



## CALIFORNIA MUNICIPAL FINANCE AUTHORITY

### Regular Meeting Agenda

Friday, October 13, 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.

_____ Mr. Bob Adams	_____ Mr. Andrew Alexander (Alt.)
_____ Ms. Paula Connors	_____ Ms. Joya De Foor
_____ Mr. Justin McCarthy	_____ Ms. Deborah Moreno

2. Approve Minutes of the meeting(s) of the Board.

3. Public Comment.

#### 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. 2023-13 (County of Yuba - Plumas Lake - Leak). (Ordinance 23-14)

##### Regular Agenda:

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

- a. Catalyst Impact Fund or an affiliate thereof, (Modera the Alameda Apartments), City of San Jose, County of Santa Clara; issue up to \$100,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-317)
- b. C&C Development Co., LLC or an affiliate thereof. (Altrudy II Apartments), City of Yorba Linda, County of Orange; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-318)

6. 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. Downtown River Two, L.P., a California limited partnership, (Downtown River Apartments), City of Petaluma, County of Sonoma; issue up to \$39,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-319)
- b. MONARCH PS LP, a California limited partnership, (The Monarch Apartments), City of Palm Springs, County of Riverside; issue up to \$4,500,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-320)
- c. San Martin 2020 LP, a California limited partnership, (San Martin de Porres Apartments), unincorporated community of Spring Valley, County of San Diego; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-321)
- d. Santa Clara Pacific Associates, a California limited partnership, (80 Saratoga Apartments), City of Santa Clara, County of Santa Clara; issue up to \$150,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-322)
- e. Chico PSH Pacific Associates, a California limited partnership, (Oleander Apartments), City of Chico, County of Butte; issue up to \$10,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-323)
- f. Warner Center I, LP, a California limited partnership, (Warner Center Apartments), City of Los Angeles, County of Los Angeles; issue up to \$85,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-324)

- g. 23036 VENTURA, LP, a California limited partnership, (Woodlake Family Apartments), City of Los Angeles, County of Los Angeles; issue up to \$70,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-325)
  - h. AMDA Inc., City of Los Angeles, County of Los Angeles; issue up to \$42,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-326)
  - i. Waste Management, Inc, (Waste Management Project), in one or more of the Cities or unincorporated communities of Anderson, Azusa, Lancaster, Livermore, Kettleman City, McKittrick, Morgan Hill, Novato, Palmdale, Sacramento, San Leandro, San Jose, Simi Valley and Sun Valley and the Counties of Alameda, Kern, Kings, Los Angeles, Marin, Santa Clara, Sacramento, Shasta and Ventura, and other locations where Waste Management, Inc. and its affiliated have operations; issue up to \$50,000,000 in tax-exempt bonds. (Resolution 23-327)
7. 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. California Municipal Finance Authority Community Facilities District No. 2023-15 (City of Lincoln - Twelve Bridges, Village 27); Century Communities. (Resolution 23-328)
  8. 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. California Municipal Finance Authority Community Facilities District No. 2023-15 (City of Lincoln - Twelve Bridges, Village 27); incur up to \$12,500,000 of indebtedness; Century Communities. (Resolution 23-329)
  9. Authorize the formation of a Community Facilities District in the City of Calimesa 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. 2023-14 (City of Calimesa - Summerwind Commons).
    - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2023-14 (City of Calimesa - Summerwind Commons). (Resolution 23-330)
    - c. Approve Resolution determining necessity to incur up to \$6,510,000 of bonded indebtedness and other debt in and for California Municipal Finance Authority Community Facilities District No. 2023-14 (City of Calimesa - Summerwind Commons). (Resolution 23-331)
    - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2023-14 (City of Calimesa - Summerwind Commons). (Resolution 23-332)
    - 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. 2023-14 (City of Calimesa - Summerwind Commons). (Resolution 23-333)
    - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2023-14 (City of Calimesa - Summerwind Commons). (Ordinance 23-15)
  10. Authorize the formation of a Community Facilities District in the City of Hesperia 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. 2023-11 (City of Hesperia - Silverwood).
    - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2023-11 (City of Hesperia - Silverwood). (Resolution 23-334)
    - c. Approve Resolution determining necessity to incur up to \$2,000,000,000 of bonded indebtedness and other debt in and for California Municipal Finance Authority Community Facilities District No. 2023-11 (City of Hesperia - Silverwood). (Resolution 23-335)
    - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2023-11 (City of Hesperia - Silverwood). (Resolution 23-336)
    - 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. 2023-11 (City of Hesperia - Silverwood). (Resolution 23-337)

- g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2023-11 (City of Hesperia - Silverwood). (Ordinance 23-16)
  - 11. Approve a revised CMFA Fee Schedule.
  - 12. Approve updated CMFA Internal Policies and Procedures.
  - 13. Discuss and approve amendment to the Executive Director Contract.
- D. 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
  - 15. Adjournment.

Address for public inspection of certain meeting materials distributed to the Board of Directors: 2111 Palomar Airport Road, Suite 320, Carlsbad, California 92011.

A request for disability-related modification or accommodation, including auxiliary aids or services, may be made by any person with a disability who requires a modification or accommodation to participate in the public meeting by contacting Kirsten Borgquist, (760) 502-0050, [kborgquist@cmfa-ca.com](mailto:kborgquist@cmfa-ca.com) 2111 Palomar Airport Rd, Suite 320, Carlsbad, CA 92011.

This 3-page agenda was posted at \_\_\_\_\_ on \_\_\_\_\_, 2023 at \_\_\_\_\_.  
Signed \_\_\_\_\_.



**CMFA SPECIAL FINANCE AGENCY  
CMFA SPECIAL FINANCE AGENCY I  
CMFA SPECIAL FINANCE AGENCY VII  
CMFA SPECIAL FINANCE AGENCY VIII  
CMFA SPECIAL FINANCE AGENCY XII**

**Regular Meeting Agendas**

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

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

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.  
\_\_\_\_\_ Mr. Bob Adams                      \_\_\_\_\_ Mr. Andrew Alexander (Alt.)  
\_\_\_\_\_ Ms. Paula Connors                      \_\_\_\_\_ Ms. Joya De Foor  
\_\_\_\_\_ Mr. Justin McCarthy                      \_\_\_\_\_ Ms. Deborah Moreno
2. Approve Minutes of the meeting(s) of the Board.
3. Public Comment.

**B. ACTION ITEMS FOR CMFA SPECIAL FINANCE AGENCY**

4. Discuss and approve the FYE 2023 audit for the CMFA Special Finance Agency Enclave multifamily rental property.

**C. INFORMATIONAL ITEMS FOR EACH AGENCY**

5. Administrative Issues.
  - a. Executive Director Report
  - b. Transaction Update
  - c. Legal Update
6. Adjournment.

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

**Regular Meeting Agenda**

Friday, October 13, 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 (Alt.)  
     \_\_\_\_\_ Ms. Paula Connors                \_\_\_\_\_ Ms. Joya De Foor  
     \_\_\_\_\_ Mr. Justin McCarthy            \_\_\_\_\_ Ms. Deborah Moreno
2. Approve Minutes of the meeting(s) of the Board.
3. Public Comment.

**B. ACTION ITEMS FOR THE FOUNDATION**

4. Discuss and Approve Charitable Donation Recipients.

**C. INFORMATIONAL ITEMS FOR THE FOUNDATION**

5. Administrative Issues.
  - a. Executive Director Report
6. Adjournment.

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