



# CALIFORNIA MUNICIPAL FINANCE AUTHORITY

## Regular Meeting Agenda

Friday, June 3, 2022 @ 10:00 a.m.

2111 Palomar Airport Road, Suite 320, Carlsbad, CA 92011

**(Posted Only; Dial in below to Participate)**

**Telephonic Meeting Only; Dial in Number: (669) 900-6833; 89854536380#**

### A. PROCEDURAL ITEMS FOR THE CMFA

1. Call to Order and Roll Call.  
\_\_\_\_\_ Mr. Bob Adams                      \_\_\_\_\_ Mr. Andrew Alexander (Alt.)  
\_\_\_\_\_ Ms. Paula Connors                \_\_\_\_\_ Ms. Joya De Foor  
\_\_\_\_\_ Mr. Justin McCarthy              \_\_\_\_\_ Ms. Deborah Moreno
2. Approve Minutes of the meeting(s) of the Board on May 27, 2022.
3. Public Comment.

### B. ACTION ITEMS FOR THE CMFA

4. Consent:
  - a. Adopt findings required by California Government Code Section 54953(e)(3) for continuation of teleconference meetings.
  - b. Declare the CMFA's intention to establish a CMFA Community Facilities District and to levy a special tax to finance certain public facilities therein for the following:
    - i. CMFA Community Facilities District No. 2022-10 (City of Rocklin - Croftwood II & Crowne Point); Tim Lewis Communities. (Resolution 22-135)
    - ii. CMFA Community Facilities District No. 2022-11 (County of Placer - Brady Vineyards); Woodside Group, LLC. (Resolution 22-136)
    - iii. CMFA Community Facilities District No. 2022-15 (City of Lincoln - Fullerton Ranch); Lennar Homes of California, Inc. (Resolution 22-137)
  - c. Declare the CMFA's intention to incur bonded indebtedness for a CMFA Community Facilities District to finance the acquisition and construction of certain public facilities as follows:
    - i. CMFA Community Facilities District No. 2022-10 (City of Rocklin - Croftwood II & Crowne Point); incur up to \$8,000,000 of indebtedness, Tim Lewis Communities. (Resolution 22-138)
    - ii. CMFA Community Facilities District No. 2022-11 (County of Placer - Brady Vineyards); incur up to \$6,300,000 of indebtedness, Woodside Group, LLC. (Resolution 22-139)
    - iii. CMFA Community Facilities District No. 2022-15 (City of Lincoln - Fullerton Ranch); incur up to \$12,300,000 of indebtedness, Lennar Homes of California, Inc. (Resolution 22-140)
  - d. Approve a Resolution Ordering a Change to the Rate and Method of Apportionment for California Municipal Finance Authority Community Facilities District No. 2021-11 (City of Chula Vista - Otay Ranch Village 8 West). (Resolution 22-141)
5. Declare and/or ratify the CMFA's intent to incur tax-exempt and/or taxable obligations to finance the following projects and other related actions:
  - a. Madrone Terrace, L.P., a California limited partnership (Madrone Terrace Apartments), Ashland area of unincorporated Alameda County; issue up to \$60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-142)

- b. Sunnyview Villa Community Partners, LP, (Sunnyview Villa Apartments), City of Palm Springs, County of Riverside; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-143)
6. Authorize the issuance of revenue bonds or other obligations to finance or refinance the following projects, the execution and delivery of related documents, and other related actions:
  - a. The Milpitas Pacific Associates, a California Limited Partnership, (308 Sango Apartments), City of Milpitas, County of Santa Clara; issue up to \$70,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-144)
  - b. Juniper Valley Associates, L.P., a California limited partnership, (Juniper Valley Townhomes), City of Palmdale, County of Los Angeles; issue up to \$26,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-145)
  - c. 750 Oddstad LP, (Pacific Oaks Senior Apartments), City of Pacifica, County of San Mateo; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-146)
  - d. Scripps-Pitzer Property Holdings, LLC, (Scripps and Pitzer College), City of Claremont, County of Los Angeles; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-147)
7. Authorize the formation of Community Facilities District in the City of Suisun City and the authorization to issue special tax bonds or other obligations to finance public infrastructure, and other related actions:
  - a. Hold a Public Hearing regarding the formation, bond issuance and appropriation limits for proposed California Municipal Finance Authority Community Facilities District No. 2022-2 (City of Suisun City – Meridian West).
  - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2022-2 (City of Suisun City – Meridian West). (Resolution 22-148)
  - c. Approve Resolution determining necessity to incur up to \$6,400,000 of bonded indebtedness and other debt in and for California Municipal Finance Authority Community Facilities District No. 2022-2 (City of Suisun City – Meridian West). (Resolution 22-149)
  - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2022-2 (City of Suisun City – Meridian West). (Resolution 22-150)
  - e. Announcement of results of election.
  - f. Approve Resolution declaring results of special election and directing recording of notice of special tax lien in and for the California Municipal Finance Authority Community Facilities District No. 2022-2 (City of Suisun City – Meridian West). (Resolution 22-151)
  - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2022-2 (City of Suisun City – Meridian West). (Ordinance 22-03)
8. Authorize the formation of Community Facilities District in the County of Placer and the authorization to issue special tax bonds or other obligations to finance public infrastructure, and other related actions:
  - a. Hold a Public Hearing regarding the formation, bond issuance and appropriation limits for proposed California Municipal Finance Authority Community Facilities District No. 2022-3 (County of Placer - Whitehawk II).
  - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2022-3 (County of Placer - Whitehawk II). (Resolution 22-152)
  - c. Approve Resolution determining necessity to incur up to \$7,100,000 of bonded indebtedness and other debt in and for California Municipal Finance Authority Community Facilities District No. 2022-3 (County of Placer - Whitehawk II). (Resolution 22-153)
  - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2022-3 (County of Placer - Whitehawk II). (Resolution 22-154)
  - e. Announcement of results of election.
  - f. Approve Resolution declaring results of special election and directing recording of notice of special tax lien in and for the California Municipal Finance Authority Community Facilities District No. 2022-3 (County of Placer - Whitehawk II). (Resolution 22-155)

- g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2022-3 (County of Placer - Whitehawk II). (Ordinance 22-04)
  
- 9. Authorize the formation of Community Facilities District in the City of Roseville and the authorization to issue special tax bonds or other obligations to finance public infrastructure, and other related actions:
  - a. Hold a Public Hearing regarding the formation, bond issuance and appropriation limits for proposed California Municipal Finance Authority Community Facilities District No. 2022-7 (City of Roseville - Sierra View).
  - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2022-7 (City of Roseville - Sierra View). (Resolution 22-156)
  - c. Approve Resolution determining necessity to incur up to \$4,600,000 of bonded indebtedness and other debt in and for California Municipal Finance Authority Community Facilities District No. 2022-7 (City of Roseville - Sierra View). (Resolution 22-157)
  - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2022-7 (City of Roseville - Sierra View). (Resolution 22-158)
  - e. Announcement of results of election.
  - f. Approve Resolution declaring results of special election and directing recording of notice of special tax lien in and for the California Municipal Finance Authority Community Facilities District No. 2022-7 (City of Roseville - Sierra View). (Resolution 22-159)
  - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2022-7 (City of Roseville - Sierra View). (Ordinance 22-05)
  
- 10. Approve audit engagement and audit by Macias Gini & O'Connell (MGO).

**C. INFORMATIONAL ITEMS FOR THE CMFA**

- 11. Administrative Issues.
  - a. Executive Director Report
  - b. Marketing Update
  - c. Membership Update
  - d. Transaction Update
  - e. Legislative Update
  - f. Legal Update
  
- 12. Adjournment.

Address for public inspection of certain meeting materials distributed to the Board of Directors: 2111 Palomar Airport Road, Suite 320, Carlsbad, California 92011.

A request for disability-related modification or accommodation, including auxiliary aids or services, may be made by any person with a disability who requires a modification or accommodation to participate in the public meeting by contacting Kirsten Borgquist, (760) 502-0050, [kborgquist@cmfa-ca.com](mailto:kborgquist@cmfa-ca.com) 2111 Palomar Airport Rd, Suite 320, Carlsbad, CA 92011.

This 3-page agenda was posted at \_\_\_\_\_ on \_\_\_\_\_, 2022 at \_\_\_\_\_.  
Signed \_\_\_\_\_.



**CMFA SPECIAL FINANCE AGENCY  
CMFA SPECIAL FINANCE AGENCY I  
CMFA SPECIAL FINANCE AGENCY VII  
CMFA SPECIAL FINANCE AGENCY VIII  
CMFA SPECIAL FINANCE AGENCY XII**

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The following agenda will be repeated for each of the above-named public agencies:

**A. PROCEDURAL ITEMS FOR EACH AGENCY**

- 1. Call to Order and Roll Call.
 

_____ Mr. Bob Adams	_____ Mr. Andrew Alexander(Alt.)
_____ Ms. Paula Connors	_____ Ms. Joya De Foor
_____ Mr. Justin McCarthy	_____ Ms. Deborah Moreno

2. Approve Minutes of the meeting(s) of the Board.

3. Public Comment.

**B. ACTION ITEMS FOR EACH AGENCY**

- 4. Consent:
  - a. Adopt findings required by California Government Code Section 54953(e)(3) for continuation of teleconference meetings.

5. Approve audit engagement and audit by Macias Gini & O’Connell (MGO).

**C. INFORMATIONAL ITEMS FOR EACH AGENCY**

6. Adjournment.

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Signed \_\_\_\_\_.