

CALIFORNIA HEALTH FACILITIES FINANCING AUTHORITY (Authority)

Specialty Dental Clinic Grant Program

First Amendment and Restatement to Resolution No. SDC 2025-11

(First Funding Round)

**Russell Seheult, D.D.S., A Professional Corporation
dba Redlands Dental Surgery Center**

June 25, 2026

PURPOSE OF THE REQUEST:

Russell Seheult, D.D.S., A Professional Corporation dba Redlands Dental Surgery Center (Grantee) is requesting the Authority approve a first amendment and restatement to Resolution Number SDC 2025-11 to amend the milestone conditions and extend the grant period and resolution expiration dates for its Specialty Dental Clinic Grant Program (SDC) project.

ISSUE:

The Grantee will not be able to meet the milestone condition deadlines of being open and operational by August 31, 2026 and of submitting all disbursement documentation by January 31, 2027 due to delays in completing the architectural plans and obtaining building permits for the SDC project.

The development of architectural plans required more time than originally anticipated due to necessary revisions after shifting the design from ground-up construction to the renovation of an existing building. Architectural plans were approved in March 2026, and building permit applications were submitted in April 2026. In May 2026, the Grantee was notified by the Redlands's Planning and Revisions Board that it could take up to six months for the building permits to be approved. Given this delay, the Grantee now anticipates the project to be open and operational by December 2027.

The Grantee requests to amend the milestone conditions deadlines of being open and operational from August 31, 2026 to December 31, 2027 and of submitting all disbursement documentation from January 31, 2027 to March 31, 2027 as well as an extension of the grant period and resolution expiration dates from July 31, 2027 to June 30, 2028. These extensions will give the Grantee the time needed to obtain building permits, complete renovations and become open and operational.

BACKGROUND:

On February 27, 2025, the Authority approved Resolution Number SDC 2025-11, awarding a final allocation in the amount of \$2,910,000.00 in grant funds to add at least eight new operatories for a specialty dental clinic in the Southern Region. Special health care needs patients will constitute 50 percent or more of the total number of patient visits of those receiving dental services. Resolution Number SDC 2025-11 was approved with a grant period expiration date of July 31, 2027, and the following milestone conditions: (1) the Grantee shall provide evidence acceptable to the Authority demonstrating that the project shall be operational on or before August 31, 2026, and funding shall not be disbursed if the grantee is unable to provide

evidence acceptable to Authority staff and (2) the Grantee shall submit all capital cost disbursement requests, including required supporting documentation, to the Authority no later than January 31, 2027.

As of June 25, 2026, Grantee has been disbursed \$84,800.00 in grant funds for architecture and pre-construction costs, and there is \$2,825,200.00 remaining to be disbursed.

RECOMMENDATION:

Staff recommends the Authority approve a first amendment and restatement to Resolution Number SDC 2025-11 to amend the milestone conditions and extend the grant period and resolution expiration dates to June 30, 2028, subject to the following amended milestone conditions:

- 1) The Grantee shall provide evidence acceptable to Authority staff demonstrating that the Project shall be operational on or before December 31, 2027, and funding shall not be disbursed if the Grantee is unable to provide evidence acceptable to Authority staff.
- 2) The County shall submit all capital cost disbursement requests, including required supporting documentation, to the Authority no later than March 31, 2028.

All other conditions in the Resolution shall remain the same and in full effect.

FIRST AMENDED AND RESTATED RESOLUTION NO. SDC 2025-11

**A RESOLUTION OF
THE CALIFORNIA HEALTH FACILITIES FINANCING AUTHORITY
APPROVING EXECUTION AND DELIVERY OF GRANT FUNDING UNDER
THE SPECIALTY DENTAL CLINIC GRANT PROGRAM
TO RUSSELL SEHEULT, D.D.S., A PROFESSIONAL CORPORATION
DBA REDLANDS DENTAL SURGERY CENTER**

WHEREAS, The California Health Facilities Financing Authority (the “Authority”), a public instrumentality of the State of California, is authorized by the provisions of the Specialty Dental Clinic Grant Program (“Program”) (Section 2.00, Chapter 43, Statutes of 2022 (SB 154); Section 47, Chapter 45 Budget Act of 2022 (AB 178); and Section 2.00, Chapter 12, Statutes of 2023 (SB 101)) and implementing guidelines (“Guidelines”) to award grants to support the construction, expansion, modification, or adaptation of specialty dental clinics in California to increase access to oral health care for the special health care needs populations; and

~~WHEREAS, Russell Seheult, D.D.S., A Professional Corporation dba Redlands Dental Surgery Center (“Grantee”) qualifies as an eligible applicant under the Program Guidelines.~~

WHEREAS, on February 27, 2025, the Authority ~~staff reviewed the application submitted by the Grantee against the eligibility requirements pursuant to the Program in accordance with all relevant authority and recommends the approval of a grant in an amount not to exceed \$2,910,000.00 for the eligible project (the “Project”), as described in the Grantee’s application~~ adopted Resolution No. SDC 2025-11, approving a grant for Russell Seheult, D.D.S., A Professional Corporation dba Redlands Dental Surgery Center (“Grantee”) in an amount not to exceed \$2,910,000.00 for the eligible project (the “Project”), which consists of specialty dental clinic capital costs, as described in the Grantee’s application and as particularly described in Exhibit A to this Resolution (Exhibit A is hereby incorporated by reference); and

WHEREAS, the Grantee requests an amendment of the milestone conditions and an extension of the grant period and resolution expiration dates to complete the Project;

NOW, THEREFORE, BE IT RESOLVED by the California Health Facilities Financing Authority as follows:

Section 1. The Authority hereby approves a grant in the amount of \$2,910,000.00 to the Grantee to complete the Project within a grant period that ends on ~~July 31, 2027~~ June 30, 2028. Within this grant period, Grantee shall provide evidence acceptable to Authority staff demonstrating that the Project shall be operational on or before ~~August 31, 2026~~ December 31, 2027, and funding shall not be disbursed if the Grantee is unable to provide evidence acceptable to Authority staff. Grantee must submit all disbursement requests, including required supporting documentation, to the Authority no later than ~~January 31, 2027~~ March 31, 2028.

Section 2. For and on behalf of the Authority, the Executive Director and the Deputy Executive Director, in the absence of the Executive Director, are hereby authorized and directed to do all of the following:

(a) Approve any non-material changes in the Project described in the application submitted to the Authority. Nothing in this Resolution shall be construed to require the Authority to provide additional funding, even if more grants are approved, exceeding available funding. Any notice to the Grantee shall indicate that the Authority shall not be liable to the Grantee in any manner whatsoever should that funding not be available for any reason whatsoever.

(b) Allocate funding not to exceed those amounts approved by the Authority for the Grantee.

(c) Execute and deliver to the Grantee any and all documents necessary to complete the transfer of moneys that are consistent with the Program.

(d) Do any and all things and to execute and deliver any and all documents that the Executive Director, or the Deputy Executive Director, in the absence of the Executive Director, deems necessary or advisable to effectuate the purposes of this Resolution and the transactions contemplated hereby.

Section 3. All funding from this grant shall be used in support of the Grantee's Project, as described in the Program application and Exhibit A to this Resolution.

Section 4. This resolution shall repeal on ~~July 31, 2027~~ June 30, 2028, unless extended by action of the Authority prior to that date.

Date Approved: _____

EXHIBIT A

PROJECT DESCRIPTION

The proceeds of the grant will be used by Russell Seheult, D.D.S., A Professional Corporation DBA Redlands Dental Surgery Center (“Grantee”) as follows:

The Grantee must develop, in the Southern Region, at least eight (8) new dental operatories to provide dental services to the Special Health Care Needs Populations as defined in Program Guidelines Section 1(z). Upon completion of the Project, Special Health Care Needs patients must constitute at least 50 percent of the Facility’s Caseload, with the requirement applicable only to Facilities financed with Grant funds (All terms that are capitalized are defined in Section 1 of the Program Guidelines). The Grantee may use grant funds to finance eligible costs in support of the Grantee’s Project as stated in Section 3 of the Program Guidelines.

Summary of Amount:

Project	Approved Grant Amount
Russell Seheult D.D.S., A Professional Corporation dba Redlands Dental Surgery Center	\$ 2,910,000.00
Total	<u>\$ 2,910,000.00</u>