



STATE PUBLIC WORKS BOARD  
October 13, 2023

### **PROPOSED MINUTES**

#### **MEMBERS PRESENT:**

Gayle Miller, Chief Deputy Director, for the Department of Finance  
Jennifer Osborn, Chief Deputy Director, for the Department of General Services  
Juan Fernandez, Deputy Treasurer, for the State Treasurer  
David Oppenheim, Deputy Controller, for the State Controller

#### **MEMBERS ABSENT:**

Director, Department of Transportation

#### **CALL TO ORDER AND ROLL CALL:**

Gayle Miller, Chairperson of the Board, called the meeting to order at 10:10 am.  
Maria Zadran, Secretary of the Board, called the roll. A quorum was established.

The first order of business was to consider one Action Item, which was presented by Raghda Nassar, Deputy Director of the Board.

#### **ACTION ITEM 1:**

If approved, Action Item 1 would approve an augmentation of approximately \$2.2 million Public Buildings Construction Fund (3.8 percent of total project costs and 12.6 percent cumulative) for the construction phase of the Renovation and Addition to Willows Courthouse in Glenn County for the Judicial Council of California. Ms. Nassar indicated this request was being considered as an action item because the project was included in Bond Item 1, related to the sale of State Public Works Board 2023 Series D and E lease revenue bonds.

The augmentation was needed to address costs associated with potential contractor compensation issues and contract extension costs related to schedule delays. With this augmentation, the revised total project cost was \$64,939,000. Because cumulative augmentations had exceeded ten percent, this item required a 20-day legislative notification to the Joint Legislative Budget Committee and the fiscal committees in each house. The notification period expired without adverse comment.

Ms. Miller asked if there were any questions or comments from the Board, or from the public. There were none.

**A motion was made by Mr. Oppenheim and seconded by Ms. Miller to approve the Action Item. The motion passed unanimously through a 2-0 roll-call vote (Ms. Miller and Ms. Osborn both voting aye).**

The next order of business was to consider two Bond Item, which were presented by Ms. Nassar.

**BOND ITEM 1:**

If approved, Bond Item 1 would adopt a resolution, authorizing the sale of State Public Works Board 2023 Series D and E lease revenue bonds to finance the costs of construction and other costs for the following departments and projects, which were more specifically described in Appendix B of the Preliminary Official Statement.

- For the Judicial Council, the Shasta County: New Redding Courthouse, the Imperial County: New El Centro Courthouse, and the Glenn County: Renovation and Addition to Willows Courthouse.
- For the California Department of Forestry and Fire Protection (CalFire), the Cayucos Forest Fire Station: Replace Facility.
- For the Board of State and Community Corrections (BSCC), the Yolo and Ventura Jail Projects.

Ms. Nassar noted that concurrent with the issuance of the bonds, the departments would enter into site leases with the Board for their respective projects, under which the Board would lease the sites at which the projects were located from the departments. The Board would also lease the respective facilities to the departments. The rental payments under these facility leases secure the payment of the principal and interest on the Board's bonds. Additionally, with the consent of the Board, BSCC would enter into facility subleases with each respective county for the county's use, operation, and maintenance of the projects.

The leases for the BSCC projects are scheduled to terminate at the end of 15 years. Upon termination, the projects will be owned by the respective counties. The bonds were scheduled to be fully paid and the leases for the Judicial Council and CalFire projects are scheduled to terminate in 25 years.

The 2023 Series D bonds would be sold as tax exempt, and the Series E bonds will be sold as taxable, through a competitive sale on the basis described in the form of Notice of Sale. The estimated total project costs to be financed are \$384.6 million, and the estimated "Not to Exceed" par amount of the bonds to be issued is \$410.9 million.

Ms. Miller asked if there are any comments or questions from the board or public on Bond Item 2. There were none.

A motion was made by Mr. Fernandez and seconded by Mr. Oppenheim to approve Bond Item 1. The motion passed unanimously through a 4-0 roll-call vote (Ms. Miller, Ms. Osborn, Mr. Oppenheim, and Mr. Fernandez all voting aye).

**BOND ITEM 2:**

If approved, Bond item 2 would adopt a resolution authorizing actions to provide for interim financing, authorizing the sale of lease revenue bonds, approving the form of and authorizing the execution and delivery of a Project Delivery Agreement, and other related actions for the Delano Field Office Replacement in Kern County for the Department of Motor Vehicles.

Ms. Nassar noted the project includes the design and construction of a new 12,400 square foot new single-story Department of Motor Vehicles Field Office on a 3-acre site in the city of Delano. The project will provide nine customer transaction terminals and will include a motorcycle test area, drive-test canopy, solar canopies for parking areas and electric vehicle charging stations.

Bonds will be issued for the project in an amount not to exceed \$17.3 million.

Ms. Miller asked if there are any comments or questions from the board or public on Bond Item 2. There were none.

A motion was made by Ms. Osborn and seconded by Ms. Miller to approve the Bond Items 2. The motion passed unanimously through a 4-0 roll-call vote (Ms. Miller, Ms. Osborn, Mr. Oppenheim, and Mr. Fernandez all voting aye).

Ms. Miller thanked and excused Mr. Oppenheim and Mr. Fernandez.

### **MINUTES:**

The next order of business is to approve the minutes from the September 15, 2023, Board meeting.

Ms. Nassar stated that staff has prepared and reviewed the minutes from the September 15, 2023, Board meeting and recommended approval of those meeting minutes.

Ms. Miller asked if there were any questions or comments from the Board or the public. There were none.

**A motion was made by Ms. Osborn and seconded by Ms. Miller to approve the minutes. The motion passed unanimously through a 2-0 roll-call vote (Ms. Miller and Ms. Osborn voting aye).**

The next order of business was to consider one Consent Item, which was presented by Ms. Nassar.

### **CONSENT ITEM 1:**

If approved, Consent Item 1 would accept real property through transfer of title for the Riverside Hall of Justice in Riverside County for the Judicial Council of California.

The requested action would authorize an acquisition of real property through a transfer of title of the Riverside County Hall of Justice pursuant to the Transfer Agreement by and between the Judicial Council of California and the County of Riverside for the Transfer of Title for Court Facility dated July 29, 2008. The Court Facility is located in Riverside County on approximately 1.7 acres of real property improved with a six-story building, parking lot and associated landscaping.

Ms. Nassar stated that on May 8, 2007, the Administrative Office of the Courts entered into the Transfer Agreement and Joint Occupancy Agreement for the transfer of responsibility for funding and operation of the Court Facility.

Since May 8, 2007, the Council has been responsible for the operations and maintenance of the space exclusively occupied by the Court and common areas of the building.

The Transfer Agreement provided that the Judicial Council would take title to the Court Facility after the County satisfied its obligation to pay off bond debt that encumbered the Court Facility. The County had satisfied the bond debt and was then ready to convey the Property to the state.

Ms. Miller asked if there were any questions or comments from the Board, or from the public. There were none.

**A motion was made by Ms. Osborn and seconded by Ms. Miller. The motion passed unanimously through a 2-0 roll-call vote (Ms. Miller and Ms. Osborn).**

**OTHER BUSINESS:**

Ms. Miller noted that there was no other business,

**GENERAL PUBLIC COMMENT:**

Ms. Miller asked if there were any other questions or comments from the Board, or from the public. There were none.

**NEXT MEETING:**

Ms. Miller stated that the next Board meeting is scheduled for Friday, November 17, 2023. The meeting will be virtual and the link for the meeting will be posted on the Board's website.

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

The meeting was concluded.