



CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Minutes

Friday, September 20, 2024 @ 11:00 a.m.

City Hall, 200 S. Anaheim Blvd., Public Works South Conference Room, 2nd 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. Marc Grisham |
| <input 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 |

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, Ben Barker, Travis Cooper, and Jarod Suzuki attended as financial advisors to the Authority. Ron Lee, of Jones Hall, APLC, attended as counsel to the Authority. Ben Meeker, Katrina Dair, Karen Harvey, Crystal Liu, 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.

None.

B. 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. 2024-13 (City of Roseville – Roseville 10). (Ordinance 24-10)

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

Regular Agenda:

5. Approve a resolution of the California Municipal Finance Authority ratifying inducement certificates declaring the Authority’s official intent to issue revenue bonds to finance one or more multifamily projects and related actions. (Resolution 24- 373)

- a. El Camino Real Housing Partners LP, (Montecito Vista Apartments), City of Irvine, County of Orange; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds.

Motion by Grisham. Seconded by McClure. 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. Vista Sunrise II, L.P., a California limited partnership, (Vista Sunrise II Apartments), City of Palm Springs, County of Riverside; issue up to \$745,000 in multifamily housing revenue bonds. (Resolution 24-374)

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

- b. West Harbor Park Affordable Partners, LP, (West Harbor Park Apartments), City of Vallejo, County of Solano; issue up to \$45,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-375)

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

- c. Recology Inc., Counties of San Mateo, Solano and Sonoma; issue up to \$61,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-376)

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

7. Authorize the giving of a charitable grant pursuant to the CMFA Charitable Affordable Housing Program:
 - a. BWF II ETHOS CA HORIZON LP, a Delaware limited partnership, (Horizon Apartments), City of Santa Ana, County of Orange; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 24-377)

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

- b. 6171 MISSION GORGE OWNER LP, (6171 Mission Gorge Apartments), City of San Diego, County of San Diego; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 24-378)

This item was pulled from the agenda.

- c. BIF NON OZ 6200 BROADWAY BLK, LP, (6200 S. Broadway Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 24-379)

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

- d. BIF NON OZ 4228 WESTERN AVE, LP, (4228 Western Ave. Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 24-380)

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

- e. IF OZ 4300 S VERMONT AVE BLK LP a Delaware limited partnership, (4327 S. Vermont Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 24-381)

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

- f. BIF NON OZ 2000 Imperial Hwy Blk, LP, (2023 Imperial Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 24-382)

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

- g. Post Marquee North Hollywood, LP (Marquee Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 24-383)

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

- h. 400 Meridian, LP, a California limited partnership, (Meridian Apartments), City of San Rafael, County of Marin; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 24-384)

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

8. Declare the California Municipal Finance Authority's intention to annex territory to California Municipal Finance Authority Community Facilities District No. 2022-6 (County of Sacramento – Wildhawk North) designate territory as Improvement Area No. 2 and incur up to \$26,000,000 of indebtedness; Taylor Morrison of California, LLC (Resolution 24-385)

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

9. Declare the CMFA's intention to establish a California Municipal Finance Authority Community Facilities District and to levy a special tax to finance certain public facilities therein for the following:
 - a. California Municipal Finance Authority Community Facilities District No. 2024-8 (City of Lancaster – Avanti North) Improvement Areas 1- 5; City Ventures Homebuilding, LLC, a California limited liability company. (Resolution 24-386)

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

10. Declare the CMFA's intention to incur bonded indebtedness for a California Municipal Finance Authority Community Facilities District to finance the acquisition and construction of certain public facilities as follows:
 - a. California Municipal Finance Authority Community Facilities District No. 2024-8 (City of Lancaster – Avanti North) Improvement Areas 1-5; incur up to \$69,450,000 of indebtedness allocated as follows: Improvement Area No. 1, up to \$13,440,000, Improvement Area No. 2, up to \$16,050,000, Improvement Area No. 3, up to \$16,010,000, Improvement Area No. 4, up to \$12,410,000, and Improvement Area No. 5, up to \$11,540,000; City Ventures Homebuilding, LLC, a California limited liability company. (Resolution 24-387)

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

11. Authorize the formation of California Municipal Finance Authority 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. 2024-12 (Jurupa Area Recreation and Park District - Countryside & Las Palmas).

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

- b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2024-12 (Jurupa Area Recreation and Park District - Countryside & Las Palmas). (Resolution 24-388)

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

- c. Approve Resolution determining necessity to incur up to \$4,090,000 of indebtedness in and for California Municipal Finance Authority Community Facilities District No. 2024-12 (Jurupa Area Recreation and Park District - Countryside & Las Palmas). (Resolution 24-389)

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

- d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2024-12 (Jurupa Area Recreation and Park District - Countryside & Las Palmas). (Resolution 24-390)

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

- e. Announcement of results of election.

Results of the election were unanimously in favor.

- f. Approve Resolution declaring results of special election and directing recording of notice of special tax lien in and for California Municipal Finance Authority Community Facilities District No. 2024-12 (Jurupa Area Recreation and Park District - Countryside & Las Palmas). (Resolution 24-391)

Motion by Grisham. Seconded by McClure. 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. 2024-12 (Jurupa Area Recreation and Park District - Countryside & Las Palmas). (Ordinance 24-11)

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

12. Authorize the formation of California Municipal Finance Authority Community Facilities District in the City of Rocklin 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. 2024-14 (City of Rocklin - Whitney Ranch Unit 49).

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

- b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2024-14 (City of Rocklin - Whitney Ranch Unit 49). (Resolution 24-392)

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

- c. Approve Resolution determining necessity to incur up to \$7,100,000 of indebtedness in and for California Municipal Finance Authority Community Facilities District No. 2024-14 (City of Rocklin - Whitney Ranch Unit 49). (Resolution 24-393)

Motion by Grisham. 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. 2024-14 (City of Rocklin - Whitney Ranch Unit 49). (Resolution 24-394)

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

- e. Announcement of results of election.

Results of the election were unanimously in favor.

- f. Approve Resolution declaring results of special election and directing recording of notice of special tax lien in and for California Municipal Finance Authority Community Facilities District No. 2024-14 (City of Rocklin - Whitney Ranch Unit 49). (Resolution 24-395)

Motion by Adams. Seconded by Grisham. 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. 2024-14 (City of Rocklin - Whitney Ranch Unit 49). (Ordinance 24-12)

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

13. Authorize the issuance and sale of special tax revenue bonds (BOLD Series 2024) in an amount not to exceed \$8,000,000 for and on behalf of CMFA Community Facilities District 2022-8 (City of Palmdale – Wildflower/Creekside Encore) and approving related agreements and actions. (Resolution 24-396)

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

14. Authorize the issuance and sale of special tax revenue bonds (BOLD Program Series 2024C) in an amount not to exceed \$13,380,000, and related issuance and purchase of special tax bonds issued for and on behalf of CFD No. 2021-6 (City of West Sacramento – The Rivers); Improvement Area No. 2 in an amount not to exceed \$2,500,000, CFD No. 2022-28 (City of Victorville – Jasper & Crossings); Improvement Area No. 1 in an amount not to exceed \$2,390,000, CFD No. 2023-6 (City of Lincoln – Magnolia Village) in an amount not to exceed \$1,490,000, and CFD No. 2023-13 (County of Yuba – Plumas Lake - Leak) in an amount not to exceed \$7,000,000 and approving related agreements and actions. (Resolution 24-397).

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

C. INFORMATIONAL ITEMS FOR THE CMFA

15. Administrative Issues.

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

Administrative issues were discussed.

16. Adjournment.

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



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

Minutes

Friday, September 20, 2024 @ 11:00 a.m.

City Hall, 200 S. Anaheim Blvd., Public Works South Conference Room, 2nd 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. Marc Grisham
<input 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

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, Ben Barker, Travis Cooper, and Jarod Suzuki attended as financial advisors to the Authority. Ron Lee, of Jones Hall, APLC, attended as counsel to the Authority. Ben Meeker, Katrina Dair, Karen Harvey, Crystal Liu, and Kirsten Borgquist attended virtually as representatives of Sierra Management Group, LLC.

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

Motion by Grisham. Seconded by Tanner. 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 Ben Carlson Memorial & Scholarship Foundation. Motion by McClure. Seconded by Tanner. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$20,000 grant to Cancer Champions, restricted to the colon cancer screening video project. Motion by Grisham. Seconded by Adams. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$40,000 grant to Covenant House California, Inc., restricted to Volunteer Day activities. Motion by McClure. Seconded by Grisham. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$10,000 grant to Felidae Conservation Fund. Motion by De Foor. Seconded by Tanner. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$15,000 grant to Give Us the Floor. Motion by Grisham. Seconded by Adams. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$50,000 grant to Las Trampas School Inc. Motion by Adams. Seconded by Tanner. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$5,000 grant to The Friends of the Jefferson Library. Motion by De Foor. Seconded by Tanner. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$25,000 grant to The Pleasant Hill Community Foundation. Motion by Tanner. Seconded by Adams. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$25,000 grant to Xenophon Therapeutic Riding Center. Motion by Adams. Seconded by Grisham. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$15,000 grant to You Did It For Me, Inc. Motion by Tanner. Seconded by Adams. Motion carries by unanimous vote, without abstentions.

C. INFORMATIONAL ITEMS FOR THE FOUNDATION

5. Administrative Issues.
 - a. Executive Director Report

Administrative issues were discussed.

6. Adjournment.

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