

**RESOLUTION NO. 2025-\_\_ (NBRID)**

**RESOLUTION OF THE GOVERNING BOARD OF THE NAPA BERRYESSA RESORT  
IMPROVEMENT DISTRICT, REQUESTING A LOAN FROM NAPA COUNTY AND  
APPROVING ISSUANCE OF A PROMISSORY NOTE TO BORROW \$1,214,634 FROM  
NAPA COUNTY TO RETIRE AND CONSOLIDATE TWO PRIOR LOANS INTO A NEW  
LOAN, AND AUTHORIZING THE CHAIR AND SECRETARY OF THE GOVERNING  
BOARD TO SIGN THE PROMISSORY NOTE**

**WHEREAS**, pursuant to California Government Code Section 25214.4, resort improvement districts located within county boundaries are authorized to borrow money from the county, the proceeds of which may be used and expended in order for the districts to perform their functions and meet their obligations; and

**WHEREAS**, the Napa Berryessa Resort Improvement District (“District”) is a special district of the State of California organized under the Resort Improvement District Law (Public Resources Code Section 13000 *et seq.*) for the provision of water and sewer service in an unincorporated portion of the County of Napa (“County”) known as the Berryessa Highlands and Oakridge Estates; and

**WHEREAS**, the Hennessey Fire, a part of the August 2020 LNU Lightning Complex Wildfires, burned through the Berryessa Highlands community destroying over 100 homes; and

**WHEREAS**, the loss of over 100 customer accounts, and increased delinquencies of existing accounts, has led to an annual revenue deficit exceeding \$400,000 annually; and

**WHEREAS**, this loss of revenue in conjunction with increased expenditures caused by unexpected equipment malfunctions and failures, water and sewer treatment plant process challenges, and additional overtime from the operations contractor to address these issues, is accelerating depletion of the District’s available cash reserves, leading to substantial projected budgetary deficits; and

**WHEREAS**, District staff retained a consultant to conduct a household income survey to determine if the District is eligible for State and/or Federal funding for capital improvements to supplement local revenue; and

**WHEREAS**, the median household income for the community served by the District was determined to be \$62,000, qualifying the District as a disadvantaged community and eligible to apply for Drinking Water and Clean Water State Revolving Fund Programs; and

**WHEREAS**, the District currently has five active loans from the County totaling \$5,000,000 consisting of Loan No. 1 for \$869,000, Loan No. 5 for \$345,634, Loan No. 6 for \$1,000,000, Loan No. 7 for \$1,625,000, and Loan No. 8 for \$1,160,366; and

**WHEREAS**, the District is unable to satisfy full repayment of Loan No. 1 and Loan No. 5, both due on June 30, 2025, in the combined amount of \$1,214,634; and

**WHEREAS**, District staff is investigating other available opportunities to increase revenue into the District to offset the increased expenditures and requires the assistance from a financial consultant to update a previously completed rate study to determine a revenue strategy that will balance the operations budget; and

**WHEREAS**, the effort to update the financial plan, investigate or pursue other revenue building opportunities, and apply for State Revolving Fund opportunities will take between six months and year or more for the funding applications to complete and does not guarantee additional revenue to cover operations expenditures or capital funding; and

**WHEREAS**, the District needs to retire and consolidate Loans No. 1 and Loan No. 5 into a new loan with a new three-year term, or it could be unable to pay vendors for services and supplies, potentially leading to under-staffed facilities and equipment falling into disrepair due to a lack of preventative maintenance; and

**WHEREAS**, the best interests of the District will be served by requesting the County to issue a new Loan No. 9 in the amount of \$1,214,634 for a three-year term which will enable the District to satisfy the payment owed for Loan No. 1 and Loan No. 5 that are due on June 30, 2025;

**NOW, THEREFORE, BE IT RESOLVED** by the Governing Board of the Napa Berryessa Resort Improvement District as follow:

1. The recitals set forth above are true and correct.
2. The Governing Board hereby requests a loan from the County in the amount not to exceed \$1,214,634 to be known as Loan No. 9, to be used to retire Loan No. 1 and Loan No. 5.
3. The Governing Board hereby authorizes issuance of a promissory note ("Note") payable to the County in an amount not to exceed \$1,214,634. The term of the Note shall be from the date of execution until June 30, 2028. Interest on the Note shall be payable at the same rate of interest that the County applies to funds of the District on deposit with the County.
4. Interest shall accrue and be payable by the end of each fiscal year until the principal is paid in full. The principal amount of the Note shall be due and payable by the end of the fiscal year 2027-2028, together with any accumulated and unpaid interest.
5. The principal amount of the Note, together with the interest thereon, shall be payable from taxes, revenue and other moneys which are received by the District for the general fund of the District. As security for the payment of the principal of and interest on the Note, the District pledges the first "unrestricted moneys," as hereinafter defined, (such pledged amounts being hereinafter called the "Pledged Revenues"). The principal of the Note and the interest thereon shall constitute a first lien and charge thereon and shall be paid from the Pledged Revenues. To the extent not so paid from the Pledged Revenues, the Note shall be paid from any other moneys of the District lawfully available therefor. The term "unrestricted moneys" shall mean taxes, income, revenue and other moneys intended as receipts for the general fund of the

District and which are generally available for the payment of current expenses and other obligations of the District.

6. The Chair is hereby authorized and directed to sign the Note, and the District Secretary is hereby authorized and directed to countersign the Note.

7. The District Secretary is directed to file a copy of this Resolution with the Napa County Auditor-Controller.

**THE FOREGOING RESOLUTION WAS DULY AND REGULARLY ADOPTED**  
by the Governing Board of the Napa Berryessa Resort Improvement District at a regular meeting of the Board held on the 20th day of May 2025, by the following vote:

AYES:	MEMBERS	_____
		_____
NOES:	MEMBERS	_____
		_____
ABSTAIN:	MEMBERS	_____
		_____
ABSENT:	MEMBERS	_____
		_____

NAPA BERRYESSA RESORT IMPROVEMENT  
DISTRICT, a special district of the State of  
California

By: \_\_\_\_\_  
ANNE COTTRELL,  
Chair of the Governing Board

APPROVED AS TO FORM Office of County Counsel / District Legal Counsel  By: <u>Thomas C. Zeleny</u> Chief Deputy County Counsel  Date: <u>May 9, 2025</u> PL Doc. No. 131445	APPROVED BY BOARD OF SUPERVISORS, AS THE GOVERNING BOARD OF THE NAPA BERRYESSA RESORT IMPROVEMENT DISTRICT  Date: _____ Processed By: _____  Deputy Clerk of the Board	ATTEST: NEHA HOSKINS Clerk of the Board of Supervisors / Secretary of the District  By: _____
---	--	---