

## RESOLUTION NO. 22-21

### 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 \$4,300,000 FOR THE TIBURON FIRE PROTECTION DISTRICT

**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 Tiburon Fire Protection District (the “Borrower”), a special district located in the State of California, is seeking financing under the Infrastructure State Revolving Fund Program (the “ISRF Program”) in the amount of \$4,300,000 (the “ISRF Financing”) for financing eligible project costs of the Fire Station 10 Project, as more fully described in Attachment A hereto (the “Project”); and

**WHEREAS**, the Borrower and the Project meet all applicable eligibility requirements for infrastructure 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 November 16, 2022 (the “Criteria”);

**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 \$4,300,000 to the Borrower for the costs of the Project, 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, Chief Deputy Executive Director, or either of their

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, no later than March 21, 2023. 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 December 21, 2022, by the following vote:

AYES: Myers, Fernandez, Miller, Quant, Steinorth


NOES:

ABSENT:

ABSTAIN:

By: **scott wu** Digitally signed by scott  
wu  
Date: 2022.12.21  
16:19:29 -08'00'  
\_\_\_\_\_  
Scott Wu,  
Executive Director

ATTEST

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

## ATTACHMENT A

### Description of the Project

Generally, the Project involves construction of a new Fire Station 10. The Project includes, but is not limited to, design, engineering, architecture, construction, construction contingency, demolition, removal, resurfacing, restoration, landscaping, permitting, construction management, project administration, and general project development activities.

More specifically, the Project includes consists of the following components:

- building demolition and site work of existing Fire Station 10;
- new construction of the Apparatus Bay i.e. the garage for the fire trucks; First floor living; and Second floor living.
- site improvements, including asphalt and concrete paving, concrete curbs, pavement markings, site retaining wall and footing, fences and gates, landscape irrigation, site bioretention, parking bumpers/bollards and bike racks;
- site utilities, including fire water system, domestic water system, irrigation water supply, sanitary sewer system, and storm drainage;
- doors and windows;
- elevator system;
- equipment replacements;
- elevator/ conveying systems;
- plumbing;
- HVAC and electrical systems; and
- Other components necessary or desirable in connection with an infrastructure project of this type and that are consistent with the applicable requirements of the IBank Act and the Criteria.

## ATTACHMENT B

### Financing Terms

1. **Applicant/Borrower:** Tiburon Fire Protection District
2. **Project:** Fire Station 10 Project
3. **Amount of Financing:** \$4,300,000
4. **Maturity:** Not to exceed thirty (30) years
5. **Repayment/Security:** General Fund Lease with a leasehold interest in Fire Station 11.
6. **Interest Rate:** 4.44%
7. **Fees:** The City to pay an origination fee of 1.00%, \$60,000, and an annual fee of 0.30% of the outstanding principal balance (included in the above rate).
8. **Not an Unconditional Commitment:** IBank's resolution shall not be construed as unconditional commitment to finance the Project, but rather IBank's approval pursuant to the resolution is conditioned upon entry by IBank and the Borrower into an ISRF Program financing agreement (or agreements), in form and substance satisfactory to IBank.
9. **Limited Time:** If approved by the Board, the Board's approval expires on March 21, 2023. Thus, the Borrower and IBank must execute a financing agreement no later than March 21, 2023. Once the approval has expired, there can be no assurances that IBank will be able to grant the loan to the Borrower or consider extending the approval period.
10. **ISRF Program Financing Agreement Covenants and Conditions:** The Financing Agreement shall include, among other things, the following covenants:
  - A debt service Financing Reserve Fund will be required for a year of debt service, to remain in place for a period of at least three years after the project construction is complete, subject to timely lease payment.
  - Comply with all applicable requirements of ISRF Program Criteria.
  - Budget and appropriate funds sufficient to make annual Lease payments.
  - Procure an ALTA title insurance policy for IBank's first position leasehold interest in the Leased Asset.
  - Not encumber further the Leased Asset.
  - District shall 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.