



# CALIFORNIA MUNICIPAL FINANCE AUTHORITY

## Regular Meeting Agenda

Friday, June 24, 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; 81739082427#**

### 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.
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. University of San Diego, (University of San Diego (2015), City of San Diego, County of San Diego; approve a resolution authorizing an amended and restated indenture. (Resolution 22-165)
  - c. Golden Valley Health Centers, City of Merced, County of Merced; approve a resolution authorizing the execution of an amended and restated loan agreement. (Resolution 22-166)
  - d. Broadway Plaza Family Apartments, LP, (Hotel Fresno Apartments), City of Fresno, County of Fresno; approve a second supplemental pledge and assignment agreement. (Resolution 22-167)
  - e. Approve California Affordable Housing Development Association, Asian Americans in Public Finance, California City Management Foundation, California Contract Cities Association, California Housing Consortium, California Council for Affordable Housing, California Society of Municipal Finance Officers, Council of Development Finance Agencies, Government Finance Officers Association, Healthcare Financial Management Association, Housing California, Kennedy Commission, National Housing & Rehabilitation Association, Non-Profit Housing Association of Northern California, Southern California Association of Non-Profit Housing and San Diego Housing Federation memberships.
  - f. Waiver of Second Reading and Adoption 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)
  - g. Waiver of Second Reading and Adoption of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2022-3 (County of Placer - Whitehawk II). (Ordinance 22-04)
  - h. Waiver of Second Reading and Adoption of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2022-7 (City of Roseville - Sierra View). (Ordinance 22-05)
  - i. 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. 2022-5 (County of Placer - Cabral Ranch); Cabral Ranch, LLC. (Resolution 22-168)
    - ii. CMFA Community Facilities District No. 2022-6 (County of Sacramento - Wildhawk North); Taylor Morrison of California, LLC. (Resolution 22-169)

- iii. CMFA Community Facilities District No. 2022-18 (City of Elk Grove - Poppy Keys Southwest); KB Home Sacramento, Inc. (Resolution 22-170)
  - iv. CMFA Community Facilities District No. 2022-19 (City of Elk Grove – Souza Dairy); Reynen & Bardis Construction, LLC. (Resolution 22-171)
  - v. CMFA Community Facilities District No. 2022-20 (City of Riverbank - Crossroads West); Randy High Jr./Karna Harrigfeld. (Resolution 22-172)
- j. 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. 2022-5 (County of Placer - Cabral Ranch); incur up to \$1,800,000 of indebtedness, Cabral Ranch, LLC. (Resolution 22-173)
  - ii. CMFA Community Facilities District No. 2022-6 (County of Sacramento - Wildhawk North); incur up to \$79,400,000 of indebtedness, Taylor Morrison of California, LLC. (Resolution 22-174)
  - iii. CMFA Community Facilities District No. 2022-18 (City of Elk Grove - Poppy Keys Southwest); incur up to \$26,000,000 of indebtedness, KB Home Sacramento, Inc. (Resolution 22-175)
  - iv. CMFA Community Facilities District No. 2022-19 (City of Elk Grove – Souza Dairy); incur up to \$32,500,000 of indebtedness, Reynen & Bardis, Construction, LLC. (Resolution 22-176)
  - v. CMFA Community Facilities District No. 2022-20 (City of Riverbank - Crossroads West); incur up to \$60,000,000 of indebtedness, Randy High Jr./Karna Harrigfeld. (Resolution 22-177)
- 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. Villa Verde I, LP, (Villa Verde Apartments), City of Coachella, County of Riverside; issue up to \$60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-178)
  - b. Bennett Valley Housing Partners, L.P., (Bennett Valley Apartments), City of Santa Rosa, County of Sonoma; issue up to \$40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-179)
  - c. Bold Communities or an affiliate thereof, (Alosta Gardens Apartments), City of Azusa, County of Los Angeles; issue up to \$55,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-180)
- 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. Sugar Pine Housing Partners, L.P., (Sugar Pine Village Apartments), City of South Lake Tahoe, County of El Dorado; issue up to \$37,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-181)
  - b. Mammoth Lakes Pacific Associates, a California Limited Partnership, (The Parcel- Phase I), Town of Mammoth Lakes, County of Mono; issue up to \$60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-182)
  - c. National Campus and Community Development Corporation, L.P., (NCCD Keck Claremont College Housing), City of Claremont, County of Los Angeles; issue up to \$60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-183)
  - d. Azusa Pacific University, City of Azusa, County of Los Angeles; issue up to \$90,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-184)
  - e. Scripps-Pitzer Property Holdings, LLC, a California Limited Partnership (Scripps-Pitzer Property), City of Claremont, County of Los Angeles; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-185)
  - f. Northern California Congregational Retirement Homes, Inc., & Carmel Valley Manor Foundation, each a California nonprofit public benefit corporation (Carmel Valley Manor), Unincorporated County of Monterey; issue up to \$37,500,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-186)

7. Authorize the formation of a Community Facilities District in the City of Palmdale 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. 2022-8 (City of Palmdale - Wildflower/Creekside Encore).
  - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2022-8 (City of Palmdale - Wildflower/Creekside Encore). (Resolution 22-187)
  - c. Approve Resolution determining necessity to incur up to \$12,060,000 of bonded indebtedness and other debt in and for California Municipal Finance Authority Community Facilities District No. 2022-8 (City of Palmdale - Wildflower/Creekside Encore). (Resolution 22-188)
  - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2022-8 (City of Palmdale - Wildflower/Creekside Encore). (Resolution 22-189)
  - 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. 2022-8 (City of Palmdale - Wildflower/Creekside Encore). (Resolution 22-190)
  - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2022-8 (City of Palmdale - Wildflower/Creekside Encore). (Ordinance 22-06)
  
8. Authorize the formation of a Community Facilities District in the City of Rocklin 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. 2022-9 (City of Rocklin – Rocklin Meadows).
  - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2022-9 (City of Rocklin – Rocklin Meadows). (Resolution 22-191)
  - c. Approve Resolution determining necessity to incur up to \$1,700,000 of bonded indebtedness and other debt in and for California Municipal Finance Authority Community Facilities District No. 2022-9 (City of Rocklin – Rocklin Meadows). (Resolution 22-192)
  - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2022-9 (City of Rocklin – Rocklin Meadows). (Resolution 22-193)
  - 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. 2022-9 (City of Rocklin – Rocklin Meadows). (Resolution 22-194)
  - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2022-9 (City of Rocklin – Rocklin Meadows). (Ordinance 22-07)
  
9. Authorize the issuance and sale of special tax revenue bonds (BOLD Series 2022) in an amount not to exceed \$50,000,000 for and on behalf of CMFA Community Facilities District No. 2021-11 (City of Chula Vista - Otay Ranch Village 8 West) and approving related agreements and actions. (Resolution 22-195)
  
10. Authorize the update to the CMFA Fee Schedule.
  
11. Review and approve fiscal year 2022-2023 budget.

**C. INFORMATIONAL ITEMS FOR THE CMFA**

12. Administrative Issues.
  - a. Executive Director Report
  - b. Marketing Update
  - c. Membership Update
  - d. Transaction Update
  - e. Legislative Update
  - f. Legal Update
  
13. 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 4-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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**Telephonic Meeting Only: Dial in Number: (669) 900-6833; 81739082427#**

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. Review and approve fiscal year 2022-2023 budget.

**C. INFORMATIONAL ITEMS FOR EACH AGENCY**

- 6. Adjournment.

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



**CALIFORNIA FOUNDATION FOR STRONGER COMMUNITIES  
CALIFORNIA FOUNDATION FOR PUBLIC FACILITIES**

**Regular Meeting Agenda**

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**A. PROCEDURAL ITEMS FOR THE FOUNDATION**

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 THE FOUNDATION**

4. Consent:
  - a. Adopt findings required by California Government Code Section 54953(e)(3) for continuation of teleconference meetings.
5. Review and approve fiscal year 2022-2023 budget.
6. Discuss and Approve Charitable Donation Recipients. (CFSC)

**C. INFORMATIONAL ITEMS FOR THE FOUNDATION**

7. Administrative Issues.
  - a. Executive Director Report
8. Adjournment.

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**CALIFORNIA MUNICIPAL FINANCE AUTHORITY**

**Special Meeting Agenda**

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**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. Public Comment.

**B. ACTION ITEMS FOR THE CMFA**

- 3. 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. Aemetis, Inc. and any related entity or subsidiary, (Aemetis, Inc. Projects), for projects throughout California including but not limited to Stanislaus County, Merced County, and San Joaquin County; issue up to \$1,500,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-196)
- 4. Adjournment.

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