



CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Minutes

Friday, April 28, 2023 @ 11:00 a.m.

City Hall, 200 S. Anaheim Blvd., 6th Floor, Anaheim, CA 92805

A. PROCEDURAL ITEMS FOR THE CMFA

1. Call to Order and Roll Call.

<input checked="" type="checkbox"/>	Mr. Bob Adams	<input checked="" type="checkbox"/>	Mr. Andrew Alexander
<input 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. Ben Barker and Travis Cooper attended as financial advisors to the Authority. Ron Lee of Jones Hall, APLC, attended as counsel to the Authority. Katrina Dair attended as a representative of Sierra Management Group, LLC. John Stoecker, Lee McCormick, Karen Harvey, Crystal Liu, 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 Alexander. Motion carries by unanimous vote, without abstentions.

3. Public Comment.

None.

B. ACTION ITEMS FOR THE CMFA

Consent:

4. Approve a Resolution authorizing a second amendment to previously issued bonds and other matters relating to Santa Rosa Boyd LP, (Boyd Street Apartments), City of Santa Rosa, County of Sonoma. (Resolution 23-101)
5. Approve a Resolution authorizing amendments to previously issued bonds and other matters relating to Fort Bragg South Street LP, (The Plateau Housing Project), City of Fort Bragg, County of Mendocino. (Resolution 23-102)
6. Approve a Resolution authorizing amendments to previously issued bonds and other matters relating to Turning Point School, City of Culver City, County of Los Angeles. (Resolution 23-103)
7. Approve a Sponsorship for the 2023 CHW DreamBuilder Gala.

Items 4, 5, 6, and 7 were approved together. Motion by De Foor. Seconded by Moreno. Motion carries by unanimous vote, without abstentions.

Regular Agenda:

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. 2023-5 (County of Sacramento – The Gap); Improvement Area No. 1 and future annexation area; Lennar Homes of California, LLC. (Resolution 23-104)
Motion by Alexander. Seconded by Adams. Motion carries by unanimous vote, without abstentions.
 - b. CMFA Community Facilities District No. 2023-6 (City of Lincoln – Magnolia Village); Williams Homes. (Resolution 23-105)

Motion by Alexander. Seconded by Adams. Motion carries by unanimous vote, without abstentions.

- c. CMFA Community Facilities District No. 2023-7 (City of Elk Grove – Madeira Ranch); Taylor Morrison of California, LLC. (Resolution 23-106)

Motion by Alexander. Seconded by Adams. Motion carries by unanimous vote, without abstentions.

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. 2023-5 (County of Sacramento – The Gap); Improvement Area No. 1 and future annexation area; incur up to \$106,530,000 of indebtedness, Lennar Homes of California, LLC. (Resolution 23-107)

Motion by Moreno. Seconded by Adams. Motion carries by unanimous vote, without abstentions.

- b. CMFA Community Facilities District No. 2023-6 (City of Lincoln – Magnolia Village); incur up to \$2,700,000 of indebtedness, Williams Homes. (Resolution 23-108)

Motion by Moreno. Seconded by Adams. Motion carries by unanimous vote, without abstentions.

- c. CMFA Community Facilities District No. 2023-7 (City of Elk Grove – Madeira Ranch); incur up to \$70,300,000 of indebtedness, Taylor Morrison of California, LLC. (Resolution 23-109)

Motion by Moreno. Seconded by Adams. Motion carries by unanimous vote, without abstentions.

10. Declare the CMFA’s intent to incur tax-exempt and/or taxable obligations to finance the following projects and other related actions:
 - a. Montecito LP, (1265 Montecito Ave Apartments), City of Mountain View, County of Santa Clara; issue up to \$60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-110)

Motion by De Foor. Seconded by Alexander. Motion carries by unanimous vote, without abstentions.

- b. LINC-Beaumont 2 APTS, LP, (Allegheny Apartments), City of Beaumont, County of Riverside; issue up to \$3,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-111)

Motion by De Foor. Seconded by Alexander. Motion carries by unanimous vote, without abstentions.

- c. Harbor Park Apartments Phase 2, LP, (West Harbor Park Apartments), City of Vallejo, County of Solano; issue up to \$45,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-112)

Motion by De Foor. Seconded by Alexander. Motion carries by unanimous vote, without abstentions.

- d. Giant Development II, LP, (Giant Road Apartments), City of San Pablo, County of Contra Costa; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-113)

Motion by De Foor. Seconded by Alexander. Motion carries by unanimous 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. Mercy Housing California 96, L.P., (Middlefield Junction Apartments), Unincorporated Community of North Fair Oaks, County of San Mateo; issue up to \$130,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-114)

Motion by Adams. Seconded by Alexander. Motion carries by unanimous vote, without abstentions.

- b. Marple Manor RHF Partners, L.P., (Marple Manor Apartments), City of Modesto, County of Stanislaus; issue up to \$21,853,596 in tax-exempt and/or taxable revenue bonds (Resolution 23-115)

Motion by Alexander. Seconded by De Foor. Motion carries by unanimous vote, without abstentions.

- c. Pinole Housing, L.P., (811 San Pablo Apartments), City of Pinole, County of Contra Costa; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds (Resolution 23-116)

Motion by Moreno. Seconded by Adams. Motion carries by unanimous vote, without abstentions.

- d. View at Blossom Hill, LP, (View at Blossom Hill Apartments), City of San Jose, County of Santa Clara; issue up to \$100,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-117)

Motion by De Foor. Seconded by Alexander. Motion carries by unanimous vote, without abstentions.

- e. Marin County Pacific Associates, LP, (Drake Avenue Apartments), Unincorporated Community of Marin City, County of Marin; issue up to \$60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-118)

Motion by Alexander. Seconded by De Foor. Motion carries by unanimous vote, without abstentions.

- f. Cartwright Family Apartments, LP, (Cartwright Family Apartments), City of Irvine, County of Orange; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-119)

Motion by Moreno. Seconded by Adams. Motion carries by unanimous vote, without abstentions.

- g. Tripoli CIC, LP, (Tripoli Apartments), City of Coachella, County of Riverside; issue up to \$40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-120)

Motion by Adams. Seconded by Moreno. Motion carries by unanimous vote, without abstentions.

- h. San Bruno Pacific Associates, LP, (El Camino Real Apartments), City of San Bruno, County of San Mateo; issue up to \$70,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-121)

Motion by De Foor. Seconded by Adams. Motion carries by unanimous vote, without abstentions.

- i. Ralston Tower RHF Partners, L.P., (Ralston Tower Apartments), City of Modesto, County of Stanislaus; issue up to \$24,326,650 in tax-exempt and/or taxable revenue bonds. (Resolution 23-122)

Motion by Moreno. Seconded by De Foor. Motion carries by unanimous vote, without abstentions.

- 12. Authorize the formation of Community Facilities District in the Jurupa Area Recreation and Park District 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. 2023-4 (Jurupa Area Recreation and Park District – Emerald Ridge).

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

- b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2023-4 (Jurupa Area Recreation and Park District – Emerald Ridge). (Resolution 23-123)
- c. Approve Resolution determining necessity to incur up to \$6,310,000 of bonded indebtedness and other debt in and for California Municipal Finance Authority Community Facilities District No. 2023-4 (Jurupa Area Recreation and Park District – Emerald Ridge). (Resolution 23-124)
- d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2023-4 (Jurupa Area Recreation and Park District – Emerald Ridge). (Resolution 23-125)

Items 12b, 12c, and 12d were approved together. Motion by Adams Seconded by Moreno. Motion carries by unanimous 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. 2023-4 (Jurupa Area Recreation and Park District – Emerald Ridge). (Resolution 23-126)

Motion by Moreno. Seconded by Alexander. Motion carries by unanimous vote, without abstentions.

- g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2023-4 (Jurupa Area Recreation and Park District – Emerald Ridge). (Ordinance 23-05)

Motion by De Foor. Seconded by Moreno. Motion carries by unanimous vote, without abstentions.

- 13. Approve the final invoice for FY 2022 audit fees.

Motion by Moreno. Seconded by Adams. Motion carries by unanimous 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.

Motion by Moreno Seconded by Adams. Motion carries by unanimous vote, without abstentions.



CALIFORNIA FOUNDATION FOR STRONGER COMMUNITIES

Minutes

Friday, April 28, 2023 @ 11:00 a.m.

City Hall, 200 S. Anaheim Blvd., 6th Floor, Anaheim, CA 92805

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
<input 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. Ben Barker and Travis Cooper attended as financial advisors to the Authority. Ron Lee of Jones Hall, APLC, attended as counsel to the Authority. Katrina Dair attended as a representative of Sierra Management Group, LLC. John Stoecker, Lee McCormick, Karen Harvey, Crystal Liu, 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 by unanimous vote, without abstentions.

- 3. Public Comment.

None.

B. ACTION ITEMS FOR THE FOUNDATION

- 4. Discuss and Approve Charitable Donation Recipients.

The Board, by unanimous vote, approved a \$25,000 grant to Berkeley Special Response Team Support Foundation. Motion by Adams. Seconded by Alexander. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$25,000 grant to Community Awareness Resources Entity. Motion by De Foor. Seconded by Alexander. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$20,000 grant to Court Appointed Special Advocates of Contra Costa County. Motion by Adams. Seconded by Alexander. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$35,000 grant to East Los Angeles Womens Center. Motion by De Foor. Seconded by Alexander. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$20,000 grant to Grand Foundation. Motion by Adams. Seconded by Alexander. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$10,000 grant to Heritage of San Clemente Foundation, \$2,500 of these funds are restricted to the maintenance of the Monument and Park Semper Fi and \$7,500 is restricted to the Marine/Sailor family programs. Motion by McCarthy. Seconded by Moreno. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$15,000 grant to Laura's House. Motion by De Foor. Seconded by McCarthy. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$30,000 grant to Lincoln. Motion by Alexander. Seconded by Adams. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$5,000 grant to Trauma Intervention Programs of San Diego County, Inc. Motion by De Foor. Seconded by Moreno. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$20,000 grant to the University of California Berkeley Foundation, restricted to Berkeley Haas Business School Center for Social Sector Leadership. Motion by Alexander. Seconded by Moreno. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$25,000 grant to Voices for Children. Motion by Adams. Seconded by Alexander. Motion carries by unanimous vote, without abstentions.

C. INFORMATIONAL ITEMS FOR THE FOUNDATION

5. Administrative Issues.
 - a. Executive Director Report

Administrative issues were discussed.

6. Adjournment.

Motion by Moreno. Seconded by De Foor. Motion carries by unanimous vote, without abstentions.