



CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Minutes

Friday, April 4, 2025 @ 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. Ben Barker, Anthony Stubbs, Travis Cooper, and Jarod Suzuki attended as financial advisors to the Authority. Brian Haroldson of Jones Hall, APLC, attended as counsel to the Authority. John Stoecker attended virtually as a financial advisor to the Authority. Ron Lee, of Jones Hall, APLC, attended virtually as counsel to the Authority. Katrina Dair, 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 Adams. Seconded by Tanner. Motion carries unanimously, without abstentions.

3. Public Comment.

None.

B. ACTION ITEMS FOR THE CMFA

Consent:

4. Approve Sponsorship for the CCAH Spring & Fall Conferences.
5. Approve Sponsorship for the CHC Policy Forum.
6. Approve Sponsorship for the NPH Affordable Housing Conference.
7. Approve Membership in the North State Building Industry Association.
8. Approve Sponsorship for The Bond Buyer’s California Public Finance Conference.
9. Waiver of Second Reading and Adoption of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2025-3 (City of Woodland – Ruby Estates). (Ordinance 25-03)
10. Acceptance of applications for the CMFA Charitable Affordable Housing Grant Program and preliminary approvals of grants (Resolution 25-111):
 - a. Clear Capital or an affiliate, (Aspire Arden Apartments), City of Sacramento, County of Sacramento; approve an application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant

Items 4, 5, 6, 7, 8, 9, and 10 were approved together.

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

Regular Agenda:

11. Declare the CMFA's intention to incur tax-exempt and/or taxable obligations to finance the following projects and other related actions:
- a. 651 Addison LLC, (Viewpoint Apartments), City of Berkeley, County of Alameda; issue up to \$27,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-112)

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

12. 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. Dakota Fresno LP, a California limited partnership, (Dakota Apartments), City of Fresno, County of Fresno; issue up to \$66,000,000 in multifamily housing revenue bonds. (Resolution 25-113)

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

Justin McCarthy joined the meeting and become an Alternate.

- b. Sunrise at Bogart, LP, a California limited partnership, (Sunrise at Bogart Apartments), City of Riverside, County of Riverside; issue up to \$11,000,000 in multifamily housing revenue bonds. (Resolution 25-114)

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

- c. Petaluma Pacific Associates, a California limited partnership, (Rovina Lane Apartments), City of Petaluma, County of Sonoma; issue up to \$25,000,000 in multifamily housing revenue bonds. (Resolution 25-115)

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

13. Authorize the giving of a charitable grant pursuant to the CMFA Charitable Affordable Housing Program:
- a. 10535 Lindley Affordable L.P., (Lindley Parc Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-116)

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

- b. Post Candlewood North, LP, (Candlewood North Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-117)

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

14. 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. 2025-4 (City of Vacaville – 700 PARC On Main) Improvement Area No. 1 and Future Annexation Area; BlackPine Builders Inc. (Resolution 25-118)

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

15. 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. 2025-4 (City of Vacaville – 700 PARC On Main) Improvement Area No. 1 and Future Annexation Area; incur up to \$11,700,000 of indebtedness; BlackPine Builders Inc. (Resolution 25-119)

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

16. Authorize the formation of California Municipal Finance Authority Community Facilities District in the City of Lincoln 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. 2025-2 (City of Lincoln – Peery Property) Improvement Area No. 1 and Future Annexation Area.

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

- b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2025-2 (City of Lincoln – Peery Property) Improvement Area No. 1 and Future Annexation Area. (Resolution 25-120)

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

- c. Approve Resolution determining necessity to incur up to \$34,400,000 of indebtedness in and for California Municipal Finance Authority Community Facilities District No. 2025-2 (City of Lincoln – Peery Property) Improvement Area No. 1 and Future Annexation Area. (Resolution 25-121)

Motion by Adams. 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. 2025-2 (City of Lincoln – Peery Property) Improvement Area No. 1 and Future Annexation Area. (Resolution 25-122)

Motion by Adams. 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. 2025-2 (City of Lincoln – Peery Property) Improvement Area No. 1 and Future Annexation Area. (Resolution 25-123)

Motion by Tanner. 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. 2025-2 (City of Lincoln – Peery Property) Improvement Area No. 1 and Future Annexation Area. (Ordinance 25-04)

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

17. Approve a revised CMFA Fee Schedule.

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

C. INFORMATIONAL ITEMS FOR THE CMFA

18. Administrative Issues.
 - a. Executive Director Report
 - b. Membership Update
 - c. Marketing Update
 - d. Transaction Update
 - e. Legislative Update
 - f. Legal Update
 - g. Accounting Update

Administrative Issues were discussed.

19. Adjournment.

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



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

Minutes

Friday, April 4, 2025 @ 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 (Alt.) |
| <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 |

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Executive Director, Edward Becker was in attendance. Ben Barker, Anthony Stubbs, Travis Cooper, and Jarod Suzuki attended as financial advisors to the Authority. Brian Haroldson of Jones Hall, APLC, attended as counsel to the Authority. John Stoecker attended virtually as a financial advisor to the Authority. Ron Lee, of Jones Hall, APLC, attended virtually as counsel to the Authority. Katrina Dair, 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 Adams. Seconded by McCarthy. 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 \$30,000 grant to Baby2Baby; restricted to Southern California wild fire relief. Motion by McCarthy. Seconded by Adams. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$50,000 grant to Berkeley Special Response Team Support Foundation. Motion by Adams. Seconded by De Foor. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$20,000 grant to California Community Foundation; restricted to the LA County wildfires fund. Motion by McCarthy. Seconded by McClure. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$10,000 grant to Clergy Community Coalition, Inc; restricted to the Strategic Eaton Fire Response Fund. 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 Court Appointed Special Advocates of Contra Costa County. Motion by Tanner. Seconded by Adams. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$25,000 grant to Home Free Animal Rescue & Sanctuary. Motion by Tanner. Seconded by Adams. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$25,000 grant to Hope for Paws. Motion by Tanner. Seconded by Adams. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$50,000 grant to Lincoln. Motion by Adams. Seconded by McClure. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$10,000 grant to Long Beach Museum of Art. 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 New Hope Grief Support Community. Motion by De Foor. Seconded by Adams. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$185,000 grant to Olive Crest; restricted to the Hope Refuge program. Motion by McClure. Seconded by De Foor. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$20,000 grant to Skyhook Foundation; restricted to reconstructing the school that burned down in Los Angeles. Motion by McClure. Seconded by Adams. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$50,000 grant to The STEPS Foundation. 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 Youth Mentoring Connection. 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 Community Action Partnership of San Bernardino County. Motion by Tanner. Seconded by Adams. Motion carries by unanimous vote, without abstentions.

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

The Board, by unanimous vote, approved a \$20,000 grant to Los Angles Food Bank. Motion by Tanner. Seconded by Adams. Motion carries by unanimous vote, without abstentions.

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