



CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Minutes

Friday, March 15, 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 checked="" type="checkbox"/> Mr. Andrew Alexander
<input checked="" type="checkbox"/> Ms. Joya De Foor	<input type="checkbox"/> Mr. Marc Grisham (Alt.)
<input checked="" type="checkbox"/> Mr. Justin McCarthy	<input checked="" type="checkbox"/> Mr. Louis McClure (Alt.)
<input type="checkbox"/> Ms. Deborah Moreno	<input checked="" type="checkbox"/> Mr. Joseph Tanner

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. John Stoecker, Anthony Stubbs, Conor O'Brien and Jarod Suzuki attended as financial advisors to the Authority. Ronald Lee and Brian Haroldson, of Jones Hall, APLC, attended as counsel to the Authority. Ben Barker attended virtually as a financial advisor to the Authority. Katrina Dair, Crystal Liu, Karen Harvey, Ben Meeker and Kirsten Borgquist attended virtually 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 unanimously, without abstentions.

3. Public Comment.

Public comment was received.

B. ACTION ITEMS FOR THE CMFA

Regular Agenda:

Consent:

4. Waiver of Second Reading and Adoption of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2024-2 (City of Riverbank – Diamond Bar East). (Ordinance 24-01)
5. Authorize the appointment of Alliant Insurance Services, Inc. as exclusive insurance broker and rescind all previous appointments.
6. Approve Sponsorship for the 2024 California Housing Consortium (CHC) Policy Forum.

Items 4, 5, and 6 were approved together. Motion by Tanner. Seconded by Adams. Motion carries unanimously, without abstentions.

Regular Agenda:

7. Declare the CMFA's intention to incur tax-exempt and/or taxable obligations to finance the following projects and other related actions:
 - a. DTLMU Investors, L.P. (Downtown Library Mixed Use Apartments), City of Santa Cruz, County of Santa Cruz; issue up to \$105,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-067)

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

- b. Thornton Affordable Housing, L.P., (3900 Thornton Apartments), City of Fremont, County of Alameda; issue up to \$75,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 24-068)

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

- c. 2700 International, LP, (2700 International Apartments), City of Oakland, County of Alameda; issue up to \$65,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 24-069)

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

- d. AEG Plenary Conventions Los Angeles (APCLA), City of Los Angeles, County of Los Angeles; approve a Letter of Support for the Los Angeles Convention Center Expansion Project.

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

- 8. 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. 3rd Street RHF and CCDC Partners, LP, a California limited partnership, (Congregation Place Apartments), City of Chula Vista, County of San Diego; issue up to \$20,197,416 in tax-exempt and/or taxable revenue bonds. (Resolution 24-070)

Motion by Tanner. Seconded by Alexander. Motion carries unanimously, without abstentions.

- b. SOHI Affordable LP, a California Limited Partnership, (SOHI Affordable Senior Apartments), City of Solana Beach, County of San Diego; issue up to \$15,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-071)

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

- c. Mammoth Lakes Pacific Associates, a California Limited Partnership, and entities related thereto, (The Sawyer Apartments), Town of Mammoth Lakes, County of Mono; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-072)

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

- d. Westside Neighborhood School, City of Los Angeles, County of Los Angeles; issue up to \$90,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-073)

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

- e. Friends of South Central Los Angeles Regional Center for Developmentally Disabled Persons, a California nonprofit public benefit corporation, (SCLARC), City of Los Angeles, County of Los Angeles; issue up to \$58,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-074)

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

- 9. Authorize the giving of a charitable grant pursuant to the CMFA Charitable Affordable Housing Program:
 - a. Electric Lofts, LP, a California limited partnership (Electric Lofts Apartments), City of Oakland, County of Alameda; grant up to \$10,000 in Charitable Affordable Housing grant. (Resolution 24-075)

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

- b. RHI-Mosser 275 Turk, LP, (275 Turk Street Apartments), City of San Francisco, County of San Francisco; grant up to \$10,000 in Charitable Affordable Housing Grant. (Resolution 24-076)

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

C. INFORMATIONAL ITEMS FOR THE CMFA

- 10. 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.

11. Adjournment.

Motion by Tanner. Seconded by Alexander. Motion carries unanimously, without abstentions.



CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Special Meeting Minutes

Friday, March 15, 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.

- | | |
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| <input checked="" type="checkbox"/> Mr. Justin McCarthy | <input checked="" type="checkbox"/> Mr. Louis McClure |
| <input type="checkbox"/> Ms. Deborah Moreno | <input checked="" type="checkbox"/> Mr. Joseph Tanner (Alt.) |

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. John Stoecker, Anthony Stubbs, Conor O'Brien and Jarod Suzuki attended as financial advisors to the Authority. Ronald Lee and Brian Haroldson, of Jones Hall, APLC, attended as counsel to the Authority. Ben Barker attended virtually as a financial advisor to the Authority. Katrina Dair, Crystal Liu, Karen Harvey, Ben Meeker and Kirsten Borgquist attended virtually as representatives of Sierra Management Group, LLC.

2. Public Comment.

None.

B. ACTION ITEMS FOR THE CMFA

Regular Agenda:

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

- a. 712 Seagaze Affordable, LP, (712 Seagaze Affordable Apartments), City of Oceanside, County of San Diego; issue up to \$90,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 24-077)

This item has been pulled from the agenda.

- b. Swenson or an affiliate thereof, (Calypso Apartments), City of Santa Cruz, County of Santa Cruz; issue up to \$100,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 24-078)

This item has been pulled from the agenda.

- c. Swenson or an affiliate thereof, (1256 Piper Drive Apartments), City of Milpitas, County of Santa Clara; issue up to \$110,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 24-079)

This item has been pulled from the agenda.

- d. Swenson or an affiliate thereof, (Block A Family Apartments), City of San Jose, County of Santa Clara; issue up to \$160,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 24-080)

This item has been pulled from the agenda.

- e. Swenson or an affiliate thereof, (Tasman East Apartments), City of Santa Clara, County of Santa Clara; issue up to \$65,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 24-081)

This item has been pulled from the agenda.

- f. Mountain View El Camino Real LP, (Camino Commons Apartments), City of Mountain View, County of Santa Clara; issue up to \$80,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 24-082)

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

- g. West Sacramento Lake Washington Boulevard LP, (1990 Lake Washington Housing), City of West Sacramento, County of Yolo; issue up to \$80,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 24-083)

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

- h. MP Midway Associates 2, LP., (Midway Village Phase 2 Apartments), City of Daly City, County of San Mateo; issue up to \$90,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 24-084)

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

C. INFORMATIONAL ITEMS FOR THE CMFA

- 4. Adjournment.

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



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

Minutes

Friday, March 15, 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.
- | | |
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| <input checked="" type="checkbox"/> Ms. Joya De Foor | <input type="checkbox"/> Mr. Marc Grisham (Alt.) |
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2. Approve Minutes of the meeting(s) of the Board.

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

3. Public Comment.

None.

B. ACTION ITEMS FOR THE FOUNDATION

4. Authorize the appointment of Alliant Insurance Services, Inc. as exclusive insurance broker and rescind all previous appointments.

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

5. Discuss and Approve Charitable Donation Recipients.

The Board, by unanimous vote, approved a \$10,000 grant to Atomic Love Explosion. Motion by Alexander. Seconded by Adams. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$15,000 grant to Claddagh Fund Charities Inc. Motion by Adams. Seconded by McCarthy. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$10,000 grant to Digital Nest, Inc. Motion by Alexander. Seconded by Adams. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$10,000 grant to Jacob's Heart Children's Cancer Support Services. Motion by Alexander. Seconded by Adams. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$10,000 grant to Kidpower Teenpower Fullpower International. Motion by Alexander. Seconded by Adams. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$10,000 grant to the National Foundation for Transplants, Inc. Motion by Alexander. Seconded by Adams. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$147,000 grant to the Oscar De La Hoya Foundation. Motion by Adams. Seconded by McCarthy. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$20,000 grant to Saffyre Sanctuary, Inc. Motion by Adams. Seconded by Alexander. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$20,000 grant to Feeding San Diego. Motion by Adams. Seconded by McCarthy. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$10,000 grant to Food in Need of Distribution. Motion by McClure. Seconded by Adams. 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.