and Economic Development Bank (the “Board”), as follows:

**Section 1.** The above recitals are true and correct.

**Section 2.** Pursuant to this resolution (this “Resolution”), the Board authorizes and approves providing financing under the ISRF Program in a principal amount not to exceed \$1,200,000 to the Borrower for the costs of the Project (the “ISRF Financing”), subject to the execution of a financing agreement between IBank and the Borrower and associated financing documentation (collectively, the “Financing Agreement”). Such Financing Agreement shall reflect the Board-approved financing terms and conditions as set forth in Attachment B hereto.

**Section 3.** All actions heretofore taken by the officers and employees of IBank with respect to the consideration and approval of the ISRF Financing are hereby approved, confirmed and ratified. IBank's Executive Director (the "Executive Director") or the Executive Director's assignees, each acting alone, is hereby authorized and directed, jointly and severally, to perform their duties, provide funding, take actions and execute and deliver the Financing Agreement and any and all other financing documents and instruments they may deem necessary or desirable in order to (i) effect the financing of the Project, (ii) facilitate the transactions contemplated by the ISRF Financing, and (iii) otherwise effectuate the purposes of this Resolution.

**Section 4.** This Resolution shall not be construed as an unconditional commitment to finance the Project, but rather IBank's approval pursuant to this Resolution is conditioned upon entry by IBank and the Borrower into the Financing Agreement, in form and substance satisfactory to IBank, within 60 days from the date of its adoption. Such satisfaction is conclusively evidenced by IBank's execution and delivery of the same.

**Section 5.** For purposes of assisting the Borrower in seeking reimbursement for any Reimbursable Expenditures pursuant to Federal Tax Law, the Board hereby declares its reasonable official intent to use proceeds of tax-exempt bonds to reimburse the Borrower for any such Reimbursable Expenditures. This declaration is made solely for purposes of establishing compliance with applicable requirements of Federal Tax Law. This declaration does not bind IBank to provide the ISRF Financing or to reimburse the Borrower any of its Project expenditures.

**Section 6.** This Resolution shall take effect immediately upon its adoption.

**PASSED, APPROVED, AND ADOPTED** at a meeting of the Board of Directors of the California Infrastructure and Economic Development Bank on March 27, 2018, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

By: \_\_\_\_\_  
Teveia R. Barnes, Executive Director

ATTEST

By: \_\_\_\_\_  
Stefan R. Spich,  
Secretary of the Board of Directors

## ATTACHMENT A

### Description of the Project

Generally, the Project involves improvements, upgrades, and installation of furnishings, fixtures, and equipment to the Borrower's library facilities, and includes, but is not limited to, all necessary construction, construction contingency, testing, inspection, remediation, machinery installation, engineering, architecture, design, permitting, entitlement, environmental review and documentation, project administration, construction management, furnishings, fixtures, equipment, and general Project development activities. More specifically, the Project consists of the following components:

- **Interior Lighting Retrofit (FIM L-1)**
  - Removal and recycling of existing lamps
  - Construction and install new lighting materials, which includes electrical work
- **Replace HVAC Equipment and Controls (FIM H-1)**
  - Removal and disposal of existing units
  - Construction which includes, structural, mechanical, and electrical work
  - Engineering
  - New Equipment
  - Functional performance testing of new equipment
- **Solar Photovoltaic (PV) System (FIM S-1)**
  - Solar PV to include, structural foundations, framing, racking, PV modules, inverters, lighting, electrical balance of new system, cutting, trenching, and backfill
  - Utility coordination
  - Engineering
  - Removal and disposal of existing 800 Amp panel and installation of new 800 Amp panel
  - Data Acquisition System web based - revenue grade metering monitoring system, and current transducers
  - Functional performance testing of new equipment
- Other components necessary or desirable in connection with an infrastructure project of this type that are consistent with the applicable requirements of the IBank Act and the Criteria.

## ATTACHMENT B

### Financing Terms

1. **Applicant/Borrower:** Placentia Library District of Orange County (District)
2. **Project:** Library Facility Improvement Measures project (Project)
3. **Amount of Financing:** \$1,200,000
4. **Maturity:** Not to exceed 25 years
5. **Repayment/Security:** General Fund Lease provides IBank with a leasehold interest on A Portion of the Placentia Library (Leased Asset)
6. **Interest Rate:** 3.30%
7. **Fees:** District to pay the origination fee of 1.00%, \$12,000, upon loan closing, and an annual fee of 0.30% of the outstanding balance.
8. **Not an Unconditional Commitment:** IBank's Resolution shall not be construed as an unconditional commitment to finance the Project, but rather IBank's approval pursuant to the Resolution is conditioned upon entry by IBank and the District into a Financing Agreement, in form and substance satisfactory to IBank.
9. **Limited Time:** The Board's approval expires 60 days from the date of its adoption. Thus, the District and IBank must enter into the Financing Agreement no later than 60 days from such date. Once the approval has expired, there can be no assurances that IBank will be able to provide the ISRF Program financing or consider extending the approval period.
10. **Financing Agreement Covenants:** Aside from the usual and customary terms and conditions for this type of ISRF Program financing, Staff recommends IBank's Financing Agreement include without limitation, the following additional conditions and covenants:
  - a. Comply with all applicable requirements of ISRF Program Criteria, as well as all applicable laws, regulations and permitting requirements associated with public works projects.
  - b. Enter into a fixed-price construction contract; obtain payment and performance bonds, each in the amount of the fixed priced construction contract for the Project set aside construction contingency funds equal to 5% of the financing amount; and obtain builder's risk, property, liability, and worker's compensation insurance.
  - c. Budget and appropriate funds sufficient to make annual lease payments.
  - d. Procure and maintain rental interruption insurance for a period of at least six months beyond the time needed to reconstruct the Leased Asset.
  - e. Procure an ALTA title insurance policy.
  - f. Not encumber further the Leased Asset.
  - g. Provide to IBank within 180 days of the end of each fiscal year a copy of its audited financial statements, together with an annual certificate demonstrating compliance with the foregoing covenants, as well as other information as IBank may request from time to time.
  - h. District to provide IBank with satisfactory evidence that it has obtained commercially reasonable equipment and labor warranties and those installers demonstrate the ability to fulfill warranty obligations.