



## CALIFORNIA MUNICIPAL FINANCE AUTHORITY

### Minutes

Friday, November 17, 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  
 Ms. Joya De Foor                       Mr. Justin McCarthy  
 Ms. Deborah Moreno

*The board members denoted in attendance above represented a quorum. Vice Chairperson, Justin McCarthy served as chair. The meeting was called to order.*

*Executive Director, Edward Becker attended. Ben Barker, Anthony Stubbs and Travis Cooper attended as financial advisors to the Authority. Ron Lee and Brian Haroldson of Jones Hall, APLC, attended as counsel to the Authority. Jarod Suzuki, Conor O'Brien and Katrina Dair attended as representatives of Sierra Management Group, LLC. John Stoecker attended virtually as a financial advisor to the Authority. Lee McCormick, Crystal Liu, Karen Harvey, Ryan McCormick 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 Adams. Motion carries unanimously, without abstentions.*

3. Public Comment.

*None.*

#### C. 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. 2023-14 (City of Calimesa - Summerwind Commons). (Ordinance 23-15)

*Motion by De Foor. Seconded by Adams. Motion carries unanimously, without abstentions.*

##### 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. C&C Development Co. or entities related thereto, (Lincoln Avenue Apartments), City of Buena Park, County of Orange; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-352)

*Motion by Alexander. Seconded by Adams. Motion carries unanimously, without abstentions.*

b. Community Housing Works or an affiliate thereof, (Haley Ranch & Hillside Village Apartments), City of Poway, County of San Diego; issue up to \$55,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-353)

*Motion by De Foor. Seconded by Adams. Motion carries unanimously, without abstentions.*

- c. Community Housing Works or an affiliate thereof, (Parkview Terrace Apartments), City of Poway, County of San Diego; issue up to \$40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-354)

***Motion by Adams. Seconded by Alexander. Motion carries unanimously, without abstentions.***

- d. Bayview Emeryville LLC, (Bayview Apartments), City of Emeryville, County of Alameda; issue up to \$160,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-355)

***Motion by Alexander. Seconded by De Foor. Motion carries unanimously, without abstentions.***

- 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. 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 23-356)

***Motion by Adams. Seconded by Alexander. Motion carries unanimously, without abstentions.***

- b. 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 23-357)

***Motion by De Foor. Seconded by Adams. Motion carries unanimously, without abstentions.***

- c. Montecito, L.P., (Montecito Multifamily), City of Mountain View, County of Santa Clara; issue up to \$55,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-358)

***Motion by Adams. Seconded by De Foor. Motion carries unanimously, without abstentions.***

- d. AMCAL Washington Fund, L.P., (La Prensa Libre Apartments), City of Los Angeles, County of Los Angeles; issue up to \$1,463,513 in tax-exempt and/or taxable revenue bonds. (Resolution 23-359)

***Motion by De Foor. Seconded by Adams. Motion carries unanimously, without abstentions.***

- e. Pismo Terrace, L.P., (Pismo Terrace Apartments), City of Pismo Beach, County of San Luis Obispo; issue up to \$3,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-360)

***Motion by Adams. Seconded by Adams. Motion carries unanimously, without abstentions.***

- 7. Authorize the formation of a Community Facilities District in the City of Lincoln 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. 2023-15 (City of Lincoln - Twelve Bridges, Village 27).

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

- b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2023-15 (City of Lincoln - Twelve Bridges, Village 27). (Resolution 23-361)

***Motion by De Foor. Seconded by Alexander. Motion carries unanimously, without abstentions.***

- c. Approve Resolution determining necessity to incur up to \$12,500,000 of bonded indebtedness and other debt in and for California Municipal Finance Authority Community Facilities District No. 2023-15 (City of Lincoln - Twelve Bridges, Village 27). (Resolution 23-362)

***Motion by De Foor. Seconded by Alexander. Motion carries unanimously, without abstentions.***

- d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2023-15 (City of Lincoln - Twelve Bridges, Village 27). (Resolution 23-363)

***Motion by De Foor. Seconded by Alexander. Motion carries unanimously, 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. 2023-15 (City of Lincoln - Twelve Bridges, Village 27). (Resolution 23-364)

***Motion by Adams. Seconded by Alexander. Motion carries unanimously, without abstentions.***

- g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2023-15 (City of Lincoln - Twelve Bridges, Village 27). (Ordinance 23-17)

***Motion by Adams. Seconded by De Foor. Motion carries unanimously, without abstentions.***

- 8. Authorize the issuance and sale of special tax revenue bonds (BOLD Program Series 2023C) in an amount not to exceed \$10,425,000, and related issuance and purchase of special tax bonds issued for and on behalf of CFD No. 2021-3 (Town of Truckee – Soaring Ranch) Improvement Area 1 in an amount not to exceed \$2,340,000, CFD No. 2022-14 (County of Placer – The Park at Granite Bay) in an amount not to exceed \$3,020,000 and CFD No. 2023-2 (City of Lincoln – Twelve Bridges, Village 3) Improvement Area 1 in an amount not to exceed \$5,065,000 and approving related agreements and actions. (Resolution 23-365).

***Motion by De Foor. Seconded by Alexander. Motion carries unanimously, without abstentions.***

**C. INFORMATIONAL ITEMS FOR THE CMFA**

- 9. Treasurers Report.

***Treasurers Report was given.***

***Motion by Alexander. Seconded by De Foor. Motion carries unanimously, without abstentions.***

- 10. 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.***

- 11. Adjournment.

***Motion by De Foor. Seconded by Alexander. Motion carries unanimously, without abstentions.***



## CMFA SPECIAL FINANCE AGENCY

### Minutes

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#### A. PROCEDURAL ITEMS

1. Call to Order and Roll Call.

Mr. Bob Adams                       Mr. Andrew Alexander

Ms. Joya De Foor                       Mr. Justin McCarthy

Ms. Deborah Moreno

*The board members denoted in attendance above represented a quorum. Vice Chairperson, Justin McCarthy served as chair. The meeting was called to order.*

*Executive Director, Edward Becker attended. Ben Barker, Anthony Stubbs and Travis Cooper attended as financial advisors to the Authority. Ron Lee and Brian Haroldson of Jones Hall, APLC, attended as counsel to the Authority. Jarod Suzuki, Conor O'Brien and Katrina Dair attended as representatives of Sierra Management Group, LLC. John Stoecker attended virtually as a financial advisor to the Authority. Lee McCormick, Crystal Liu, Karen Harvey, Ryan McCormick and Kirsten Borgquist attended virtually as representatives of Sierra Management Group, LLC.*

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

*Motion by Alexander. Seconded by De Foor. Motion carries unanimously, without abstentions.*

3. Public Comment.

*None.*

#### B. ACTION ITEMS FOR EACH AGENCY

4. Approve the FY 2023 audit and authorize the Audit Subcommittee to make future changes as needed.

*Motion by Adams. Seconded by De Foor. Motion carries unanimously, without abstentions.*

#### C. INFORMATIONAL ITEMS FOR EACH AGENCY

5. Treasurer's Report.

*Treasurer's Report was given.*

*Motion by Alexander. Seconded by Adams. Motion carries unanimously, without abstentions.*

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

*Administrative Issues were discussed.*

7. Adjournment.

*Motion by De Foor. Seconded by Alexander. Motion carries unanimously, without abstentions.*



## CMFA SPECIAL FINANCE AGENCY I

### Minutes

Friday, November 17, 2023 @ 11:00 a.m.

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

#### A. PROCEDURAL ITEMS

1. Call to Order and Roll Call.

Mr. Bob Adams                       Mr. Andrew Alexander

Ms. Joya De Foor                       Mr. Justin McCarthy

Ms. Deborah Moreno

*The board members denoted in attendance above represented a quorum. Vice Chairperson, Justin McCarthy served as chair. The meeting was called to order.*

*Executive Director, Edward Becker attended. Ben Barker, Anthony Stubbs and Travis Cooper attended as financial advisors to the Authority. Ron Lee and Brian Haroldson of Jones Hall, APLC, attended as counsel to the Authority. Jarod Suzuki, Conor O'Brien and Katrina Dair attended as representatives of Sierra Management Group, LLC. John Stoecker attended virtually as a financial advisor to the Authority. Lee McCormick, Crystal Liu, Karen Harvey, Ryan McCormick and Kirsten Borgquist attended virtually as representatives of Sierra Management Group, LLC.*

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

*Motion by Alexander. Seconded by De Foor. Motion carries unanimously, without abstentions.*

3. Public Comment.

*None.*

#### B. ACTION ITEMS FOR EACH AGENCY

4. Approve the FY 2023 audit and authorize the Audit Subcommittee to make future changes as needed.

*Motion by Adams. Seconded by De Foor. Motion carries unanimously, without abstentions.*

#### C. INFORMATIONAL ITEMS FOR EACH AGENCY

5. Treasurer's Report.

*Treasurer's Report was given.*

*Motion by Alexander. Seconded by Adams. Motion carries unanimously, without abstentions.*

6. Administrative Issues.

a. Executive Director Report

b. Transaction Update

c. Legal Update

*Administrative Issues were discussed.*

7. Adjournment.

*Motion by De Foor. Seconded by Alexander. Motion carries unanimously, without abstentions.*



## CMFA SPECIAL FINANCE AGENCY VII

### Minutes

Friday, November 17, 2023 @ 11:00 a.m.

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

#### A. PROCEDURAL ITEMS

1. Call to Order and Roll Call.

Mr. Bob Adams                       Mr. Andrew Alexander

Ms. Joya De Foor                       Mr. Justin McCarthy

Ms. Deborah Moreno

*The board members denoted in attendance above represented a quorum. Vice Chairperson, Justin McCarthy served as chair. The meeting was called to order.*

*Executive Director, Edward Becker attended. Ben Barker, Anthony Stubbs and Travis Cooper attended as financial advisors to the Authority. Ron Lee and Brian Haroldson of Jones Hall, APLC, attended as counsel to the Authority. Jarod Suzuki, Conor O'Brien and Katrina Dair attended as representatives of Sierra Management Group, LLC. John Stoecker attended virtually as a financial advisor to the Authority. Lee McCormick, Crystal Liu, Karen Harvey, Ryan McCormick and Kirsten Borgquist attended virtually as representatives of Sierra Management Group, LLC.*

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

*Motion by Alexander. Seconded by De Foor. Motion carries unanimously, without abstentions.*

3. Public Comment.

*None.*

#### B. ACTION ITEMS FOR EACH AGENCY

4. Approve the FY 2023 audit and authorize the Audit Subcommittee to make future changes as needed.

*Motion by Adams. Seconded by De Foor. Motion carries unanimously, without abstentions.*

#### C. INFORMATIONAL ITEMS FOR EACH AGENCY

5. Treasurer's Report.

*Treasurer's Report was given.*

*Motion by Alexander. Seconded by Adams. Motion carries unanimously, without abstentions.*

6. Administrative Issues.

a. Executive Director Report

b. Transaction Update

c. Legal Update

*Administrative Issues were discussed.*

7. Adjournment.

*Motion by De Foor. Seconded by Alexander. Motion carries unanimously, without abstentions.*



## CMFA SPECIAL FINANCE AGENCY VIII

### Minutes

Friday, November 17, 2023 @ 11:00 a.m.

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

#### A. PROCEDURAL ITEMS

1. Call to Order and Roll Call.

Mr. Bob Adams                       Mr. Andrew Alexander

Ms. Joya De Foor                       Mr. Justin McCarthy

Ms. Deborah Moreno

*The board members denoted in attendance above represented a quorum. Vice Chairperson, Justin McCarthy served as chair. The meeting was called to order.*

*Executive Director, Edward Becker attended. Ben Barker, Anthony Stubbs and Travis Cooper attended as financial advisors to the Authority. Ron Lee and Brian Haroldson of Jones Hall, APLC, attended as counsel to the Authority. Jarod Suzuki, Conor O'Brien and Katrina Dair attended as representatives of Sierra Management Group, LLC. John Stoecker attended virtually as a financial advisor to the Authority. Lee McCormick, Crystal Liu, Karen Harvey, Ryan McCormick and Kirsten Borgquist attended virtually as representatives of Sierra Management Group, LLC.*

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

*Motion by Alexander. Seconded by De Foor. Motion carries unanimously, without abstentions.*

3. Public Comment.

*None.*

#### B. ACTION ITEMS FOR EACH AGENCY

4. Approve the FY 2023 audit and authorize the Audit Subcommittee to make future changes as needed.

*Motion by Adams. Seconded by De Foor. Motion carries unanimously, without abstentions.*

#### C. INFORMATIONAL ITEMS FOR EACH AGENCY

5. Treasurer's Report.

*Treasurer's Report was given.*

*Motion by Alexander. Seconded by Adams. Motion carries unanimously, without abstentions.*

6. Administrative Issues.

a. Executive Director Report

b. Transaction Update

c. Legal Update

*Administrative Issues were discussed.*

7. Adjournment.

*Motion by De Foor. Seconded by Alexander. Motion carries unanimously, without abstentions.*



## CMFA SPECIAL FINANCE AGENCY XII

### Minutes

Friday, November 17, 2023 @ 11:00 a.m.

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

#### A. PROCEDURAL ITEMS

1. Call to Order and Roll Call.

Mr. Bob Adams                       Mr. Andrew Alexander

Ms. Joya De Foor                       Mr. Justin McCarthy

Ms. Deborah Moreno

*The board members denoted in attendance above represented a quorum. Vice Chairperson, Justin McCarthy served as chair. The meeting was called to order.*

*Executive Director, Edward Becker attended. Ben Barker, Anthony Stubbs and Travis Cooper attended as financial advisors to the Authority. Ron Lee and Brian Haroldson of Jones Hall, APLC, attended as counsel to the Authority. Jarod Suzuki, Conor O'Brien and Katrina Dair attended as representatives of Sierra Management Group, LLC. John Stoecker attended virtually as a financial advisor to the Authority. Lee McCormick, Crystal Liu, Karen Harvey, Ryan McCormick and Kirsten Borgquist attended virtually as representatives of Sierra Management Group, LLC.*

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

*Motion by Alexander. Seconded by De Foor. Motion carries unanimously, without abstentions.*

3. Public Comment.

*None.*

#### B. ACTION ITEMS FOR EACH AGENCY

4. Approve the FY 2023 audit and authorize the Audit Subcommittee to make future changes as needed.

*Motion by Adams. Seconded by De Foor. Motion carries unanimously, without abstentions.*

#### C. INFORMATIONAL ITEMS FOR EACH AGENCY

5. Treasurer's Report.

*Treasurer's Report was given.*

*Motion by Alexander. Seconded by Adams. Motion carries unanimously, without abstentions.*

6. Administrative Issues.

a. Executive Director Report

b. Transaction Update

c. Legal Update

*Administrative Issues were discussed.*

7. Adjournment.

*Motion by De Foor. Seconded by Alexander. Motion carries unanimously, without abstentions.*





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

**Regular Meeting Agenda**

Friday, November 17, 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.

<input checked="" type="checkbox"/> Mr. Bob Adams	<input checked="" type="checkbox"/> Mr. Andrew Alexander
<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. Vice Chairperson, Justin McCarthy served as chair. The meeting was called to order.*

*Executive Director, Edward Becker attended. Ben Barker, Anthony Stubbs and Travis Cooper attended as financial advisors to the Authority. Ron Lee and Brian Haroldson of Jones Hall, APLC, attended as counsel to the Authority. Jarod Suzuki, Conor O'Brien and Katrina Dair attended as representatives of Sierra Management Group, LLC. John Stoecker attended virtually as a financial advisor to the Authority. Lee McCormick, Crystal Liu, Karen Harvey, Ryan McCormick and Kirsten Borgquist attended virtually as representatives of Sierra Management Group, LLC.*

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

*Motion by Alexander. Seconded by De Foor. Motion carries unanimously, without abstentions.*

3. Public Comment.

*None.*

**B. ACTION ITEMS FOR THE FOUNDATION**

4. Elect Board Members and Officers for the CFPF, CFSC, CMFA and SFAs.

**CMFA/CMFA SFAs**

Joya De Foor-	Chairperson
Justin McCarthy-	Vice Chairperson
Deborah A. Moreno-	Treasurer
Bob Adams-	Assistant Treasurer
Andrew Alexander-	Secretary

*Motion by Alexander. Seconded by De Foor. Motion carries unanimously, without abstentions.*

**CFSC/CFPF**

Joya De Foor-	Chairperson
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Justin McCarthy-	Vice Chairperson
Deborah A. Moreno-	Treasurer
Bob Adams-	Assistant Treasurer
Andrew Alexander-	Secretary

***Motion by Adams. Seconded by Alexander. Motion carries unanimously, without abstentions.***

**Subcommittees:**

Audit Subcommittee:	Deborah Moreno and Bob Adams
Finance Subcommittee:	Deborah Moreno and Joya De Foor
Professional Services Subcommittee:	Andrew Alexander and Justin McCarthy

***Motion by Adams. Seconded by De Foor. Motion carries unanimously, without abstentions.***

5. Discuss and Approve Charitable Donation Recipients.

***The Board, by unanimous vote, approved a \$20,000 grant to Families Uniting Families. Motion by De Foor. Seconded by Alexander. Motion carries by unanimous vote, without abstentions.***

***The Board, by unanimous vote, approved a \$25,000 grant to Second Harvest Food Bank San Joaquin and Stanislaus. Motion by Adams. Seconded by De Foor. Motion carries by unanimous vote, without abstentions.***

***The Board, by unanimous vote, approved a \$20,000 grant to Korean American Coalition – Los Angeles. Motion by Alexander. Seconded by Adams. Motion carries by unanimous vote, without abstentions.***

***The Board, by unanimous vote, approved a \$20,000 grant to LA's BEST. Motion by Alexander. Seconded by Adams. Motion carries by unanimous vote, without abstentions.***

***The Board, by unanimous vote, approved a \$25,000 grant to Manteca CAPS Corporation aka Valley CAPS. Motion by Adams. Seconded by De Foor. Motion carries by unanimous vote, without abstentions.***

***The Board, by unanimous vote, approved a \$25,000 grant to Mercy Medical Center Merced Foundation. Motion by Adams. Seconded by De Foor. Motion carries by unanimous vote, without abstentions.***

***The Board, by unanimous vote, approved a \$60,000 grant to Southwestern Law School, \$30,000 restricted to the Food Pantry and \$30,000 restricted to Children's Rights Clinic. Motion by De Foor. Seconded by Alexander. Motion carries by unanimous vote, without abstentions.***

***The Board, by unanimous vote, approved a \$25,000 grant to Stanislaus County Affordable Housing, Inc. Motion by Adams. Seconded by De Foor. Motion carries by unanimous vote, without abstentions.***

***The Board, by unanimous vote, approved a \$35,000 grant to The Forager School. Motion by Adams. Seconded by De Foor. Motion carries by unanimous vote, without abstentions.***

**C. INFORMATIONAL ITEMS FOR THE FOUNDATION**

6. Treasurer's Report.

*Treasurer's Report was given.*

*Motion by Adams. Seconded by De Foor. Motion carries unanimously, without abstentions.*

7. Administrative Issues.  
a. Executive Director Report

*Administrative Issues were discussed.*

8. Adjournment.

*Motion by De Foor. Seconded by Adams. Motion carries unanimously, without abstentions.*