



# CALIFORNIA MUNICIPAL FINANCE AUTHORITY

## Minutes

Friday, May 19, 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 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. John Stoecker, Lee McCormick, Ben Barker, Anthony Stubbs, and Travis Cooper attended as financial advisors to the Authority. Katrina Dair, Crystal Liu, and Kirsten Borgquist attended 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. Waiver of Second Reading and Adoption 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)

5. Approve Sponsorships for the 2023 California Housing Consortium (CHC) Policy Forum and the 2023 SCANPH Annual Conference.

*Items 4 and 5 were approved together. Motion by Alexander. Seconded by Adams. Motion carries by unanimous vote, without abstentions.*

#### Regular Agenda:

6. Declare the CMFA’s intent to incur tax-exempt and/or taxable obligations to finance the following projects and other related actions:

a. Monterey Park Senior Village Phase II, LP, (Monterey Park Senior Village Apartments), City of Monterey Park, County of Los Angeles; issue up to \$40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-127)

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

b. Mirka Investments, LLC (South River Village Apartments), City of Oceanside, County of San Diego; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-129)

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

- c. The Walk Residences, LP, (The Walk Residences), City of Norwalk, County of Los Angeles; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-130)

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

- d. Roseville 712, L.P. (Creekview Affordable Apartments), City of Roseville, County of Placer; issue up to \$85,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-131)

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

- e. Greenfield Commons EAH, L.P., (Greenfield Commons Apartments), City of Greenfield, County of Monterey; issue up to \$80,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-132)

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

- f. 600 San Pedro LP, a California limited partnership, (600 San Pedro Apartments), City of Los Angeles, County of Los Angeles; issue up to \$15,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-133)

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

- g. 600 San Pedro 2 LP, a California limited partnership, (600 San Pedro Apartments), City of Los Angeles, County of Los Angeles; issue up to \$15,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-134)

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

- h. Metropolitan Area Advisory Committee on Anti-Poverty of San Diego County, Inc., (Seniors on Broadway Apartments), City of Chula Vista, County of San Diego; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-135)

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

- i. Derby Housing, L.P. (3050 International Boulevard Apartments), City of Oakland, County of Alameda; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-136)

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

- j. IH Citrus Whittier LLC, (Citrus Court Apartments), City of Whittier, County of Los Angeles; issue up to \$55,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-137)

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

- k. IH Bluffs Pacifica LLC, (The Bluffs at Pacifica Apartments), City of Pacifica, County of San Mateo; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-138)

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

- l. Adaarte, LLC, or an affiliate, (Sierra Vista Apartments), City of Roseville, County of Placer; issue up to \$45,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-139)

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

- m. Egis, Inc., or Affiliate, (Allison Apartments), City of Vacaville, County of Solano; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-140)

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

- n. Metropolitan Area Advisory Committee on Anti-Poverty of San Diego County, inc. or an affiliate thereof, (Laurel Tree Apartments), City of Carlsbad, County of San Diego; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-141)

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

- o. ACI Friendly Village Inc., (Friendly Village Mobile Home Park), City of Long Beach, County of Los Angeles; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-142)

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

- 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. Sango Court, L.P., (Sango Court Apartments) City of Milpitas, County of Santa Clara; issue up to \$1,426,876 in tax-exempt and/or taxable revenue bonds. (Resolution 23-144)

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

- b. Maudelle Shirek, L.P., (Maudelle Miller Shirek Community), City of Berkeley, County of Alameda; issue up to \$2,350,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-145)

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

- c. Jacaranda Gardens CIC, LP, (Jacaranda Gardens Apartments), City of El Centro, County of Imperial; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-146)

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

- d. Sunnyview Villa Community Partners, LP, (Sunnyview Villas), City of Palm Springs, County of Riverside; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-147)

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

- e. Rancho Colus, LP, (Rancho Colus Apartments), City of Colusa, County of Colusa; issue up to \$15,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-148)

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

- f. La Brucherie Apartments, LP, (La Brucherie Apartments), City of Imperial, County of Imperial; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-149)

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

- g. Ruby Street, L.P., (Ruby Street Apartments), Unincorporated Area of Alameda County; issue up to \$52,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-150)

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

- h. IH Parkside Fairfield LLC, (Parkside Flats Apartments), City of Fairfield, County of Solano; issue up to \$72,500,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-151)

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

- i. Watts Works, LP, (Watts Works Apartments), City of Los Angeles, County of Los Angeles; issue up to \$8,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-152)

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

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

- 8. 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.*

- 9. Adjournment.

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



## CALIFORNIA MUNICIPAL FINANCE AUTHORITY

### Special Meeting Minutes

Friday, May 19, 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 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. John Stoecker, Lee McCormick, Ben Barker, Anthony Stubbs, and Travis Cooper attended as financial advisors to the Authority. Katrina Dair, Crystal Liu, and Kirsten Borgquist attended as representatives of Sierra Management Group, LLC.*

2. Public Comment.

*None*

#### B. ACTION ITEMS FOR THE CMFA

##### Regular Agenda:

3. Declare the CMFA's intent to incur tax-exempt and/or taxable obligations to finance the following projects and other related actions:

- a. JEMCOR Development Partners, LLC, (View at Julian Apartments), City of San Jose, County of Santa Clara; issue up to \$105,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-153)

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

- b. California Safe Soil, LLC, (California Safe Soil dba CSS) Unincorporated County of Sacramento; issue up to \$90,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-154)

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

#### C. INFORMATIONAL ITEMS FOR THE CMFA

*Ron Lee of Jones Hall, APLC, joined the meeting as counsel to the Authority.*

4. Adjournment.

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



## CALIFORNIA FOUNDATION FOR STRONGER COMMUNITIES

### Minutes

Friday, May 19, 2023 @ 11:00 a.m.

City Hall, 200 S. Anaheim Blvd., 6<sup>th</sup> Floor, Anaheim, CA 92805

#### A. PROCEDURAL ITEMS FOR THE FOUNDATION

1. Call to Order and Roll Call.  
 Mr. Bob Adams                       Mr. Andrew Alexander  
 Ms. Paula Connors                       Ms. Joya De Foor  
 Mr. Justin McCarthy                       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. John Stoecker, Lee McCormick, Ben Barker, Anthony Stubbs, and Travis Cooper attended as financial advisors to the Authority. Ron Lee of Jones Hall, APLC, attended as counsel to the Authority. Katrina Dair, Crystal Liu, and Kirsten Borgquist attended 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 FOUNDATION

4. Discuss and Approve Charitable Donation Recipients.

*The Board, by unanimous vote, approved a \$15,000 grant to the Boys & Girls Club of Greater Oxnard and Port Hueneme, restricted to the Great Futures for Kids Breakfast event. Motion by Alexander. Seconded by McCarthy. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$25,000 grant to the Boys & Girls Club of Napa Valley. Motion by Adams. Seconded by McCarthy. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$40,000 grant to Healthy Kids Healthy Lindsay. Motion by Adams. Seconded by Alexander. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$15,000 grant to Pathways to Independence. Motion by Alexander. Seconded by McCarthy. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$15,000 grant to Project Street Vet, restricted to California activities. Motion by Alexander. Seconded by McCarthy. 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 Adams. Seconded by Alexander. Motion carries by unanimous vote, without abstentions.*