

Meeting Date: January 28, 2026 (20)
RESOLUTION NO.: 26-010

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
COUNTY OF SAN DIEGO PROVIDING FOR THE EXECUTION
AND DELIVERY OF A MASTER SITE LEASE, A MASTER
FACILITY LEASE, A MASTER TRUST AGREEMENT, A
NOTICE INVITING BIDS, A PURCHASE CONTRACT, AND A
CONTINUING DISCLOSURE AGREEMENT, APPROVING THE
EXECUTION AND DELIVERY OF COUNTY OF SAN DIEGO
CERTIFICATES OF PARTICIPATION, 2026 SERIES A
(MULTIPLE CAPITAL PROJECTS) EVIDENCING PRINCIPAL
IN AN AGGREGATE AMOUNT OF NOT TO EXCEED
\$100,000,000, AUTHORIZING THE DISTRIBUTION OF AN
OFFICIAL STATEMENT IN CONNECTION WITH THE
OFFERING AND SALE OF SUCH CERTIFICATES AND
AUTHORIZING THE EXECUTION OF NECESSARY
DOCUMENTS AND CERTIFICATES AND RELATED ACTIONS
RELATED THERETO**

WHEREAS, the County of San Diego (the “County”) desires to construct, improve, replace and acquire certain capital facilities and equipment all on County-owned property and/or for the beneficial use of the County (collectively, the “2026A Project”), and the San Diego County Capital Asset Leasing Corporation (the “Corporation”) desires to assist the County to finance the costs of the 2026A Project; and

WHEREAS, in order to provide the funds necessary to finance the costs of the 2026A Project, the County and the Corporation will enter into a master site lease (the “Site Lease”), whereby the County will lease to the Corporation certain real property owned by the County, including the improvements thereto, consisting of certain facilities located at 5500 and 5510 Overland Avenue comprising a portion of the County Operations Center property (collectively, the “Leased Property”), and the Corporation and the County will enter into a master facility lease (the “Facility Lease”), whereby the County will sublease the Leased Property back from the Corporation; and

WHEREAS, pursuant to a memorandum of assignment (the “Memorandum of Assignment”), the Corporation will transfer and assign, without recourse, certain of its rights, title and interests in and to the Site Lease and the Facility Lease, including its right to receive Base Rental Payments due under the Facility Lease (as defined therein), to Zions Bancorporation, National Association, a national banking association duly organized and existing under and by virtue of the laws of the United States of America, as trustee (the “Trustee”); and

WHEREAS, pursuant to a master trust agreement (the “Trust Agreement”) by and among the Trustee, the County and the Corporation, the Trustee will execute and deliver the County of San Diego Certificates of Participation, 2026 Series A (Multiple Capital Projects), or similar or additional designation as may be specified, in one or more series from time to time pursuant to a plan of financing and on a federally tax-exempt or taxable basis, evidencing principal in an aggregate principal amount not to exceed \$100,000,000 (the “Series 2026A Certificates”), representing interests in, among other things, the Base Rental Payments due under the Facility Lease, the proceeds of which will be used to (a) finance the costs of the 2026A Project, and (b) pay the costs associated with delivering the Series 2026A Certificates; and

WHEREAS, the master agreements described above facilitate the interest of the County to provide for certain efficiencies in its plans to finance and refinance additional capital facilities and equipment utilizing additional certificates of participation (the “Additional Certificates”) as may be delivered from time to time payable from the Base Rental Payments to be made under the Facility Lease on a parity with the Series 2026A Certificates; and

WHEREAS, such Additional Certificates may be executed and delivered by amendment or supplement to the Trust Agreement, the Site Lease and the Facility Lease including as necessary to increase the Base Rental Payments payable by the County under the Facility Lease, subject to the limitations set forth therein and the approval of the Board of Supervisors of San Diego County (the “Board”) at such time; and

WHEREAS, the County intends that the Chief Financial Officer of the County determine whether the Series 2026A Certificates shall be offered for public sale by competitive bid on one or more dates, or a negotiated sale by agreement with a broker-dealer or dealers underwriting the sale of the Series 2026A Certificates; and

WHEREAS, a form of Notice of Intention to Sell to be published in connection with the public offering and sale of the Series 2026A Certificates has been prepared (such Notice of Intention to Sell, in the form presented to this meeting, with such changes, insertions and omissions as are made pursuant to this Resolution, being referred to herein as the “Notice of Intention to Sell”); and

WHEREAS, a form of Notice Inviting Bids to be distributed in connection with a public offering and sale of the Series 2026A Certificates has been prepared (such Notice Inviting Bids, in the form presented to this meeting, with such changes, insertions and omissions as are made pursuant to this Resolution, being referred to herein as the “Notice Inviting Bids”); and

WHEREAS, in the alternative, a form of a Purchase Contract to be utilized in connection with a public offering and negotiated sale of the Series 2026A Certificates has been prepared (such Purchase Contract, in the form presented to this meeting, with such changes, insertions and omissions as are made pursuant to this Resolution, being referred to herein as the “Purchase Contract”) to be executed and delivered by the County concurrently with a Letter of Representations, substantially in the form attached to the Purchase Contract, to be delivered by the Corporation; and

WHEREAS, Rule 15c2-12 promulgated under the Securities Exchange Act of 1934, as amended (the “Rule”) requires that, in order to be able to purchase or sell the Series 2026A Certificates, the underwriters thereof must have reasonably determined that the issuer thereof has undertaken for the benefit of the holders of the Series 2026A Certificates to provide disclosure of certain annual financial information and events on an ongoing basis; and

WHEREAS, in order to cause such Rule to be satisfied, the County will enter into a Continuing Disclosure Agreement (a form of which is presented to this meeting to be utilized with such changes, insertions and omissions as are made pursuant to this Resolution, being referred to herein as the “Continuing Disclosure Agreement”), whereby the County will agree to provide certain continuing disclosure reports; and

WHEREAS, a form of the Preliminary Official Statement to be distributed in connection with the public offering of the Series 2026A Certificates has been prepared (such form presented to this meeting to be utilized with such changes, insertions and omissions as are made pursuant to this Resolution, being referred to herein as the “Preliminary Official Statement”) including, as appendices thereto a form of

Appendix A summarizing certain economic, demographic and financial information with respect to the County; and

WHEREAS, California Government Code Section 5852.1 requires that the Board obtain from an underwriter, financial advisor or private lender and disclose, prior to authorization of the issuance of bonds with a term of greater than 13 months, good faith estimates of the following information in a meeting open to the public: (a) the true interest cost of the bonds, (b) the sum of all fees and charges paid to third parties with respect to the bonds, (c) the amount of proceeds of the bonds expected to be received net of the fees and charges paid to third parties and any reserves or capitalized interest paid or funded with proceeds of the bonds, and (d) the sum total of all debt service payments on the bonds calculated to the final maturity of the bonds plus the fees and charges paid to third parties not paid with the proceeds of the bonds; and

WHEREAS, in compliance with California Government Code Section 5852.1, the Board has obtained from Public Resources Advisory Group, as the County's municipal advisor (the "Municipal Advisor"), the required good faith estimates, and such estimates are disclosed and set forth on Exhibit A attached hereto; and

WHEREAS, County Board Policy B-65, as revised and confirmed from time to time, constitutes the County's Financial Management and Long-Term Obligations Policy and debt policy (the "Debt Management Policy") in compliance with California Government Code Section 8855(i), and its obligations under the Facility Lease and the proposed execution and delivery of the Series 2026A Certificates as contemplated by this Resolution is in compliance with the Debt Management Policy; and

WHEREAS, there have been presented to this meeting proposed forms of the following documents:

1. the Trust Agreement;
2. the Site Lease;
3. the Facility Lease;
4. the Memorandum of Assignment;
5. the Notice Inviting Bids;
6. the Purchase Contract;
7. the Notice of Intention to Sell;
8. the Preliminary Official Statement; and
9. the Continuing Disclosure Agreement;

NOW, THEREFORE, IT IS RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of San Diego County as follows:

Section 1. Approval of Financing; Execution of Series 2026A Certificates. The Board hereby authorizes and approves the execution and delivery of the Series 2026A Certificates to finance the costs of the 2026A Project, and hereby authorizes and directs the Chief Financial Officer and the other officers of the County to cause the Series 2026A Certificates to be executed and delivered in accordance

with the Trust Agreement. The Series 2026A Certificates shall be in substantially the form set forth in an exhibit to the Trust Agreement, with such changes therein, deletions therefrom and additions thereto as any of the County's Chief Administrative Officer, Chief Financial Officer, Auditor and Controller, Treasurer-Tax Collector, Chief Deputy Treasurer, Chief Investment Officer, Financial Policy and Planning Director, Debt Finance Manager, Debt and Capital Finance Officer or its designee (each, an "Authorized Officer") shall approve, such approval to be conclusively evidenced by the execution and delivery of the Trust Agreement; provided, however, that (i) the aggregate principal amount evidenced by the Series 2026A Certificates shall not exceed \$100,000,000; (ii) the true interest cost on the Series 2026A Certificates shall not exceed 5.00%; and (iii) the Series 2026A Certificates shall mature not later than October 1, 2046. Notwithstanding the provisions of the draft of the Trust Agreement presented to this meeting and the form of Series 2026A Certificate included therein, an Authorized Officer is hereby authorized to determine the provisions for prepayment of the Series 2026A Certificates, if any, and the other terms and provisions thereof. Each such determination by an Authorized Officer shall be conclusively evidenced by the execution and delivery of the Trust Agreement. The Series 2026A Certificates shall not constitute an obligation of the County for which the County is obligated or permitted to levy or pledge any form of taxation or for which the County has levied or pledged or will levy or pledge any form of taxation.

Section 2. Approval of Trust Agreement. The form of Trust Agreement, in substantially the form submitted to this meeting and made a part hereof as though set forth herein, with such changes, insertions and omissions therein as may be approved by an Authorized Officer, is hereby approved, and each Authorized Officer is hereby authorized, and any one of the Authorized Officers is hereby authorized and directed, for and in the name of and on behalf of the County, to execute, acknowledge and deliver the Trust Agreement in substantially said form with such changes therein as the Authorized Officer executing the same may approve, subject to the limitations set forth in Section 1 above, such approval to be conclusively evidenced by the execution and delivery thereof.

Section 3. Approval of Site Lease. The form of Site Lease, in substantially the form submitted to this meeting and made a part hereof as though set forth herein, with such changes, insertions and omissions therein as may be approved by an Authorized Officer, is hereby approved, and each Authorized Officer is hereby authorized, and any one of the Authorized Officers is hereby authorized and directed, for and in the name of and on behalf of the County, to execute, acknowledge and deliver the Site Lease in substantially said form with such changes therein as the Authorized Officer executing the same may approve, such approval to be conclusively evidenced by the execution and delivery thereof.

Section 4. Approval of Facility Lease. The form of the Facility Lease, in substantially the form submitted to this meeting and made a part hereof as though set forth herein, with such changes, insertions and omissions therein as may be approved by an Authorized Officer, is hereby approved, and each Authorized Officer is hereby authorized, and any one of the Authorized Officers is hereby authorized and directed, for and in the name of and on behalf of the County, to execute, acknowledge and deliver the Facility Lease in substantially said form with such changes therein as the Authorized Officer executing the same may approve, such approval to be conclusively evidenced by the execution and delivery thereof; provided, however, that such changes shall not result in an aggregate principal amount evidenced by the Series 2026A Certificates payable from the Base Rental Payments in excess of \$100,000,000 and shall not result in the term of the Facility Lease terminating later than October 1, 2046 (provided that such term may be extended as provided therein).

Section 5. Approval of Memorandum of Assignment. The form of the Memorandum of Assignment, in substantially the form submitted to this meeting and made a part hereof as though set forth herein, with such changes, insertions and omissions therein as may be approved by an Authorized Officer, is hereby approved, and each Authorized Officer is hereby authorized, and any one of the Authorized Officers is hereby authorized and directed, for and in the name of and on behalf of the County, to execute

and deliver the Memorandum of Assignment in substantially said form with such changes therein as the Authorized Officer executing the same may approve, such approval to be conclusively evidenced by the execution and delivery thereof.

Section 6. Approval of Method of Sale and Related Documents. The Chief Financial Officer of the County shall determine whether the Series 2026A Certificates shall be offered for public sale in accordance with the Notice Inviting Bids, in substantially the form submitted to this meeting and made a part hereof as though set forth herein, or sold by negotiated sale, to one or more underwriters selected by the County, in accordance with the Purchase Contract, and such determination of the Chief Financial Officer of the County as being in the best interests of the County is hereby approved.

In connection with a public sale of the Series 2026A Certificates, the use of the Notice Inviting Bids, which may be released on one date (or two dates if second bids are required) in connection with the offering and sale of the Series 2026A Certificates is hereby authorized and approved in substantially said form with such changes therein as the Authorized Officer executing the same may approve, such approval to be conclusively evidenced by the execution and delivery thereof. The Authorized Officers are, and each of them acting alone is, authorized and directed for and in the name of, and on behalf of the County to accept the bids for the Series 2026A Certificates as determined to offer the lowest true interest cost bid received by S&P's BiDCOMP™/PARITY® electronic bidding system, the approved electronic bidding service, or to reject bids for the Series 2026A Certificates, in accordance with the terms of the Notice Inviting Bids, and proceed to accept bids at a second time and place to be set forth in the Notice Inviting Bids; provided in each case, that (i) the aggregate principal amount evidenced by the Series 2026A Certificates shall not exceed \$100,000,000 and (ii) the true interest cost on the Series 2026A Certificates shall not exceed 5.00%.

In connection with a negotiated sale of the Series 2026A Certificates, the Authorized Officers are, and each of them acting alone is, authorized and directed for and in the name of, and on behalf of the County to enter into the Purchase Contract in substantially said form with such changes therein as the Authorized Officer executing the same may approve, such approval to be conclusively evidenced by the execution and delivery thereof; provided, that (i) the aggregate principal amount evidenced by the Series 2026A Certificates shall not exceed \$100,000,000; (ii) the true interest cost on the Series 2026A Certificates shall not exceed 5.00%; and (iii) the underwriting discount payable by the County pursuant to the Purchase Contract shall not exceed 1.0% of the principal amount evidenced by the Series 2026A Certificates.

Section 7. Approval of Notice of Intention to Sell. The form of Notice of Intention to Sell, in substantially the form submitted to this meeting and made a part hereof as though set forth in full herein, with such changes, insertions and omissions therein as may be approved by an Authorized Officer, is hereby approved and, in the event that a public sale of the Series 2026A Certificates is scheduled, the use of the Notice of Intention to Sell, to be published in connection with the offering and sale of the Series 2026A Certificates is hereby authorized and approved. The Authorized Officers are, and each of them acting alone is, hereby authorized and directed, for and in the name and on behalf of the County, to cause the Notice of Intention to Sell to be published once in The Bond Buyer (and/or in such other financial publication generally circulated throughout the State of California or reasonably expected to be disseminated among prospective bidders for the Series 2026A Certificates as an Authorized Officer shall approve as being in the best interests of the County) at least five days prior to the date set for the opening of bids in the Notice Inviting Bids, with such changes, insertions and omissions therein as an Authorized Officer may require or approve, such requirement or approval to be conclusively evidenced by such publishing of the Notice of Intention to Sell.

Section 8. Approval of Official Statement. The Preliminary Official Statement, in substantially the form submitted to this meeting and made a part hereof as though set forth herein, is hereby

approved and the same may be used and is hereby authorized to be used and distributed in the market incident to the marketing of the Series 2026A Certificates, together with any amendment or supplement thereto as may be deemed necessary by an Authorized Officer. Each Authorized Officer is hereby authorized (a) to make such changes in such form of the Preliminary Official Statement as such officer, in consultation with County Counsel and the representative of the underwriters, if any, shall determine to be appropriate, and (b) on behalf of the County, to deem such Preliminary Official Statement "final" pursuant to the Rule. The Authorized Officers are, and each of them acting alone is, authorized to prepare and distribute a final Official Statement and any supplement thereto, with such additional information as may be permitted to be excluded from such Preliminary Official Statement pursuant to the Rule in connection with the delivery of the Series 2026A Certificates, which final Official Statement shall be executed and delivered in the name and on behalf of the County by an Authorized Officer, and such Authorized Officer is authorized and directed to prepare, execute and deliver in the name and on behalf of the County any amendment or supplement thereto.

Section 9. Approval of Continuing Disclosure Agreement. The form of Continuing Disclosure Agreement, in substantially the form submitted to this meeting and made a part hereof as though set forth herein, with such changes, insertions and omissions therein as may be approved by an Authorized Officer, is hereby approved and each Authorized Officer is hereby authorized, and any one of the Authorized Officers is hereby authorized and directed, for and in the name of and on behalf of the County, to execute, acknowledge and deliver the Continuing Disclosure Agreement in substantially said form with such changes therein as the Authorized Officer executing the same may approve, such approval to be conclusively evidenced by the execution and delivery thereof.

Section 10. Debt Management Policy. The County hereby confirms that its Debt Management Policy complies with Government Code Section 8855(i), and that the County's financing described in this Resolution and its obligations under the Facility Lease as contemplated by this Resolution is in compliance with the Debt Management Policy, and instructs Orrick, Herrington & Sutcliffe LLP, as Special Counsel, on behalf of the County, with respect to the Series 2026A Certificates described in this Resolution, (a) to cause notices of the proposed sale and final sale of the Series 2026A Certificates to be filed in a timely manner with the California Debt and Investment Advisory Commission pursuant to Government Code Section 8855, and (b) to check, on behalf of the County, the "Yes" box relating to such certifications in the notice of proposed sale filed pursuant to Government Code Section 8855.

Section 11. Changes to Property. If upon the review of title reports and other matters relating to the real property and improvements thereto located at 5500 and 5510 Overland Avenue comprising a portion of the County Operations Center property is shown to have an encumbrance or attribute that would affect the marketing of the Series 2026A Certificates or it is otherwise determined that the use of one or more of such sites as a leased asset is not in the best interest of the County as determined by an Authorized Officer, the Authorized Officers are, and each of them acting alone is, each hereby authorized, in consultation with County Counsel and the Chief Financial Officer, to select one or more alternative County-owned sites and related facilities from County real property assets to constitute all or a portion of the Leased Property to be leased under the Site Lease and the Facility Lease and, further, to execute such documents and certificates to provide for the addition or release of properties pursuant to the terms of any facility lease for the substitution or removal of leased property as determined by an Authorized Officer if determined to be in the best interest of the County.

Section 12. Other Acts. The officers and staff of the County are hereby authorized and directed, jointly and severally, to do any and all things, and the Authorized Officers are, and each of them acting alone is, hereby authorized and directed, jointly and severally, to execute and deliver any and all documents, which in consultation with County Counsel or with Orrick, Herrington & Sutcliffe LLC, the County's special counsel, they may deem necessary or advisable, in order to consummate the transactions

herein authorized and otherwise to carry out, give effect to and comply with the terms and intent of this Resolution.

Section 13. Ratification of Actions. All actions heretofore taken by any officer of the County with respect to the execution, delivery or sale of the Series 2026A Certificates, or in connection with or related to any of the agreements or documents referenced herein, are hereby approved, confirmed and ratified in all respects.

Section 14. Electronic Signatures. The Board hereby approves the execution and delivery of any and all agreements, documents, certificates and instruments referred to herein with electronic signatures as may be permitted under the California Uniform Electronic Transactions Act and digital signatures as may be permitted under Section 16.5 of the Government Code using DocuSign.

Section 15. Effective Date. This Resolution shall take effect immediately upon its adoption.

APPROVED AS TO FORM AND LEGALITY
DAMON M. BROWN, County Counsel
By: Walter J. de Lorrell III, Chief Deputy County
Counsel

EXHIBIT A

GOOD FAITH ESTIMATES

The following information was obtained from the County's Municipal Advisor, and is provided in compliance with California Government Code Section 5852.1 with respect to the County of San Diego Certificates of Participation, 2026 Series A (Multiple Capital Projects) (the "Series 2026A Certificates"):

1. *True Interest Cost of the Series 2026A Certificates.* Assuming the aggregate principal amount evidenced by the Series 2026A Certificates estimated to be executed and delivered (\$87,970,000) is sold, and based on market interest rates prevailing at the time of preparation of this information, a good faith estimate of the true interest cost of the Series 2026A Certificates, which means the rate necessary to discount the amounts payable on the respective principal and interest payment dates to the purchase price received for the Series 2026A Certificates, is 3.77%.

2. *Finance Charge of the Series 2026A Certificates.* Assuming the aggregate principal amount evidenced by the Series 2026A Certificates estimated to be executed and delivered (\$87,970,000) is sold, and based on market interest rates prevailing at the time of preparation of this information, a good faith estimate of the finance charge of the Series 2026A Certificates, which means the sum of all fees and charges paid to third parties (or costs associated with the Series 2026A Certificates), is \$839,351.

3. *Amount of Proceeds to be Received.* Assuming the aggregate principal amount evidenced by the Series 2026A Certificates estimated to be executed and delivered (\$87,970,000) is sold, and based on market interest rates prevailing at the time of preparation of this information, a good faith estimate of the amount of proceeds expected to be received by the County for sale of the Series 2026A Certificates less the finance charge of the Series 2026A Certificates described in paragraph 2 above and any reserves or capitalized interest paid or funded with proceeds of the Series 2026A Certificates, is \$96,900,000.

4. *Total Payment Amount.* Assuming the aggregate principal amount evidenced by the Series 2026A Certificates estimated to be executed and delivered (\$87,970,000) is sold, and based on market interest rates prevailing at the time of preparation of this information, a good faith estimate of the total payment amount, which means the sum total of all payments the County will make to pay base rental payments with respect to the Series 2026A Certificates plus the finance charge of the Series 2026A Certificates described in paragraph 2 above not paid with the proceeds of the Series 2026A Certificates, calculated to the final maturity of the Series 2026A Certificates, is \$142,076,500.

Attention is directed to the fact that the foregoing information constitutes good faith estimates only. The actual interest cost, finance charges, amount of proceeds and total payment amount may vary from those presently estimated due to variations from these estimates in the timing of the sale of the Series 2026A Certificates, the actual principal amount evidenced by Series 2026A Certificates sold, the amortization of the Series 2026A Certificates sold and market interest rates at the time of sale. The actual interest rates at which the Series 2026A Certificates will be sold will depend on the bond market at the time of sale. Market interest rates are affected by economic and other factors beyond the County's control.

ON MOTION of Supervisor Lawson-Remer, seconded by Supervisor Montgomery Steppe, the above Resolution was passed and adopted by the Board of Supervisors, County of San Diego, State of California, on this 28th day of January 2026, by the following vote:

AYES: Aguirre, Lawson-Remer, Montgomery Steppe, Desmond
ABSENT: Anderson

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STATE OF CALIFORNIA
County of San Diego) §

I hereby certify that the foregoing is a full, true and correct copy of the Original Resolution entered in the Minutes of the Board of Supervisors.

ANDREW POTTER
Clerk of the Board of Supervisors

By: 
Janely Valdivia, Deputy



Resolution No. 26-010
Meeting Date: 01/28/2026 (20)