



# CALIFORNIA MUNICIPAL FINANCE AUTHORITY

## Meeting Minutes

Friday, April 5, 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 type="checkbox"/> Ms. Joya De Foor	<input type="checkbox"/> Mr. Marc Grisham (Alt.)
<input checked="" type="checkbox"/> Mr. Justin McCarthy	<input 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. Justin McCarthy served as chair. The meeting was called to order.*

*Executive Director, Edward Becker was in attendance. Ben Barker, Anthony Stubbs, Conor O'Brien and Jarod Suzuki attended as financial advisors to the Authority. Ronald Lee, of Jones Hall, APLC, attended as counsel to the Authority. John Stoecker attended virtually as a financial advisor to the Authority. 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 Tanner. Seconded by Adams. Motion carries unanimously, without abstentions.*

3. Public Comment.

*None.*

### B. ACTION ITEMS FOR THE CMFA

#### Regular Agenda:

#### Consent:

- 4. Approve Sponsorship for the Kingdom Academy School of Housing.
- 5. Approve Sponsorship for the California Contract Cities Association's Annual Municipal Seminar Dinner.
- 6. Approve Silver Sponsorship for the 2024 California Bond Buyer Conference.

*Items 4, 5, and 6 were approved together. Motion by Tanner. Seconded by Alexander. 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. Step Up Housing (The Woodlands Apartments), City of Sacramento, County of Sacramento; issue up to \$200,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-085)

*This item was pulled from the agenda.*

- b. 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 24-086)

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

- c. 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 24-087)

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

- d. 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 24-088)

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

- e. 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 24-089)

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

- f. 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 24-090)

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

- g. Bold Communities or an affiliate thereof, (1241 North Main Apartments), City of Manteca, County of San Joaquin; issue up to \$65,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-091)

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

- h. Regional Street Investors, L.P., (Regional Street Apartments), City of Dublin, County of Alameda; issue up to \$55,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-092)

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

- i. Witmer Manor Community Partners, LP, (Witmer Manor Apartments), City of Los Angeles, County of Los Angeles; issue up to \$75,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-093)

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

- j. Harbor Park LLC or an affiliate thereof, (Almond Gardens Apartments), City of Suisun City, County of Solano; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-094)

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

- k. Shadow Way Venture LP, (Shadow Way Apartments), City of Oceanside, County of San Diego; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-095)

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

- l. Maisons Sierra Phase 2, LP, (Maison's Sierra Phase 2 Apartments), City of Lancaster, County of Los Angeles; issue up to \$40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-096)

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

- m. Marina Towers Investments, LP (Marina Towers Apartments), City of Vallejo, County of Solano; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-097)

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

- n. Marina Annex Housing Partners, LP (Marina Annex Apartments), City of Vallejo, County of Solano; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-098)

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

- o. MV Lot 12 Housing Partners, L.P., (Mountain View Lot 12 Apartments), City of Mountain View, County of Santa Clara; issue up to \$80,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-099)

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

- p. The Coachella Valley Housing Coalition or an affiliate thereof, (Oasis Villas Phase I Apartments), Unincorporated Community of Thermal, County of Riverside; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-100)

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

- q. MP Lazuli Landing Associates, L.P., (Lazuli Landing Apartments), City of Union City, County of Alameda; issue up to \$60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-101)

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

- r. Spring Street Family Housing, L.P., (Spring Street Apartments), City of La Mesa, County of San Diego; issue up to \$70,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-102)

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

- s. LINC-Wehrle Apts, LP, (Fountain Street Apartments), City of Long Beach, County of Los Angeles; issue up to \$42,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-103)

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

- t. Wildomar Family Housing, L.P., (Wildomar Cottages Apartments), City of Wildomar, County of Riverside; issue up to \$55,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-104)

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

- u. Deerwood San Ramon L.P., (Anton Deerwood Apartments), City of San Ramon, County of Contra Costa; issue up to \$60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-105)

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

- v. SLF – El Cerrito, LLC, (Playland Apartments), City of El Cerrito, County of Contra Costa; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-106)

***This item was pulled from the agenda.***

- w. Greenfield Apartments Associates, L.P., (Greenfield Family Apartments), City of Chico, County of Butte; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-107)

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

- x. Oak Park Senior, L.P., (Oak Park Senior Apartments), City of Chico, County of Butte; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-108)

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

- y. Oak Park Family, L.P., (Oak Park Family Apartments), City of Chico, County of Butte; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-109)

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

- z. Accel Opportunity Fund VII, LP, (The Refuge Apartments), City of Oakland, County of Alameda; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-110)

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

- aa. MirKa Investments, LLC or an affiliate thereof, (La Costa Family Affordable Apartments), City of Carlsbad, County of San Diego; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-111)

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

- bb. MirKa Investments, LLC or an affiliate thereof, (Palomar Heights Seniors Affordable Apartments), City of Escondido, County of San Diego; issue up to \$45,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-112)

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

- cc. MirKa Investments, LLC or an affiliate thereof, (El Camino Real Affordable Apartments), City of Oceanside, County of San Diego; issue up to \$45,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-113)

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

***Deborah Moreno joined the meeting at this time.***

- dd. MirKa Investments, LLC or an affiliate thereof, (Metrowalk Affordable Apartments), City of Santa Clarita, County of Los Angeles; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-114)

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

- ee. 69<sup>th</sup> Street Apartments LP, (69<sup>th</sup> Street Apartments), City of Sacramento, County of Sacramento; issue up to \$60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-115)

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

- ff. Roseville Harvey 715, L.P., (The Crawford Apartments), City of Roseville, County of Placer; issue up to \$75,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-116)

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

- gg. Alliant Strategic Development or an affiliate thereof, (Sheridan Family Apartments), City of Menlo Park, County of San Mateo; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-117)

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

- hh. 4464 Sepulveda Blvd., LP, (Jubilo Village Apartments), City of Oakland, County of Alameda; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-118)

***Motion by Moreno. Seconded by Alexander. 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. Orange 702, L.P., a California Limited Partnership, (Orion Apartments), City of Orange, County of Orange; issue up to \$40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-119)

***This item was pulled from the agenda.***

- b. Folsom 670, L.P., a California Limited Partnership, (Sage at Folsom), City of Folsom, County of Sacramento; issue up to \$15,875,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-120)

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

- c. Westside Neighborhood School, City of Los Angeles, County of Los Angeles; issue of up to \$90,000,000 in tax-exempt and/or taxable revenue bonds or issue tax-exempt and/or taxable bond anticipation notes up to \$65,000,000. (Resolution 24-121)

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

- 9. 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. CMFA Community Facilities District No. 2024-5 (City of Escondido – Nutmeg); NUTMEG 134, LLC, a California limited liability company. (Resolution 24-122)

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

- 10. 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. CMFA Community Facilities District No. 2024-5 (City of Escondido – Nutmeg); incur up to \$12,550,000 of indebtedness; LGI Homes. (Resolution 24-123)

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

- 11. Authorize the formation of Community Facilities District in the City of Elk Grove 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. 2024-3 (City of Elk Grove – Telos Greens).

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

- b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2024-3 (City of Elk Grove –Telos Greens). (Resolution 24-124)

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

- c. Approve Resolution determining necessity to incur up to \$8,000,000 of bonded indebtedness and other debt in and for California Municipal Finance Authority Community Facilities District No. 2024-3 (City of Elk Grove –Telos Greens). (Resolution 24-125)

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

- d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2024-3 (City of Elk Grove –Telos Greens). (Resolution 24-126)

***Motion by Adams. Seconded by Tanner. 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. 2024-3 (City of Elk Grove –Telos Greens). (Resolution 24-127)

***Motion by Adams. Seconded by Moreno. 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. 2024-3 (City of Elk Grove –Telos Greens). (Ordinance 24-02)

***Motion by Moreno. Seconded by Tanner. Motion carries unanimously, without abstentions.***

12. Authorize the formation of Community Facilities District in the Jurupa Area Recreation and Park District 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. 2024-4 (Jurupa Area Recreation and Park District – Paradise Knolls).

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

- b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2024-4 (Jurupa Area Recreation and Park District – Paradise Knolls). (Resolution 24-128)

***Motion by Tanner. Seconded by Moreno. Motion carries unanimously, without abstentions.***

- c. Approve Resolution determining necessity to incur up to \$6,470,000 of bonded indebtedness and other debt in and for California Municipal Finance Authority Community Facilities District No. 2024-4 (Jurupa Area Recreation and Park District – Paradise Knolls). (Resolution 24-129)

***Motion by Tanner. Seconded by Moreno. Motion carries unanimously, without abstentions.***

- d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2024-4 (Jurupa Area Recreation and Park District – Paradise Knolls). (Resolution 24-130)

***Motion by Tanner. Seconded by Moreno. 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. 2024-4 (Jurupa Area Recreation and Park District – Paradise Knolls). (Resolution 24-131)

***Motion by Moreno. 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. 2024-4 (Jurupa Area Recreation and Park District – Paradise Knolls). (Ordinance 24-03)

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

13. Authorize the formation of Community Facilities District in the City of Riverbank 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. 2024-6 (City of Riverbank – Heritage Collection).

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

- b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2024-6 (City of Riverbank – Heritage Collection). (Resolution 24-132)

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

- c. Approve Resolution determining necessity to incur up to \$2,500,000 of bonded indebtedness and other debt in and for California Municipal Finance Authority Community Facilities District No. 2024-6 (City of Riverbank – Heritage Collection). (Resolution 24-133)

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

- d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2024-6 (City of Riverbank – Heritage Collection). (Resolution 24-134)

***Motion by Moreno. Seconded by Adams. 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. 2024-6 (City of Riverbank – Heritage Collection). (Resolution 24-135)

***Motion by Alexander. Seconded by Adams. 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. 2024-6 (City of Riverbank – Heritage Collection). (Ordinance 24-04)

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

- 14. Authorize the formation of Community Facilities District in the City of Roseville 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. 2024-7 (City of Roseville – Pinnacle).

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

- b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2024-7 (City of Roseville – Pinnacle). (Resolution 24-136)

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

- c. Approve Resolution determining necessity to incur up to \$3,300,000 of bonded indebtedness and other debt in and for California Municipal Finance Authority Community Facilities District No. 2024-7 (City of Roseville – Pinnacle). (Resolution 24-137)

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

- d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2024-7 (City of Roseville – Pinnacle). (Resolution 24-138)

***Motion by Adams. Seconded by Moreno. 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. 2024-7 (City of Roseville – Pinnacle). (Resolution 24-139)

***Motion by Alexander. Seconded by Tanner. 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. 2024-7 (City of Roseville – Pinnacle). (Ordinance 24-05)

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

15. Approve a resolution (Resolution 24-140) authorizing amendments to documents for revenue bonds (Turning Point School) Series 2010, located in the City of Culver City, County of Los Angeles, and approving certain documents, actions and other matters in connection therewith.

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

**C. INFORMATIONAL ITEMS FOR THE CMFA**

16. Administrative Issues.
  - a. Executive Director Report
  - b. Marketing Update
  - c. Membership Update
  - d. Transaction Update
  - e. Legislative Update
  - f. Legal Update
  - g. CalHFA Homeowner Assistance Fund Update

*Administrative Issues were discussed.*

17. Adjournment.

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





# CALIFORNIA MUNICIPAL FINANCE AUTHORITY

## Special Meeting Minutes

Friday, April 5, 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 type="checkbox"/> Ms. Joya De Foor	<input type="checkbox"/> Mr. Marc Grisham (Alt.)
<input checked="" type="checkbox"/> Mr. Justin McCarthy	<input type="checkbox"/> Mr. Louis McClure (Alt.)
<input checked="" type="checkbox"/> Ms. Deborah Moreno	<input checked="" type="checkbox"/> Mr. Joseph Tanner

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

*Executive Director, Edward Becker was in attendance. Ben Barker, Anthony Stubbs, Conor O'Brien and Jarod Suzuki attended as financial advisors to the Authority. Ronald Lee, of Jones Hall, APLC, attended as counsel to the Authority. John Stoecker attended virtually as a financial advisor to the Authority. 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. Pacific Street Housing Associates, L.P. (Pacific Street Apartments), City of Rocklin, County of Placer; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-141)

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

- b. CSH Riverstone LP, (Riverstone Housing Apartments), City of Antioch, County of Contra Costa; issue up to \$60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-142)

*Motion by Tanner. Seconded by Moreno. Motion carries unanimously, without abstentions.*

- c. CSH Meadow Glen LP, (Meadow Glen Apartments), City of Sacramento, County of Sacramento; issue up to \$50,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 24-143)

*This item was pulled from the agenda.*

- d. Sunrise at Bogart, L.P., (Sunrise at Bogart Apartments), City of Riverside, County of Riverside; issue up to \$20,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 24-144)

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

- e. College Community Courts, L.P., (College Community Court Apartments), City of Ventura, County of Ventura; issue up to \$35,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 24-145)

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

- f. Sugar Pine Phase 1B Housing Partners, L.P., (Sugar Pine Village 1B Apartments), City of South Lake Tahoe, County of El Dorado; issue up to \$40,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 24-146)

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

- g. Visionary Home Builders of California, Inc, (Bella Vista Apartments), City of Merced, County Merced; issue up to \$50,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 24-147)

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

**C. INFORMATIONAL ITEMS FOR THE CMFA**

- 4. Adjournment.

*Motion by Moreno. Seconded by Tanner. Motion carries unanimously, without abstentions.*



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

**Meeting Minutes**

Friday, April 5, 2024 @ 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 type="checkbox"/> Ms. Joya De Foor	<input type="checkbox"/> Mr. Marc Grisham (Alt.)
<input checked="" type="checkbox"/> Mr. Justin McCarthy	<input type="checkbox"/> Mr. Louis McClure (Alt.)
<input checked="" type="checkbox"/> Ms. Deborah Moreno	<input checked="" type="checkbox"/> Mr. Joseph Tanner

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

*Executive Director, Edward Becker was in attendance. Ben Barker, Anthony Stubbs, Conor O'Brien and Jarod Suzuki attended as financial advisors to the Authority. Ronald Lee, of Jones Hall, APLC, attended as counsel to the Authority. John Stoecker attended virtually as a financial advisor to the Authority. 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 Tanner. Seconded by Alexander. Motion carries unanimously, without abstentions.*

3. Public Comment.

*None.*

**B. ACTION ITEMS FOR THE FOUNDATION**

4. Discuss and Approve Charitable Donation Recipients.

*The Board, by unanimous vote, approved a \$25,000 grant to the Berkeley Special Response Team, Support Foundation. Motion by Adams. Seconded by Moreno. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$20,000 grant to Cal State Fullerton, College of Humanities & Social Sciences, restricted to the Cal State DC Scholars Program. Motion by McCarthy. Seconded by Tanner. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$20,000 grant to the Court Appointed Special Advocates of Contra Costa County. Motion by Adams. Seconded by Moreno. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$20,000 grant to Echoes of Hope. Motion by Adams. Seconded by Moreno. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$50,000 grant to Forgotten Children, Inc. Motion by Adams. Seconded by Moreno. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$20,000 grant to Help Me Help You, Inc. Motion by Adams. Seconded by Moreno. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$17,000 grant to Lincoln. Motion by Adams. Seconded by Moreno. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$7,000 grant to Live Love Animal Services, Inc. Motion by Adams. Seconded by Moreno. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$30,000 grant to Meals on Wheels of Long Beach, Inc. Motion by Moreno. Seconded by McCarthy. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$50,000 grant to Olive Crest, restricted to the alumni services program and the Tustin ongoing program with Disciple Design Labs. Motion by Adams. Seconded by Moreno. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$20,000 grant to Operation Jump Start. Motion by Adams. Seconded by Moreno. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$30,000 grant to The Priority Center, Ending Generational Cycle of Trauma, Inc., restricted to the CAST program. Motion by Moreno. Seconded by Adams. Motion carries by unanimous vote, without abstentions.*

**C. INFORMATIONAL ITEMS FOR THE FOUNDATION**

5. Administrative Issues.
  - a. Executive Director Report

*No Administrative Issues were discussed.*

6. Adjournment.

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