



# CALIFORNIA MUNICIPAL FINANCE AUTHORITY

## Minutes

Friday, December 8, 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. Chairperson, Joya De Foor served as chair. The meeting was called to order.*

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

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

*Motion by Adams. Seconded by Alexander. 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. 2023-15 (City of Lincoln - Twelve Bridges, Village 27). (Ordinance 23-17)

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

#### Regular Agenda:

5. 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. 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 23-366)

*Motion by Adams. Seconded by Alexander. Motion carries unanimously, 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; modifications to terms of up to \$13,000,000 in tax-exempt bonds originally issued in 2021. (Resolution 23-367)

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

- c. Mabuhay and Lakehurst LP, a California limited partnership, (North Housing Senior Apartments), City of Alameda, County of Alameda; issue up to \$40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-368)

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

- d. 23036 Ventura, LP, a California limited partnership (Woodlake Family Apartments), City of Los Angeles, County of Los Angeles; for avoidance of doubt, the tax-exempt bonds approved pursuant to Resolution 23-325, adopted on October 13, 2023, may be issued from time to time (Resolution 23-369)

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

- 6. Authorize the giving of a charitable grant pursuant to the CMFA Charitable Affordable Housing Program:
  - a. SFF 2, LLC, a California limited liability company, (Townhomes at Gading Apartments), City of Hayward, County of Alameda; grant up to \$10,000 in charitable affordable housing grant. (Resolution 23-370)

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

- b. 1317 SGA QOZB, LP or an affiliate thereof, (1317 S. Grand Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in charitable affordable housing grant. (Resolution 23-371)

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

- c. Housing Diversity or an affiliate thereof, (1411 S. Flower Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in charitable affordable housing grant. (Resolution 23-372)

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

- 7. Authorize the annexation of territory within a Community Facilities District in the City of Palmdale, and other related actions:
  - a. Hold a Public Hearing regarding the annexation of territory to California Municipal Finance Authority Community Facilities District No. 2022-8 (City of Palmdale - Wildflower/Creekside Encore).

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

- b. Approve Resolution submitting annexation of territory to and calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2022-8 (City of Palmdale - Wildflower/Creekside Encore). (Resolution 23-373)

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

- c. Announcement of results of election.

***Results of the election were unanimously in favor of the annexation of territory within the Community Facilities District.***

- d. Approve Resolution declaring results of special annexation election and directing recording of amendment to notice of special tax lien in and for the California Municipal Finance Authority Community Facilities District No. 2022-8 (City of Palmdale - Wildflower/Creekside Encore). (Resolution 23-374)

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

- e. Introduction and Waiving First Reading of Amending Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2022-8 (City of Palmdale - Wildflower/Creekside Encore). (Ordinance 23-18)

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

***Justin McCarthy joined the meeting.***

**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 unanimously, without abstentions.*



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

**Minutes**

Friday, December 8, 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. Chairperson, Joya De Foor served as chair. The meeting was called to order.*

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

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

*Motion by Alexander. Seconded by McCarthy. 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.

*Louis McClure was elected as a Member of the Board.  
Motion by Alexander. Seconded by McCarthy. Motion carries unanimously, without abstentions.*

5. Discuss and Approve Charitable Donation Recipients.

*The Board, by unanimous vote, approved a \$55,000 grant to Bev's Angel Project, Inc.  
Motion by Alexander. Seconded by Adams. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$30,000 grant to California Resiliency Alliance.  
Motion by De Foor. Seconded by Adams. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$20,000 grant to ChildNET Youth and Family Services. Motion by De Foor. Seconded by Adams. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$70,000 grant to Coalition to Abolish Slavery and Trafficking. Motion by De Foor. Seconded by Adams. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$30,000 grant to Community Action Partnership of Orange County. Motion by McCarthy. Seconded by Adams. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$25,000 grant to Community Initiatives for benefit of Mission Science Workshop. Motion by Alexander. Seconded by Adams. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$50,000 grant to Friends of Fieldworkers, Inc. Motion by McCarthy. Seconded by Adams. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$30,000 grant to Special Olympics Southern California, Inc. Motion by Alexander. Seconded by Adams. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$25,000 grant to Tracy Friends for Parks, Recreation, and Community Services Foundation. Motion by Adams. Seconded by Alexander. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$20,000 grant to Food Bank of Contra Costa & Solano. Motion by McCarthy. Seconded by Alexander. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$20,000 grant to Food Bank for Monterey County. Motion by McCarthy. Seconded by Alexander. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$20,000 grant to Los Angeles Regional Food Bank. Motion by McCarthy. Seconded by Alexander. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$20,000 grant to Orange County Food Bank. Motion by McCarthy. Seconded by Alexander. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$20,000 grant to Second Harvest Food Bank Santa Cruz County. Motion by McCarthy. Seconded by Alexander. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$20,000 grant to Yolo Food Bank. Motion by McCarthy. Seconded by Alexander. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$20,000 grant to Yuba-Sutter Food Bank. Motion by McCarthy. Seconded by Alexander. Motion carries by unanimous vote, without abstentions.*

**C. INFORMATIONAL ITEMS FOR THE FOUNDATION**

6. Administrative Issues.
  - a. Executive Director Report

*Administrative issues were discussed.*

7. Adjournment.

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