



CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Minutes

Friday, February 2, 2024 @ 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 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 | <input checked="" type="checkbox"/> Mr. Louis McClure |

The board members denoted in attendance above represented a quorum. Joya De Foor served as chair. The meeting was called to order.

Executive Director, Edward Becker was in attendance. Ben Barker, John Stoecker, and Anthony Stubbs attended as financial advisors to the Authority. Ronald Lee, of Jones Hall, APLC, attended as counsel to the Authority. Katrina Dair attended as a representative of Sierra Management Group, LLC. Travis Cooper and Jarod Suzuki attended virtually as financial advisors to the Authority. Crystal Liu, Karen Harvey, and Kirsten Borgquist attended virtually as representatives of Sierra Management Group, LLC.

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

Motion by McClure. Seconded by McCarthy. Motion carries unanimously, without abstentions.

3. Public Comment.

Marc Grisham from the public is present.

C. ACTION ITEMS FOR THE CMFA

Regular Agenda:

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

- a. C.V. Senior Housing Partners, L.P. (Chula Vista Seniors), City of Chula Vista, County of San Diego; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-028)

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

- b. Guiding Light Inc. or an affiliate thereof, (TBV Villas at Renaissance Apartments), City of Richmond, County of Contra Costa; issue up to \$75,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 24-029)

Motion by McClure. Seconded by McCarthy. Motion carries unanimously, without abstentions.

- c. Eden Housing, Inc., (851 Weeks Street Apartments), City of East Palo Alto, County of San Mateo; issue up to \$55,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-030)

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

- d. Reliant - Moreland, LLC, (Moreland Apartments), City of San Jose, County of Santa Clara; issue up to \$80,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-031)

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

- e. Reliant - Seaside, LLC, (Seaside Apartments), City of Santa Cruz, County of Santa Cruz; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-032)

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

- f. Parnow Preservation LP, (Parnow Friendship House Apartments), City of San Rafael, County of Marin; issue up to \$33,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-033)

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

- 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. Standard Aspen Wood Venture LP, a California limited partnership, (Aspen Wood Apartments), City of San Ramon, County of Contra Costa; issue up to \$1,622,763 in tax-exempt and/or taxable revenue bonds. (Resolution 24-034)

Motion by McCarthy. Seconded by McClure. Motion carries unanimously, without abstentions.

- b. Mirka South River Village, LP, (South River Village Apartments), City of Oceanside, County of San Diego; issue up to \$21,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-035)

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

- c. Anaheim & Walnut Housing LP, a California limited partnership, (Anaheim & Walnut Apartments), City of Long Beach, County of Los Angeles; issue up to \$3,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-036)

This item was pulled from the agenda.

- d. East 12th Street Housing, L.P., a California limited partnership, (East 12th Street Apartments), City of Oakland, County of Alameda; issue up to \$60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-037)

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

- e. Timber Senior Investors, L.P., (Timber Senior Housing Apartments), City of Newark, County of Alameda; issue up to \$60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-038)

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

- f. Union Tower One LP, (Union Tower Apartments), City of National City, County of San Diego; issue up to \$54,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-039)

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

- 6. Authorize the giving of a charitable grant pursuant to the CMFA Charitable Affordable Housing Program:
 - a. BIF NON OZ 10705 Avalon Blvd, LP, a California limited partnership, (10705 Avalon Blvd Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in charitable affordable housing grant. (Resolution 24-040)

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

- b. BIF NON OZ 7518 S Hoover St, LP, a Delaware limited partnership, (7518 Hoover St. Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in charitable affordable housing grant. (Resolution 24-041)

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

- c. 2019 Ozone Affordable Housing – 820 MacArthur, LP, (820 MacArthur Apartments), City of Oakland, County of Alameda; grant up to \$10,000 in charitable affordable housing grant. (Resolution 24-042)

This item was pulled from the agenda.

C. INFORMATIONAL ITEMS FOR THE CMFA

7. Administrative Issues.
 - a. Executive Director Report
 - b. Marketing Update
 - c. Membership Update
 - d. Transaction Update
 - e. Legislative Update
 - f. Legal Update
 - g. FPPC Statement of Economic Interest

Administrative Issues were discussed.

8. Adjournment.

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



CMFA SPECIAL FINANCE AGENCY

Minutes

Friday, February 2, 2024 @ 11:00 a.m.

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

A. PROCEDURAL ITEMS FOR EACH AGENCY

1. Call to Order and Roll Call.
 Mr. Bob Adams Mr. Andrew Alexander
 Ms. Joya De Foor Mr. Justin McCarthy
 Mr. Louis McClure Mr. Marc Grisham
 Ms. Deborah Moreno

The board members denoted in attendance above represented a quorum. Joya De Foor served as chair. The meeting was called to order.

Executive Director, Edward Becker was in attendance. Ben Barker, John Stoecker, and Anthony Stubbs attended as financial advisors to the Authority. Ronald Lee, of Jones Hall, APLC, attended as counsel to the Authority. Katrina Dair attended as a representative of Sierra Management Group, LLC. Travis Cooper and Jarod Suzuki attended virtually as financial advisors to the Authority. Crystal Liu, Karen Harvey, and Kirsten Borgquist attended virtually as representatives of Sierra Management Group, LLC.

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

Motion by McClure. Seconded by McCarthy. Grisham abstained.

3. Public Comment.

None.

B. ACTION ITEMS FOR EACH AGENCY

4. Approve additional audit fees for the FY 2023 audit.

Motion by McCarthy. Seconded by Grisham. Motion carries 4:1, without abstentions.

C. INFORMATIONAL ITEMS FOR EACH AGENCY

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

No Administrative Issues at this time.

6. Adjournment.

Motion by McClure. Seconded by McCarthy. Motion carries unanimously, without abstentions.



CMFA SPECIAL FINANCE AGENCY I

Minutes

Friday, February 2, 2024 @ 11:00 a.m.

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

A. PROCEDURAL ITEMS FOR EACH AGENCY

1. Call to Order and Roll Call.
 Mr. Bob Adams Mr. Andrew Alexander
 Ms. Joya De Foor Mr. Justin McCarthy
 Mr. Louis McClure Mr. Marc Grisham
 Ms. Deborah Moreno

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Executive Director, Edward Becker was in attendance. Ben Barker, John Stoecker, and Anthony Stubbs attended as financial advisors to the Authority. Ronald Lee, of Jones Hall, APLC, attended as counsel to the Authority. Katrina Dair attended as a representative of Sierra Management Group, LLC. Travis Cooper and Jarod Suzuki attended virtually as financial advisors to the Authority. Crystal Liu, Karen Harvey, and Kirsten Borgquist attended virtually as representatives of Sierra Management Group, LLC.

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

Motion by McClure. Seconded by McCarthy. Grisham abstained.

3. Public Comment.

None.

B. ACTION ITEMS FOR EACH AGENCY

4. Approve additional audit fees for the FY 2023 audit.

Motion by McCarthy. Seconded by Grisham. Motion carries 4:1, without abstentions.

C. INFORMATIONAL ITEMS FOR EACH AGENCY

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

No Administrative Issues at this time.

6. Adjournment.

Motion by McClure. Seconded by McCarthy. Motion carries unanimously, without abstentions.



CMFA SPECIAL FINANCE AGENCY VII

Minutes

Friday, February 2, 2024 @ 11:00 a.m.

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

A. PROCEDURAL ITEMS FOR EACH AGENCY

1. Call to Order and Roll Call.
 Mr. Bob Adams Mr. Andrew Alexander
 Ms. Joya De Foor Mr. Justin McCarthy
 Mr. Louis McClure Mr. Marc Grisham
 Ms. Deborah Moreno

The board members denoted in attendance above represented a quorum. Joya De Foor served as chair. The meeting was called to order.

Executive Director, Edward Becker was in attendance. Ben Barker, John Stoecker, and Anthony Stubbs attended as financial advisors to the Authority. Ronald Lee, of Jones Hall, APLC, attended as counsel to the Authority. Katrina Dair attended as a representative of Sierra Management Group, LLC. Travis Cooper and Jarod Suzuki attended virtually as financial advisors to the Authority. Crystal Liu, Karen Harvey, and Kirsten Borgquist attended virtually as representatives of Sierra Management Group, LLC.

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

Motion by McClure. Seconded by McCarthy. Grisham abstained.

3. Public Comment.

None.

B. ACTION ITEMS FOR EACH AGENCY

4. Approve additional audit fees for the FY 2023 audit.

Motion by McCarthy. Seconded by Grisham. Motion carries 4:1, without abstentions.

C. INFORMATIONAL ITEMS FOR EACH AGENCY

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

No Administrative Issues at this time.

6. Adjournment.

Motion by McClure. Seconded by McCarthy. Motion carries unanimously, without abstentions.



CMFA SPECIAL FINANCE AGENCY VIII

Minutes

Friday, February 2, 2024 @ 11:00 a.m.

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

A. PROCEDURAL ITEMS FOR EACH AGENCY

1. Call to Order and Roll Call.
 Mr. Bob Adams Mr. Andrew Alexander
 Ms. Joya De Foor Mr. Justin McCarthy
 Mr. Louis McClure Mr. Marc Grisham
 Ms. Deborah Moreno

The board members denoted in attendance above represented a quorum. Joya De Foor served as chair. The meeting was called to order.

Executive Director, Edward Becker was in attendance. Ben Barker, John Stoecker, and Anthony Stubbs attended as financial advisors to the Authority. Ronald Lee, of Jones Hall, APLC, attended as counsel to the Authority. Katrina Dair attended as a representative of Sierra Management Group, LLC. Travis Cooper and Jarod Suzuki attended virtually as financial advisors to the Authority. Crystal Liu, Karen Harvey, and Kirsten Borgquist attended virtually as representatives of Sierra Management Group, LLC.

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

Motion by McClure. Seconded by McCarthy. Grisham abstained.

3. Public Comment.

None.

B. ACTION ITEMS FOR EACH AGENCY

4. Approve additional audit fees for the FY 2023 audit.

Motion by McCarthy. Seconded by Grisham. Motion carries 4:1, without abstentions.

C. INFORMATIONAL ITEMS FOR EACH AGENCY

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

No Administrative Issues at this time.

6. Adjournment.

Motion by McClure. Seconded by McCarthy. Motion carries unanimously, without abstentions.



CMFA SPECIAL FINANCE AGENCY XII

Minutes

Friday, February 2, 2024 @ 11:00 a.m.

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

A. PROCEDURAL ITEMS FOR EACH AGENCY

1. Call to Order and Roll Call.
 Mr. Bob Adams Mr. Andrew Alexander
 Ms. Joya De Foor Mr. Justin McCarthy
 Mr. Louis McClure Mr. Marc Grisham
 Ms. Deborah Moreno

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

Motion by McClure. Seconded by McCarthy. Grisham abstained.

3. Public Comment.

None.

B. ACTION ITEMS FOR EACH AGENCY

4. Approve additional audit fees for the FY 2023 audit.

Motion by McCarthy. Seconded by Grisham. Motion carries 4:1, without abstentions.

C. INFORMATIONAL ITEMS FOR EACH AGENCY

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

No Administrative Issues at this time.

6. Adjournment.

Motion by McClure. Seconded by McCarthy. Motion carries unanimously, without abstentions.



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

Minutes

Friday, February 2, 2024 @ 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 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 | <input checked="" type="checkbox"/> Mr. Louis McClure |

The board members denoted in attendance above represented a quorum. Joya De Foor served as chair. The meeting was called to order.

Executive Director, Edward Becker was in attendance. Ben Barker, John Stoecker, and Anthony Stubbs attended as financial advisors to the Authority. Ronald Lee, of Jones Hall, APLC, attended as counsel to the Authority. Katrina Dair attended as a representative of Sierra Management Group, LLC. Travis Cooper and Jarod Suzuki attended virtually as financial advisors to the Authority. Crystal Liu, Karen Harvey, and Kirsten Borgquist attended virtually as representatives of Sierra Management Group, LLC.

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

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

3. Public Comment.

Marc Grisham from the public is present.

B. ACTION ITEMS FOR THE FOUNDATION

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

Marc Grisham was elected as an Alternate Member of the Board.

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

5. Discuss and Approve Charitable Donation Recipients.

The Board, by unanimous vote, approved a \$20,000 grant to the Afghan Coalition. Motion by McCarthy. Seconded by Adams. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$54,000 grant to the Center for Farmworker Families. Motion by McClure. Seconded by McCarthy. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$35,000 grant to the Children's Crisis Center of Stanislaus. Motion by De Foor. Seconded by Adams. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$10,000 grant to the Desert AIDS Project. Motion by McCarthy. Seconded by De Foor. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$10,000 grant to Families Forward. 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 SLO Food Bank. Motion by McClure. Seconded by McCarthy. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$30,000 grant to The Cambodian Family. Motion by McCarthy. Seconded by De Foor. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$10,000 grant to Tracy Community Connections Center, Inc. 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 The Tracy Tree Foundation. Motion by Adams. Seconded by De Foor. Motion carries by unanimous vote, without abstentions.

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

For the CFSC: Motion by Adams. Seconded by McCarthy. Motion carries unanimously, without abstentions.

For the CFPF: Motion by Adams. Seconded by McCarthy. Motion carries unanimously, without abstentions.

C. INFORMATIONAL ITEMS FOR THE FOUNDATION

7. Administrative Issues.
a. Executive Director Report

Administrative Issues were discussed.

8. Adjournment.

Motion by McCarthy. Seconded by Grisham. Motion carries unanimously, without abstentions.