



CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Minutes

Friday, December 9, 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; 84278357479#

A. PROCEDURAL ITEMS FOR THE CMFA

1. Call to Order and Roll Call.

<u> X </u>	Mr. Bob Adams	<u> X </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> X </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, Ben Barker, 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. Brian Haroldson of Jones Hall also attended virtually. Ben Meeker, Crystal Liu, Karen Harvey, 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 Moreno Seconded by McCarthy. Motion carries unanimously by a roll call vote, without abstentions.

3. Public Comment.

Public comment was received.

B. ACTION ITEMS FOR THE CMFA

Consent:

- Adopt findings required by California Government Code Section 54953(e)(3) for continuation of teleconference meetings.
- Adoption of a resolution approving the 2023 regular board of directors meeting schedule. (Resolution 22-380)
- Approve a Third Amendment to Financing Agreement related to the financing of the CMFA Goodwill Central Coast Series 2016 Project, Cities of Salinas and Capitola, Counties of Monterey and Santa Cruz. (Resolution 22-381)
- Approve a Second Amendment to the Master Loan Agreement and a waiver letter for Whittier College, City of Whittier, County of Los Angeles. (Resolution 22-382)
- Waiver of Second Reading and Adoption of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2022-25 (City of Santa Clarita – Tesoro Highlands). (Ordinance 22-22)
- Waiver of Second Reading and Adoption of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2022-28 (City of Victorville – Jasper & Crossings). (Ordinance 22-23)

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

Regular Agenda:

10. 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. Guiding Light Inc. or an affiliate thereof, (Villas at Renaissance Apartments), City of Richmond, County of Contra Costa; issue up to \$50,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 22-383)

This item was pulled from the agenda.

- b. Chico PSH Pacific Associates, a California Limited Partnership, (Oleander Community Housing), City of Chico, County of Butte; issue up to \$12,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 22-384)

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

- c. Cloverdale Pacific Associates, a California Limited Partnership, (Alexander Valley Apartments), City of Cloverdale, County of Sonoma; issue up to \$25,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 22-385)

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

- d. Milpitas Main Street Pacific Associates, a California Limited Partnership, (Main Street Apartments), City of Milpitas, County of Santa Clara; issue up to \$70,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 22-386)

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

- e. Oakland Pacific Associates II, a California Limited Partnership, (The Courtyards on International Apartments), City of Oakland, County of Alameda; issue up to \$75,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 22-387)

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

- f. San Jose Monterey Pacific Associates, a California Limited Partnership, (Monterey Road Apartments), City of San Jose, County of Santa Clara; issue up to \$120,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 22-388)

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

- g. Brinshore Development or a party related thereof, (219-221 5th Street Apartments), City of West Sacramento, County of Yolo; issue up to \$15,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-389)

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

- h. Longfellow Corner, L.P., (Longfellow Corner Apartments), City of Oakland, County of Alameda; issue up to \$55,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-390)

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

11. 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. Canoga Ave, LP and Topanga Canyon, LP, each a California limited partnership, and entities related thereto, (Canoga Ave. and Topanga Canyon Apartments), City of Los Angeles, County of Los Angeles; issue up to \$150,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-391)

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

- b. Aspen Wood Venture LP, (Aspen Wood Apartments), City of San Ramon, County of Contra Costa; issue up to \$2,634,294 in tax-exempt and/or taxable revenue bonds. (Resolution 22-392)

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

- c. BHDC North Village LLC, a California limited liability company, (North Village Apartments), City of Healdsburg, County of Sonoma; issue up to \$30,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 22-393)

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

- d. Monamos Terrace LP, a California limited partnership (Monamos Terrace Apartments), City of Murrieta, County of Riverside; issue up to \$55,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 22-394)

This item was pulled from the agenda.

- e. Monamos Terrace LP, a California limited partnership (Monamos Terrace Apartments), City of Murrieta, County of Riverside; issue up to \$55,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 22-395)

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

- f. Palm Desert Pacific Associates, A California Limited Partnership, (Vitalia Family Apartments), City of Palm Desert, County of Riverside; issue up to \$75,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 22-396)

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

- g. 710 Broadway Affordable, LP, (710 Broadway Apartments), City of Santa Monica, County of Los Angeles; issue up to \$375,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 22-397)

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

- h. Bethany Home Society of San Joaquin County, Inc. d/b/a Bethany Home, a California nonprofit public benefit corporation, (Bethany Home), City of Ripon, County of San Joaquin; issue up to \$60,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 22-398)

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

- 12. Financial advisory and administrative services contract; request for proposals and/or extension.

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

C. INFORMATIONAL ITEMS FOR THE CMFA

- 13. 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.

14. Adjournment.

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



CMFA SPECIAL FINANCE AGENCY

Minutes

Friday, December 9, 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; 84278357479#

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 checked="" type="checkbox"/> Mr. Bob Adams	<input checked="" 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 checked="" 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, Ben Barker, 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. Brian Haroldson of Jones Hall also attended virtually. Ben Meeker, Crystal Liu, Karen Harvey, 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 Moreno. Motion carries unanimously by a roll call vote, without abstentions.

3. Public Comment.

None.

B. ACTION ITEMS FOR EACH AGENCY

4. Consent:

- Adopt findings required by California Government Code Section 54953(e)(3) for continuation of teleconference meetings.
- Adoption of a resolution approving the 2023 regular board of directors meeting schedule. (Resolution 22-04)

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

C. INFORMATIONAL ITEMS FOR EACH AGENCY

5. Treasurer's Report.

There was no Treasurer's Report at this time.

6. Adjournment.

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



CMFA SPECIAL FINANCE AGENCY I

Minutes

Friday, December 9, 2022 @ 10:00 a.m.

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A. PROCEDURAL ITEMS FOR EACH AGENCY

1. Call to Order and Roll Call.

<input checked="" type="checkbox"/> Mr. Bob Adams	<input checked="" 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 checked="" 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, Ben Barker, 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. Brian Haroldson of Jones Hall also attended virtually. Ben Meeker, Crystal Liu, Karen Harvey, 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 Moreno. Motion carries unanimously by a roll call vote, without abstentions.

3. Public Comment.

None.

B. ACTION ITEMS FOR EACH AGENCY

4. Consent:

- Adopt findings required by California Government Code Section 54953(e)(3) for continuation of teleconference meetings.
- Adoption of a resolution approving the 2023 regular board of directors meeting schedule. (Resolution 22-04)

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

C. INFORMATIONAL ITEMS FOR EACH AGENCY

5. Treasurer's Report.

There was no Treasurer's Report at this time.

6. Adjournment.

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



CMFA SPECIAL FINANCE AGENCY VII

Minutes

Friday, December 9, 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; 84278357479#

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 checked="" type="checkbox"/> Mr. Bob Adams	<input checked="" 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 checked="" 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, Ben Barker, 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. Brian Haroldson of Jones Hall also attended virtually. Ben Meeker, Crystal Liu, Karen Harvey, 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 Moreno. Motion carries unanimously by a roll call vote, without abstentions.

3. Public Comment.

None.

B. ACTION ITEMS FOR EACH AGENCY

4. Consent:

- Adopt findings required by California Government Code Section 54953(e)(3) for continuation of teleconference meetings.
- Adoption of a resolution approving the 2023 regular board of directors meeting schedule. (Resolution 22-04)

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

C. INFORMATIONAL ITEMS FOR EACH AGENCY

5. Treasurer's Report.

There was no Treasurer's Report at this time.

6. Adjournment.

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



CMFA SPECIAL FINANCE AGENCY VIII

Minutes

Friday, December 9, 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; 84278357479#

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 checked="" type="checkbox"/> Mr. Bob Adams	<input checked="" 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 checked="" 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, Ben Barker, 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. Brian Haroldson of Jones Hall also attended virtually. Ben Meeker, Crystal Liu, Karen Harvey, 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 Moreno. Motion carries unanimously by a roll call vote, without abstentions.

3. Public Comment.

None.

B. ACTION ITEMS FOR EACH AGENCY

4. Consent:

- Adopt findings required by California Government Code Section 54953(e)(3) for continuation of teleconference meetings.
- Adoption of a resolution approving the 2023 regular board of directors meeting schedule. (Resolution 22-04)

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

C. INFORMATIONAL ITEMS FOR EACH AGENCY

5. Treasurer's Report.

There was no Treasurer's Report at this time.

6. Adjournment.

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



CMFA SPECIAL FINANCE AGENCY XII

Minutes

Friday, December 9, 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; 84278357479#

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 checked="" type="checkbox"/> Mr. Bob Adams	<input checked="" 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 checked="" 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, Ben Barker, 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. Brian Haroldson of Jones Hall also attended virtually. Ben Meeker, Crystal Liu, Karen Harvey, 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 Moreno. Motion carries unanimously by a roll call vote, without abstentions.

3. Public Comment.

None.

B. ACTION ITEMS FOR EACH AGENCY

4. Consent:

- Adopt findings required by California Government Code Section 54953(e)(3) for continuation of teleconference meetings.
- Adoption of a resolution approving the 2023 regular board of directors meeting schedule. (Resolution 22-04)

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

C. INFORMATIONAL ITEMS FOR EACH AGENCY

5. Treasurer's Report.

There was no Treasurer's Report at this time.

6. Adjournment.

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



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

Minutes

Friday, December 9, 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; 84278357479#

A. PROCEDURAL ITEMS FOR THE FOUNDATION

1. Call to Order and Roll Call.

<input checked="" type="checkbox"/> Mr. Bob Adams	<input checked="" 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 checked="" 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, Ben Barker, 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. Brian Haroldson of Jones Hall also attended virtually. Ben Meeker, Crystal Liu, Karen Harvey, 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 Moreno Seconded by Adams. Motion carries unanimously by a roll call vote, without abstentions.

3. Public Comment.

None.

B. ACTION ITEMS FOR THE FOUNDATION

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

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

The Board, by unanimous vote, approved a \$10,000 grant to For the Child, Inc. Motion by De Foor and Seconded by Moreno; Motion carries unanimously by a roll call vote, without abstentions.

The Board, by unanimous vote, approved a \$10,000 grant to Operation Jump Start. Motion by De Foor and Seconded by Moreno; Motion carries unanimously by a roll call vote, without abstentions.

The Board, by unanimous vote, approved a \$30,000 grant to Daniel Hernandez Youth Foundation, Inc. Motion by Moreno and Seconded by Adams; Motion carries unanimously by a roll call vote, without abstentions.

6. Adoption of a resolution approving the 2023 regular board of directors meeting schedule. (Resolution 22-03)

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

7. Financial advisory and administrative services contract; request for proposals and/or extension.

Motion by Moreno 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

There were no Administrative Issues at this time.

9. Adjournment.

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