



CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Minutes

Friday, January 13, 2023 @ 11:00 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; 88449339650#

A. PROCEDURAL ITEMS FOR THE CMFA

1. Call to Order and Roll Call.

<input checked="" type="checkbox"/> Mr. Bob Adams	<input type="checkbox"/> Mr. Andrew Alexander (Alt.)
<input 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, Ben Barker, John Stoecker and Travis Cooper 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, Leann Balzac, 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 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 an Amendment to the Consulting Services Agreement between the California Municipal Finance Authority and Francisco & Associates, Inc. for acquisition audit services relating to the BOLD program.

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

Regular Agenda:

6. 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. Kensington Apartments, LP, (Kensington Apartments), City of Sacramento, County of Sacramento; issue up to \$25,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 23-002)

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

- b. Guiding Light Inc. or an affiliate thereof, (TBV Villas at Renaissance Apartments), City of Richmond, County of Contra Costa; issue up to \$60,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 23-003)

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

- c. Oak Hill Eden, L.P., (Oak Hill Apartments), unincorporated area of Marin County; issue up to \$75,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 23-004)

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

- d. Horton House, L.P., (Horton House Apartments), City of San Diego, County of San Diego; issue up to \$75,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 23-005)

This item was pulled from the agenda.

- e. Housing Authority of the City of Alameda or a related party, (North Housing Senior Apartments), City of Alameda, County of Alameda; issue up to \$35,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 23-006)

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

- f. Housing Authority of the City of Alameda or a related party, (North Housing PSH I Apartments), City of Alameda, County of Alameda; issue up to \$30,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 23-007)

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

- g. Housing Authority of the City of Alameda or a related party, (North Housing PSH II Apartments), City of Alameda, County of Alameda; issue up to \$30,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 23-008)

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

- h. Housing Authority of the City of Alameda or a related party, (Alameda Adaptive Reuse Apartments), City of Alameda, County of Alameda; issue up to \$20,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 23-009)

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

- i. 1634 20th Street LP, (1634 20th Street Apartments), City of Santa Monica, County of Los Angeles; issue up to \$45,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 23-010)

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

- j. Central California Housing Corporation or a related party, (Bar Triangle Apartments), City of Chico, County of Butte; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-011)

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

- k. JEMCOR Development Partners, LLC or a related party, (View at San Bruno Apartments), City of San Bruno, County of San Mateo; issue up to \$140,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-012)

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

- l. Warner Center I, LP, (Warner Center Apartments), City of Los Angeles, County of Los Angeles; issue up to \$75,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-013)

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

- m. MP 965 Weeks Street Associates, L.P., (965 Weeks Street Apartments), City of East Palo Alto, County of San Mateo; issue up to \$100,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-014)

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

- n. 2700 International, LP, (2700 International Apartments), City of Oakland, County of Alameda; issue up to \$65,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-015)

This item was pulled from the agenda.

- o. Heywood Gardens Preservation, LP, (Heywood Gardens Apartments), City of Simi Valley, County of Ventura; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-016)

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

- p. MP Sonora Court Associates, L.P., (1178 Sonora Court), City of Sunnyvale, County of Santa Clara; issue up to \$100,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-017)

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

- q. 1400 Long Beach, LP, (1400 Long Beach Apartments), City of Long Beach, County of Los Angeles; issue up to \$70,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-018)

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

- r. MP Broadway Plaza Affordable Associates, LP, (Broadway Plaza Apartments), City of Redwood City, County of San Mateo; issue up to \$70,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-019)

This item was pulled from the agenda.

- 7. 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. Monarch PS LP, (The Monarch Apartments), City of Palm Springs, County of Riverside; issue up to \$2,938,129 in tax-exempt and/or taxable revenue bonds. (Resolution 23-020)

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

- 8. Authorize the formation of 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. 2022-4 (City of Rocklin – Monument Springs) Improvement Area 1 and Future Annexation Area.
- b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2022-4 (City of Rocklin – Monument Springs) Improvement Area 1 and Future Annexation Area. (Resolution 23-021)
- c. Approve Resolution determining necessity to incur up to \$23,400,000 of bonded indebtedness and other debt in and for California Municipal Finance Authority Community Facilities District No. 2022-4 (City of Rocklin – Monument Springs) Improvement Area 1 and Future Annexation Area. (Resolution 23-022)
- d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2022-4 (City of Rocklin – Monument Springs) Improvement Area 1 and Future Annexation Area. (Resolution 23-023)
- 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. 2022-4 (City of Rocklin – Monument Springs) Improvement Area 1 and Future Annexation Area. (Resolution 23-024)
- g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2022-4 (City of Rocklin – Monument Springs) Improvement Area 1 and Future Annexation Area. (Ordinance 23-01)

The chairman announced that the public hearing and the formation proceedings are being continued to the February 3rd CMFA Board meeting.

C. INFORMATIONAL ITEMS FOR THE CMFA

9. 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. Staff mentioned that the SB 165 report for the BOLD CFD program had been submitted and was on file.

10. Adjournment.

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



CMFA SPECIAL FINANCE AGENCY

Minutes

Friday, January 13, 2023 @ 11:00 a.m.

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Telephonic Meeting Only: Dial in Number: (669) 900-6833; 88449339650#

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 type="checkbox"/> Mr. Andrew Alexander (Alt.) |
| <input 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, Ben Barker, John Stoecker and Travis Cooper 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, Leann Balzac, 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 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 De Foor Seconded by Adams. Motion carries unanimously by a roll call vote, without abstentions.

C. INFORMATIONAL ITEMS FOR EACH AGENCY

5. Adjournment.

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



CMFA SPECIAL FINANCE AGENCY I

Minutes

Friday, January 13, 2023 @ 11:00 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 type="checkbox"/> Mr. Andrew Alexander (Alt.) |
| <input type="checkbox"/> Ms. Paula Connors | <input checked="" type="checkbox"/> Ms. Joya De Foor |
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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 EACH AGENCY

4. Consent:

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

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

C. INFORMATIONAL ITEMS FOR EACH AGENCY

5. Adjournment.

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



CMFA SPECIAL FINANCE AGENCY VII

Minutes

Friday, January 13, 2023 @ 11:00 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; 88449339650#

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 type="checkbox"/> Mr. Andrew Alexander (Alt.)
<input 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, Ben Barker, John Stoecker and Travis Cooper 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, Leann Balzac, 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 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 De Foor Seconded by Adams. Motion carries unanimously by a roll call vote, without abstentions.

C. INFORMATIONAL ITEMS FOR EACH AGENCY

5. Adjournment.

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



CMFA SPECIAL FINANCE AGENCY VIII

Minutes

Friday, January 13, 2023 @ 11:00 a.m.

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

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Telephonic Meeting Only; Dial in Number: (669) 900-6833; 88449339650#

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 type="checkbox"/> Mr. Andrew Alexander (Alt.)
<input 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, Ben Barker, John Stoecker and Travis Cooper 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, Leann Balzac, 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 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 De Foor Seconded by Adams. Motion carries unanimously by a roll call vote, without abstentions.

C. INFORMATIONAL ITEMS FOR EACH AGENCY

5. Adjournment.

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



CMFA SPECIAL FINANCE AGENCY XII

Minutes

Friday, January 13, 2023 @ 11:00 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; 88449339650#

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 type="checkbox"/> Mr. Andrew Alexander (Alt.)
<input 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, Ben Barker, John Stoecker and Travis Cooper 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, Leann Balzac, 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 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 De Foor Seconded by Adams. Motion carries unanimously by a roll call vote, without abstentions.

C. INFORMATIONAL ITEMS FOR EACH AGENCY

5. Adjournment.

Motion by Adams 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, January 13, 2023 @ 11:00 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; 88449339650#

A. PROCEDURAL ITEMS FOR THE FOUNDATION

1. Call to Order and Roll Call.

<input checked="" type="checkbox"/> Mr. Bob Adams	<input type="checkbox"/> Mr. Andrew Alexander (Alt.)
<input 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, Ben Barker, John Stoecker and Travis Cooper 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, Leann Balzac, 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 Adams 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 Adams 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 \$25,000 grant to Children’s Crisis Center of Stanislaus Co. 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 \$40,000 grant to Inner City Youth Orchestra of Los Angeles. 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 \$40,000 grant to Patriots and Paws. 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 \$10,000 grant to Sacramento Self-Help Housing, Inc. 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 \$10,000 grant to Serving Kids Hope. 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 \$10,000 grant to Skyhook Foundation. Motion by De Foor and Seconded by Adams; Motion carries unanimously by a roll call vote, without abstentions.

C. INFORMATIONAL ITEMS FOR THE FOUNDATION

6. Administrative Issues.
 - a. Executive Director Report

No Administrative Issues were discussed.

7. Adjournment.

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