



## CALIFORNIA MUNICIPAL FINANCE AUTHORITY

### Minutes

Friday, September 16, 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; 83212152262#**

#### A. PROCEDURAL ITEMS FOR THE CMFA

1. Call to Order and Roll Call.

|                                  |   |
|----------------------------------|---|
| <u>      </u> Mr. Bob Adams      | <u>      </u> Mr. Andrew Alexander (Alt.) |
| <u>  X  </u> Ms. Paula Connors   | <u>  X  </u> Ms. Joya De Foor             |
| <u>  X  </u> Mr. Justin McCarthy | <u>      </u> Ms. Deborah Moreno          |

*The board members denoted in attendance above represented a quorum. Paula Connors served as chair. The meeting was called to order.*

*Executive Director, Edward Becker attended virtually. Lee McCormick, John Stoecker, Travis Cooper and Anthony Stubbs, of Sierra Management Group, LLC attended virtually as financial advisors to the Authority. Ron Lee of Jones Hall, APLC, attended virtually as counsel to the Authority. Crystal Liu, Leann Balzac, Benjamin Meeker, Ryan McCormick, Michael DiGiammarino and Kirsten Borgquist attended virtually as representatives of Sierra Management Group, LLC.*

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

*Motion by De Foor Seconded by McCarthy. Motion carries unanimously by a roll call vote, without abstentions.*

3. Public Comment.

*None*

#### B. ACTION ITEMS FOR THE CMFA

##### Consent:

- Adopt findings required by California Government Code Section 54953(e)(3) for continuation of teleconference meetings.
- Approve sponsorships for An Evening of Hope Gala (National CORE).
- Approve Insurance Coverage.
- Approve a Resolution authorizing amendments relating to previously issued (Taxable Revenue and Refunding Bonds (HumanGood – California Obligated Group) Series 2020B) and related matters, City of Fresno, City of Santa Barbara and the County of Santa Clara. (Resolution 22-294)
- Approve a Resolution authorizing amendments to previously issued bonds and other matters relating to Santa Rosa Boyd LP, (Boyd Street Apartments), City of Santa Rosa, County of Sonoma. (Resolution 20-295)
- Waiver of Second Reading and Adoption of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2022-13 (Jurupa Area Recreation and Park District – Rock Rose and Bayberry Place). (Ordinance 22-16)
- Waiver of Second Reading and Adoption of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2022-14 (County of Placer - The Park at Granite Bay). (Ordinance 22-17)
- Waiver of Second Reading and Adoption of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2022-17 (Town of Loomis - Harvest at Loomis). (Ordinance 22-18)

12. Declare the CMFA's intention to amend the special tax formula for certain tax areas and increase the indebtedness limit up to \$505,000,000 within CMFA Community Facilities District No. 2021-9 (County of Placer – Bickford Ranch). (Resolution 22-296)
13. 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:
  - a. CMFA Community Facilities District No. 2022-23 (City of Elk Grove – Elk Grove Landing); KB Homes (Resolution 22-297)
14. 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:
  - a. CMFA Community Facilities District No. 2022-23 (City of Elk Grove – Elk Grove Landing); incur up to \$6,500,000 of indebtedness, KB Homes. (Resolution 22-298)

***Motion by McCarthy Seconded by De Foor. Motion carries unanimously by a roll call vote, without abstentions.***

**Regular Agenda:**

15. 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. VCOR Limited Partnership, a California limited partnership, (Grand View Village Apartments), City of Stockton, County of San Joaquin; issue up to \$34,000,000 in multifamily housing revenue bonds. (Resolution 22-299)

***Motion by De Foor Seconded by McCarthy. Motion carries unanimously by a roll call vote, without abstentions.***

- b. Aviara East Housing LP, a California limited partnership, (Aviara East Apartments), City of Carlsbad, County of San Diego; issue up to \$33,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-300)

***Motion by McCarthy Seconded by De Foor. Motion carries unanimously by a roll call vote, without abstentions.***

- c. Hillbrook School, a California nonprofit public benefit corporation, (Hillbrook School), City of San Jose, County of Santa Clara; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-301)

***Motion by De Foor Seconded by McCarthy. Motion carries unanimously by a roll call vote, without abstentions.***

- d. Point Loma Nazarene University, City of San Diego, County of San Diego; issue up to \$15,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-302)

***Motion by McCarthy Seconded by De Foor. Motion carries unanimously by a roll call vote, without abstentions.***

- e. Samuel Merritt University, City of Oakland, County of Alameda; issue up to \$140,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-303)

***Motion by De Foor Seconded by McCarthy. Motion carries unanimously by a roll call vote, without abstentions.***

- f. Waste Management, Inc., (Waste Management Project), California cities or unincorporated communities of Anderson, Livermore, Morgan Hill, Novato, Palmdale, Sacramento, San Leandro, San Jose and Simi Valley, and in the California counties of Alameda, Los Angeles, Marin, Sacramento, Santa Clara, Shasta and Ventura, and certain other California cities and counties where the Borrower or its affiliates have operations; issue up to \$100,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-304)

***Motion by McCarthy Seconded by De Foor. Motion carries unanimously by a roll call vote, without abstentions.***

16. Authorize the formation of a Community Facilities District in the City of Lincoln and the authorization to issue special tax bonds or other obligations to finance public infrastructure, and other related actions:
- Hold a Public Hearing regarding the formation, bond issuance and appropriation limits for proposed California Municipal Finance Authority Community Facilities District No. 2022-26 (City of Lincoln – Twelve Bridges Village 4B).

***The Public hearing was held with no comments from the public.***

- Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2022-26 (City of Lincoln – Twelve Bridges Village 4B). (Resolution 22-305)
- Approve Resolution determining necessity to incur up to \$15,900,000 of bonded indebtedness and other debt in and for California Municipal Finance Authority Community Facilities District No. 2022-26 (City of Lincoln – Twelve Bridges Village 4B). (Resolution 22-306)
- Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2022-26 (City of Lincoln – Twelve Bridges Village 4B). (Resolution 22-307)

***Motion by De Foor Seconded by McCarthy. Motion carries unanimously by a roll call vote, without abstentions.***

- Announcement of results of election.

***Results of the election were unanimously in favor of CFD formation.***

- 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. 2022-26 (City of Lincoln – Twelve Bridges Village 4B). (Resolution 22-308)

***Motion by McCarthy Seconded by De Foor. Motion carries unanimously by a roll call vote, without abstentions.***

- Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2022-26 (City of Lincoln – Twelve Bridges Village 4B). (Ordinance 22-19)

***Motion by De Foor Seconded by McCarthy. Motion carries unanimously by a roll call vote, without abstentions.***

## **C. INFORMATIONAL ITEMS FOR THE CMFA**

17. Administrative Issues.
- Executive Director Report
  - Marketing Update
  - Membership Update
  - Transaction Update
  - Legislative Update
  - Legal Update

***Administrative issues were discussed.***

18. Adjournment.

***Motion by McCarthy Seconded by De Foor. Motion carries unanimously by a roll call vote, without abstentions.***



## CMFA SPECIAL FINANCE AGENCY

### Minutes

Friday, September 16, 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; 83212152262#**

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.) |
| <u>  X  </u> Ms. Paula Connors   | <u>  X  </u> Ms. Joya De Foor     |
| <u>  X  </u> Mr. Justin McCarthy | _____ Ms. Deborah Moreno          |

*The board members denoted in attendance above represented a quorum. Paula Connors served as chair. The meeting was called to order.*

*Executive Director, Edward Becker attended virtually. Lee McCormick, John Stoecker, Travis Cooper, and Anthony Stubbs, of Sierra Management Group, LLC attended virtually as financial advisors to the Authority. Ron Lee of Jones Hall, APLC, attended virtually as counsel to the Authority. Crystal Liu, Leann Balzac, Benjamin Meeker, Ryan McCormick, Michael DiGiammarino and Kirsten Borgquist attended virtually as representatives of Sierra Management Group, LLC.*

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

*Motion by De Foor Seconded by McCarthy. Motion carries unanimously by a roll call vote, without abstentions.*

3. Public Comment.

*None*

#### B. ACTION ITEMS FOR EACH AGENCY

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

*Motion by De Foor Seconded by McCarthy. Motion carries unanimously by a roll call vote, without abstentions.*

#### C. INFORMATIONAL ITEMS FOR EACH AGENCY

6. Adjournment.

*Motion by McCarthy Seconded by De Foor. Motion carries unanimously by a roll call vote, without abstentions.*



## CMFA SPECIAL FINANCE AGENCY I

### Minutes

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#### A. PROCEDURAL ITEMS FOR EACH AGENCY

1. Call to Order and Roll Call.  

|                                  |                                   |
|----------------------------------|-----------------------------------|
| _____ Mr. Bob Adams              | _____ Mr. Andrew Alexander (Alt.) |
| <u>  X  </u> Ms. Paula Connors   | <u>  X  </u> Ms. Joya De Foor     |
| <u>  X  </u> Mr. Justin McCarthy | _____ Ms. Deborah Moreno          |

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

*Motion by De Foor Seconded by McCarthy. Motion carries unanimously by a roll call vote, without abstentions.*

3. Public Comment.

*None*

#### B. CLOSED SESSION

4. Conference with Legal Counsel — Anticipated Litigation. Significant exposure to litigation pursuant to California Government Code Section 54956.9(d)(2)– one (1) potential case

*The closed session occurred and was adjourned.*

*Motion by De Foor. Seconded by McCarthy. Motion carries unanimously by a roll call vote, without abstentions.*

*The Chair announced that no vote or other final action was taken in the closed session.*

#### C. ACTION ITEMS FOR EACH AGENCY

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

*Motion by De Foor Seconded by McCarthy. Motion carries unanimously by a roll call vote, without abstentions.*

**D. INFORMATIONAL ITEMS FOR EACH AGENCY**

6. Adjournment.

*Motion by McCarthy Seconded by De Foor. Motion carries unanimously by a roll call vote, without abstentions.*



## CMFA SPECIAL FINANCE AGENCY VII

### Minutes

Friday, September 16, 2022 @ 10:00 a.m.

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

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**Telephonic Meeting Only; Dial in Number: (669) 900-6833; 83212152262#**

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.) |
| <u>  X  </u> Ms. Paula Connors   | <u>  X  </u> Ms. Joya De Foor     |
| <u>  X  </u> Mr. Justin McCarthy | _____ Ms. Deborah Moreno          |

*The board members denoted in attendance above represented a quorum. Paula Connors served as chair. The meeting was called to order.*

*Executive Director, Edward Becker attended virtually. Lee McCormick, John Stoecker, Travis Cooper, and Anthony Stubbs, of Sierra Management Group, LLC attended virtually as financial advisors to the Authority. Ron Lee of Jones Hall, APLC, attended virtually as counsel to the Authority. Crystal Liu, Leann Balzac, Benjamin Meeker, Ryan McCormick, Michael DiGiammarino and Kirsten Borgquist attended virtually as representatives of Sierra Management Group, LLC.*

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

*Motion by De Foor Seconded by McCarthy. Motion carries unanimously by a roll call vote, without abstentions.*

3. Public Comment.

*None*

#### B. ACTION ITEMS FOR EACH AGENCY

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

*Motion by De Foor Seconded by McCarthy. Motion carries unanimously by a roll call vote, without abstentions.*

#### C. INFORMATIONAL ITEMS FOR EACH AGENCY

6. Adjournment.

*Motion by McCarthy Seconded by De Foor. Motion carries unanimously by a roll call vote, without abstentions.*



## CMFA SPECIAL FINANCE AGENCY VIII

### Minutes

Friday, September 16, 2022 @ 10:00 a.m.

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

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**Telephonic Meeting Only; Dial in Number: (669) 900-6833; 83212152262#**

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.) |
| <u>  X  </u> Ms. Paula Connors   | <u>  X  </u> Ms. Joya De Foor     |
| <u>  X  </u> Mr. Justin McCarthy | _____ Ms. Deborah Moreno          |

*The board members denoted in attendance above represented a quorum. Paula Connors served as chair. The meeting was called to order.*

*Executive Director, Edward Becker attended virtually. Lee McCormick, John Stoecker, Travis Cooper, and Anthony Stubbs, of Sierra Management Group, LLC attended virtually as financial advisors to the Authority. Ron Lee of Jones Hall, APLC, attended virtually as counsel to the Authority. Crystal Liu, Leann Balzac, Benjamin Meeker, Ryan McCormick, Michael DiGiammarino and Kirsten Borgquist attended virtually as representatives of Sierra Management Group, LLC.*

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

*Motion by De Foor Seconded by McCarthy. Motion carries unanimously by a roll call vote, without abstentions.*

3. Public Comment.

*None*

#### B. ACTION ITEMS FOR EACH AGENCY

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

*Motion by De Foor Seconded by McCarthy. Motion carries unanimously by a roll call vote, without abstentions.*

#### C. INFORMATIONAL ITEMS FOR EACH AGENCY

6. Adjournment.

*Motion by McCarthy Seconded by De Foor. Motion carries unanimously by a roll call vote, without abstentions.*





## CMFA SPECIAL FINANCE AGENCY XII

### Minutes

Friday, September 16, 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; 83212152262#**

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.

|   |  |
|---|--|
| <input type="checkbox"/> Mr. Bob Adams                | <input type="checkbox"/> Mr. Andrew Alexander (Alt.) |
| <input checked="" type="checkbox"/> Ms. Paula Connors | <input checked="" type="checkbox"/> Ms. Joya De Foor |
| <input type="checkbox"/> Mr. Justin McCarthy          | <input type="checkbox"/> Ms. Deborah Moreno          |

*The board members denoted in attendance above represented a quorum. Paula Connors served as chair. The meeting was called to order.*

*Executive Director, Edward Becker attended virtually. Lee McCormick, John Stoecker, Travis Cooper, and Anthony Stubbs, of Sierra Management Group, LLC attended virtually as financial advisors to the Authority. Ron Lee of Jones Hall, APLC, attended virtually as counsel to the Authority. Crystal Liu, Leann Balzac, Benjamin Meeker, Ryan McCormick, Michael DiGiammarino and Kirsten Borgquist attended virtually as representatives of Sierra Management Group, LLC.*

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

*Motion by De Foor Seconded by McCarthy. Motion carries unanimously by a roll call vote, without abstentions.*

3. Public Comment.

*None*

#### B. ACTION ITEMS FOR EACH AGENCY

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

*Motion by De Foor Seconded by McCarthy. Motion carries unanimously by a roll call vote, without abstentions.*

#### C. INFORMATIONAL ITEMS FOR EACH AGENCY

6. Adjournment.

*Motion by McCarthy Seconded by De Foor. Motion carries unanimously by a roll call vote, without abstentions.*



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

**Minutes**

Friday, September 16, 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; 83212152262#**

**A. PROCEDURAL ITEMS FOR THE FOUNDATION**

1. Call to Order and Roll Call.

|   |  |
|---|--|
| <input type="checkbox"/> Mr. Bob Adams                  | <input type="checkbox"/> Mr. Andrew Alexander (Alt.) |
| <input checked="" type="checkbox"/> Ms. Paula Connors   | <input checked="" type="checkbox"/> Ms. Joya De Foor |
| <input checked="" type="checkbox"/> Mr. Justin McCarthy | <input type="checkbox"/> Ms. Deborah Moreno          |

*The board members denoted in attendance above represented a quorum. Justin McCarthy served as chair. The meeting was called to order.*

*Executive Director, Edward Becker attended virtually. Lee McCormick, John Stoecker, Travis Cooper and Anthony Stubbs, of Sierra Management Group, LLC attended virtually as financial advisors to the Authority. Ron Lee of Jones Hall, APLC, attended virtually as counsel to the Authority. Crystal Liu, Leann Balzac, Benjamin Meeker, Ryan McCormick, Michael DiGiammarino and Kirsten Borgquist attended virtually as representatives of Sierra Management Group, LLC.*

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

*Motion by Connors Seconded by De Foor. Motion carries unanimously by a roll call vote, without abstentions.*

3. Public Comment.

*None*

**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.

*Motion by Connors Seconded by De Foor. Motion carries unanimously by a roll call vote, without abstentions.*

5. Discuss and Approve Charitable Donation Recipients. (CFSC)

*The Board, by unanimous vote, approved a \$30,000 grant to B.A.C.A. International, Inc., targeted to Los Angeles area. Motion by De Foor and Seconded by Connors; Motion carries unanimously by a roll call vote, without abstentions.*

*The Board, by unanimous vote, approved a \$25,000 grant to Las Trampas School, Inc. Motion by De Foor and Seconded by Connors; Motion carries unanimously by a roll call vote, without abstentions.*

*The Board, by unanimous vote, approved a \$20,000 grant to Long Beach Museum of Art. Motion by De Foor and Seconded by Connors; Motion carries unanimously by a roll call vote, without abstentions.*

*The Board, by unanimous vote, approved a \$30,000 grant to Meals on Wheels of Long Beach. Motion by De Foor and Seconded by Connors; Motion carries unanimously by a roll call vote, without abstentions.*

*The Board, by unanimous vote, approved a \$25,000 grant to Xenophon Therapeutic Riding Center. Motion by De Foor and Seconded by Connors; Motion carries unanimously by a roll call vote, without abstentions.*

*The Board, by unanimous vote, approved a \$20,000 grant to Bev's Angel Project, targeted to Siskiyou County. Motion by Connors and Seconded by De Foor; Motion carries unanimously by a roll call vote, without abstentions.*

*The Board, by unanimous vote, approved a \$10,000 grant to Fairfield Community Services Foundation, targeted to the Holiday Toys Kids Program. Motion by Connors and Seconded by De Foor; Motion carries unanimously by a roll call vote, without abstentions.*

*The Board, by unanimous vote, approved a \$20,000 grant to Operation Safe House, Inc. Motion by McCarthy and Seconded by Connors; Motion carries unanimously by a roll call vote, without abstentions.*

*The Board, by unanimous vote, approved a \$20,000 grant to Shelter, Inc. Motion by McCarthy and Seconded by Connors; Motion carries unanimously by a roll call vote, without abstentions.*

6. Discuss and Approve Representatives of Sierra Management Group, LLC.

*Motion by Connors Seconded by De Foor. Motion carries unanimously by a roll call vote, without abstentions.*

#### **C. INFORMATIONAL ITEMS FOR THE FOUNDATION**

7. Administrative Issues.
  - a. Executive Director Report

*Administrative issues were discussed.*

8. Adjournment.

*Motion by Connors Seconded by De Foor. Motion carries unanimously by a roll call vote, without abstentions.*