

CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Minutes

Friday, October 7, 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; 89228818876#

A. PROCEDURAL ITEMS FOR THE CMFA

1.	Call to Order and Roll Call.
	X Mr. Bob AdamsX Mr. Andrew Alexander (Alt.)
	X Ms. Paula ConnorsXMs. Joya De Foor
	_ X 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, Ben Barker, 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. Brian Haroldson of Jones Hall also attended virtually. Crystal Liu, Leann Balzac, Karen Harvey, 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 Adams Seconded by De Foor. Motion carries unanimously by a roll call vote, without abstentions.
3.	Public Comment.
	None.

B. ACTION ITEMS FOR THE CMFA

Consent:

- 4. Adopt findings required by California Government Code Section 54953(e)(3) for continuation of teleconference meetings.
- 5. Approve Sponsorship for the 2023 Housing California Conference.
- 6. Approve the execution and delivery of a Guaranty Assumption and Loan Modification Agreement and a related consent to transfer with respect to a multifamily housing rental development for Federation Venture LP, (Federation Tower Apartments), City of Long Beach, County of Los Angeles. (Resolution 22-308A)
- 7. Waiver of Second Reading and Adoption 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)
- 8. 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. 2022-25 (City of Santa Clarita Tesoro Highlands); Newport Pacific Land Company, LLC (Resolution 22-309)
 - b. CMFA Community Facilities District No. 2022-28 (City of Victorville Jasper & Crossings); Pacific Communities (Resolution 22-310)
- 9. 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. 2022-25 (City of Santa Clarita Tesoro Highlands); incur up to \$91,000,000 of indebtedness, Newport Pacific Land Company, LLC. (Resolution 22-311)

b. CMFA Community Facilities District No. 2022-28 (City of Victorville – Jasper & Crossings); incur up to \$12,760,000 of indebtedness, Pacific Communities. (Resolution 22-312)

Motion by Adams Seconded by McCarthy. Motion carries unanimously by a roll call vote, without abstentions.

Regular Agenda:

10. Approve a Resolution appointing assistant secretaries to the California Municipal Finance Authority, authorizing assistant secretaries to take certain actions, and other matters relating thereto. (Resolution 22-313).

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

- 11. 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. SGH2 Energy Global, LLC, (Lancaster Waste to Renewable Hydrogen), City of Lancaster, County of Los Angeles; issue up to \$100,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-314)

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

- 12. 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. Farmdale NOHO, LP, a California limited partnership, (Farmdale Apartments), City of Los Angeles, County of Los Angeles; issue up to \$15,000,000 in multifamily housing revenue bonds. (Resolution 22-315)

Motion by Adams Seconded by McCarthy. Motion carries unanimously by a roll call vote, without abstentions.

b. AMCAL Somis Ranch Phase 2 Fund, LP, (Somis Ranch Phase II Apartments), unincorporated community of Somis, County of Ventura; issue up to \$60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-316)

This item was pulled from the agenda.

c. Kehillah Jewish High School, City of Palo Alto, County of Santa Clara; issue up to \$10,500,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-317)

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

d. Harbor Day School, City of Newport Beach, County of Orange; issue up to \$5,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-318)

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

e. MirKa 3481 Vista Lane Family LP (Vista Lane Family Homes), City of San Diego, County of San Diego; amended and restated resolution to add First Citizens Bank & Trust to lending syndicate for the purchase of up to \$55,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-319)

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

13. Authorize the formation of a Community Facilities District in the City of Chula Vista 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. 2022-12 (City of Chula Vista - Otay Ranch Village 3, Phase 2).

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

- b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2022-12 (City of Chula Vista Otay Ranch Village 3, Phase 2). (Resolution 22-320)
- c. Approve Resolution determining necessity to incur up to \$28,840,000 of bonded indebtedness and other debt in and for California Municipal Finance Authority Community Facilities District No. 2022-12 (City of Chula Vista Otay Ranch Village 3, Phase 2). (Resolution 22-321)
- d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2022-12 (City of Chula Vista Otay Ranch Village 3, Phase 2). (Resolution 22-322)

Motion by Adams Seconded by McCarthy. Motion carries unanimously by a roll call vote, without abstentions.

e. Announcement of results of election.

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

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. 2022-12 (City of Chula Vista - Otay Ranch Village 3, Phase 2). (Resolution 22-323)

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

g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2022-12 (City of Chula Vista - Otay Ranch Village 3, Phase 2). (Ordinance 22-20)

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

C. INFORMATIONAL ITEMS FOR THE CMFA

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

Administrative issues were discussed.

15. Adjournment.



CMFA SPECIAL FINANCE AGENCY

Minutes

Friday, October 7, 2022 @ 10:00 a.m.

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(Posted Only; Dial in below to Participate)
Telephonic Meeting Only: Dial in Number: (669) 900-6833; 89228818876#

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

Α.	PROCEDURAL	ITEMS FOR	EACH A	GENCY
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X	Call to Order and Roll Call. Mr. Bob AdamsX_ Mr. Andrew Alexander (Alt.) Ms. Paula ConnorsX_Ms. Joya De Foor Mr. Justin McCarthy Ms. Deborah Moreno
	ed members denoted in attendance above represented a quorum. Paula Connors served as chair ting was called to order.
Anthor Author Harold Meeke	e Director, Edward Becker attended virtually. Lee McCormick, Ben Barker, Travis Cooper and Stubbs, of Sierra Management Group, LLC attended virtually as financial advisors to the y. Ron Lee of Jones Hall, APLC, attended virtually as counsel to the Authority. Brian on of Jones Hall also attended virtually. Crystal Liu, Leann Balzac, Karen Harvey, Benjamin Ryan McCormick, Michael DiGiammarino and Kirsten Borgquist attended virtually as tatives of Sierra Management Group, LLC.
2.	Approve Minutes of the meeting(s) of the Board.
Motion	by Adams Seconded by De Foor. Motion carries unanimously by a roll call vote, without

3. Public Comment.

None

B. ACTION ITEMS FOR EACH AGENCY

4. Consent:

abstentions.

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

Motion by McCarthy Seconded by Adams. Motion carries unanimously by a roll call vote, without abstentions.

5. Approve an amended and restated Resolution (Resolution 22-02) electing Officers, establishing the time and place of regular meetings of the Board of Directors, adopting a Conflict of Interest Code, Continuing Disclosure Policy and other policies and procedures, and authorizing other actions.

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

C. INFORMATIONAL ITEMS FOR EACH AGENCY

7. Adjournment.



CMFA SPECIAL FINANCE AGENCY I

Minutes

Friday, October 7, 2022 @ 10:00 a.m.

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Δ	PROCEDURAL	. ITEMS FOR	EACH AGENCY

X	Call to Order and Roll Call. Mr. Bob AdamsX_ Mr. Andrew Alexander (Alt.) Ms. Paula ConnorsX_Ms. Joya De Foor Mr. Justin McCarthy Ms. Deborah Moreno
	ard members denoted in attendance above represented a quorum. Paula Connors served as chair eeting was called to order.
Anthor Author Harold Meeke	ive Director, Edward Becker attended virtually. Lee McCormick, Ben Barker, Travis Cooper and by Stubbs, of Sierra Management Group, LLC attended virtually as financial advisors to the rity. Ron Lee of Jones Hall, APLC, attended virtually as counsel to the Authority. Brian also attended virtually. Crystal Liu, Leann Balzac, Karen Harvey, Benjamin r, Ryan McCormick, Michael DiGiammarino and Kirsten Borgquist attended virtually as entatives of Sierra Management Group, LLC.
2.	Approve Minutes of the meeting(s) of the Board.
Motion	by Adams Seconded by De Foor Motion earries unanimously by a roll call vote without

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

3. Public Comment.

None

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.

Motion by McCarthy Seconded by Adams. Motion carries unanimously by a roll call vote, without abstentions.

5. Approve an amended and restated Resolution (Resolution 22-02) electing Officers, establishing the time and place of regular meetings of the Board of Directors, adopting a Conflict of Interest Code, Continuing Disclosure Policy and other policies and procedures, and authorizing other actions.

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

C. INFORMATIONAL ITEMS FOR EACH AGENCY

7. Adjournment.



CMFA SPECIAL FINANCE AGENCY VII

Minutes

Friday, October 7, 2022 @ 10:00 a.m.

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(Posted Only; Dial in below to Participate)
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The following agenda will be repeated for each of the above-named public agencies:

Α.	PROCEDURAL ITEMS FOR E	ACH AGENCY
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X	Ms. Paula Connors X	Mr. Andrew Alexander (Alt.)Ms. Joya De Foor Ms. Deborah Moreno
	ooard members denoted in attendan neeting was called to order.	nce above represented a quorum. Paula Connors served as chair
Anthor Author Harold Meeke	ony Stubbs, of Sierra Management ority. Ron Lee of Jones Hall, APLO ldson of Jones Hall also attended v	nded virtually. Lee McCormick, Ben Barker, Travis Cooper and Group, LLC attended virtually as financial advisors to the C, attended virtually as financial advisors to the C, attended virtually as counsel to the Authority. Brian virtually. Crystal Liu, Leann Balzac, Karen Harvey, Benjamin Giammarino and Kirsten Borgquist attended virtually as Group, LLC.
2.	Approve Minutes of the meeting	g(s) of the Board.
Motion	on by Adams Seconded by De Foor	. Motion carries unanimously by a roll call vote, without

3. Public Comment.

None

B. ACTION ITEMS FOR EACH AGENCY

4. Consent:

abstentions.

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

Motion by McCarthy Seconded by Adams. Motion carries unanimously by a roll call vote, without abstentions.

5. Approve an amended and restated Resolution (Resolution 22-02) electing Officers, establishing the time and place of regular meetings of the Board of Directors, adopting a Conflict of Interest Code, Continuing Disclosure Policy and other policies and procedures, and authorizing other actions.

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

C. INFORMATIONAL ITEMS FOR EACH AGENCY

7. Adjournment.



CMFA SPECIAL FINANCE AGENCY VIII

Minutes

Friday, October 7, 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; 89228818876#

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

Δ	PROCEDURAL	. ITEMS FOR	EACH AGENCY

X	Ms. Paula Connors X_N	Mr. Andrew Alexander (Alt.) Is. Joya De Foor Is. Deborah Moreno
	board members denoted in attendance of meeting was called to order.	above represented a quorum. Paula Connors served as chair
Anthor Author Harold Meeke	ony Stubbs, of Sierra Management Gro ority. Ron Lee of Jones Hall, APLC, at oldson of Jones Hall also attended virtu	d virtually. Lee McCormick, Ben Barker, Travis Cooper and oup, LLC attended virtually as financial advisors to the tended virtually as counsel to the Authority. Brian ally. Crystal Liu, Leann Balzac, Karen Harvey, Benjamin amarino and Kirsten Borgquist attended virtually as up, LLC.
2.	Approve Minutes of the meeting(s)	of the Board.
Motion	on by Adams Seconded by De Foor. Mo	otion carries unanimously by a roll call vote, without

None

B. ACTION ITEMS FOR EACH AGENCY

Public Comment.

4. Consent:

abstentions.

3.

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

Motion by McCarthy Seconded by Adams. Motion carries unanimously by a roll call vote, without abstentions.

5. Approve an amended and restated Resolution (Resolution 22-02) electing Officers, establishing the time and place of regular meetings of the Board of Directors, adopting a Conflict of Interest Code, Continuing Disclosure Policy and other policies and procedures, and authorizing other actions.

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

C. INFORMATIONAL ITEMS FOR EACH AGENCY

7. Adjournment.



CMFA SPECIAL FINANCE AGENCY XII

Minutes

Friday, October 7, 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; 89228818876#

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

Α.	PROCEDURAL	ITEMS FOR	EACH A	GENCY
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X	Ms. Paula Connors X	Mr. Andrew Alexander (Alt.)Ms. Joya De Foor Ms. Deborah Moreno
	ooard members denoted in attendan neeting was called to order.	nce above represented a quorum. Paula Connors served as chair
Anthor Author Harold Meeke	ony Stubbs, of Sierra Management ority. Ron Lee of Jones Hall, APLO ldson of Jones Hall also attended v	nded virtually. Lee McCormick, Ben Barker, Travis Cooper and Group, LLC attended virtually as financial advisors to the C, attended virtually as financial advisors to the C, attended virtually as counsel to the Authority. Brian virtually. Crystal Liu, Leann Balzac, Karen Harvey, Benjamin Giammarino and Kirsten Borgquist attended virtually as Group, LLC.
2.	Approve Minutes of the meeting	g(s) of the Board.
Motion	on by Adams Seconded by De Foor	. Motion carries unanimously by a roll call vote, without

abstentions.

None

B. ACTION ITEMS FOR EACH AGENCY

Public Comment.

4. Consent:

3.

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

Motion by McCarthy Seconded by Adams. Motion carries unanimously by a roll call vote, without abstentions.

5. Approve an amended and restated Resolution (Resolution 22-02) electing Officers, establishing the time and place of regular meetings of the Board of Directors, adopting a Conflict of Interest Code, Continuing Disclosure Policy and other policies and procedures, and authorizing other actions.

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

C. INFORMATIONAL ITEMS FOR EACH AGENCY

7. Adjournment.





CALIFORNIA FOUNDATION FOR STRONGER COMMUNITIES CALIFORNIA FOUNDATION FOR PUBLIC FACILITIES

Minutes

Friday, October 7, 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; 89228818876#

PROCEDURAL ITEMS FOR THE FOUNDATION A.

1.	Call to Order and Roll Call.
X_	Mr. Bob Adams Ms. Paula Connors Mr. Justin McCarthy Mr. Andrew Alexander (Alt.) Ms. Joya De Foor Ms. Deborah Moreno
	oard members denoted in attendance above represented a quorum. Justin McCarthy d as chair. The meeting was called to order.
adviso Autho Karen Borgo	ors to the Authority. Ron Lee of Jones Hall, APLC, attended virtually as counsel to the ority. Brian Haroldson of Jones Hall also attended virtually. Crystal Liu, Leann Balzac, a Harvey, Benjamin Meeker, Ryan McCormick, Michael DiGiammarino and Kirsten quist attended virtually as representatives of Sierra Management Group, LLC.
adviso Autho Karen	ority. Brian Haroldson of Jones Hall also attended virtually. Crystal Liu, Leann Balzac, a Harvey, Benjamin Meeker, Ryan McCormick, Michael DiGiammarino and Kirsten
adviso Autho Karen Borgo	ors to the Authority. Ron Lee of Jones Hall, APLC, attended virtually as counsel to the ority. Brian Haroldson of Jones Hall also attended virtually. Crystal Liu, Leann Balzac, a Harvey, Benjamin Meeker, Ryan McCormick, Michael DiGiammarino and Kirsten quist attended virtually as representatives of Sierra Management Group, LLC. Approve Minutes of the meeting(s) of the Board. Motion by Connors Seconded by De Foor. Motion carries unanimously by a roll call

В.

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

Motion by Connors Seconded by Adams. 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 \$35,000 grant to ChildNet Youth and Family Services. Motion by Alexander and Seconded by Connors; Motion carries unanimously by a roll call vote, without abstentions.

> The Board, by unanimous vote, approved a \$10,000 grant to College Park Athletic Booster Club, directed to women's Water Polo program. Motion by Adams 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 Fairfield Community Services Foundation, directed to the St. Mark's Manna Food Pantry. Motion by Connors and Seconded by Alexander; Motion carries unanimously by a roll call vote, without abstentions.

The Board, by unanimous vote, approved a \$20,000 grant to Home Again Los Angeles. Motion by Connors and Seconded by McCarthy; Motion carries unanimously by a roll call vote, without abstentions.

The Board, by unanimous vote, approved a \$35,000 grant to Olive Crest. 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 \$50,000 grant to Oscar De La Hoya Foundation. Motion by De Foor and Seconded by Adams; 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 Connors and Seconded by McCarthy; Motion carries unanimously by a roll call vote, without abstentions.

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

Motion by Adams Seconded by Alexander. Motion carries unanimously by a roll call vote, without abstentions.

7. Approve a Resolution appointing assistant secretaries to the California Foundation For Stronger Communities and the California Foundation For Public Facilities, authorizing assistant secretaries to take certain actions, and other matters relating thereto. (Resolution 22-01).

Motion by Connors Seconded by Alexander. Motion carries unanimously by a roll call vote, without abstentions.

C. INFORMATIONAL ITEMS FOR THE FOUNDATION

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

Administrative issues were discussed.

9. Adjournment.