



**CALIFORNIA MUNICIPAL FINANCE AUTHORITY**

**Minutes**

Friday, December 12, 2025 @ 11:00 a.m.

City Hall, 200 S. Anaheim Blvd., 6<sup>th</sup> 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 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 (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. Ben Barker, Travis Cooper, and Jarod Suzuki attended as financial advisors to the Authority. Katrina Dair attended as a representative of Sierra Management Group, LLC. Ron Lee, of Jones Hall LLP, attended virtually as counsel to the Authority. Anthony Stubbs attended virtually as an advisor to the Authority. Ben Meeker, Kirsten Borgquist and Wailea Pukahi attended virtually as representatives of Sierra Management Group, LLC.*

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

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

3. Public Comment.

*None.*

**B. CLOSED SESSION**

4. CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION (Paragraph (1) of subdivision (d) of Section 54956.9) Name of case: California Municipal Finance Authority v. FortiFi, Inc. (Arbitration)

*The Board announced that they would enter into a closed session to discuss item number 4 on the agenda. Motion by McCarthy. Seconded by Adams. Motion carries unanimously, without abstentions.*

*The Board entered closed session.*

*The Board completed and exited closed session.*

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

*After reopening the public meeting, the Chair announced that the Board authorized settlement during the closed session.*

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

**C. ACTION ITEMS FOR THE CMFA**

**Consent:**

5. Approve a Second Supplemental Indenture, a Second Amendment to a Loan Agreement and related form of Amendments and Interpretive Provisions for AMDA Inc., City of Los Angeles, County of Los Angeles. (Resolution 25-559)

6. THE PRESIDIO LP, a California limited partnership, (The Presidio Apartments), City of San Clemente, County of Orange; approve an amending resolution that allows for the modification to subordinate the regulatory agreement. (Resolution 25-560)
7. Acceptance of applications for the CMFA Charitable Affordable Housing Grant Program and preliminary approval of grants. (Resolution 25-561):
  - a. Las Palmas or an affiliate thereof, (La Vista Apartments), City of Santa Maria, County of Santa Barbara; approve an application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
  - b. Golden Gardens Housing Partners, L.P., (Golden Gardens Apartments), City of Fresno, County of Fresno; approve an application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
8. Authorize the giving of a charitable grant pursuant to the CMFA Charitable Affordable Housing Program:
  - a. 7655 San Pedro, LP, (San Pedro Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-562)
  - b. Coliseum Transit Village One, LP, (Coliseum Connections Transit Village Apartments), City of Oakland, County of Alameda; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-563)
  - c. Concord Park Wilshire LP, (Park Wilshire Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-564)
  - d. Concord Sir Francis Drake LP, (Sir Francis Drake Villa Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-565)
  - e. Concord Langham LP, (The Langham Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-566)
  - f. Concord Piccadilly LP, (The Piccadilly Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-567)
  - g. Ackerfield 2 LP, a Delaware limited partnership, (The Hive at Ackerfield Apartments), City of Long Beach, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-568)

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

- h. RK Equity Group Limited Partnership, 12142 Oxnard Limited Partnership, HG Napa Equity Limited Partnership, HG FSA Capital Limited Partnership, (Hawaiian Terrace Senior Apartments), City of Hawaiian Gardens, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-569)
- i. Crystal Springs Terrace Apartments, LP, a limited partnership, (Crystal Springs Terrace Apartments), City of San Bruno, County of San Mateo; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-570)
- j. A limited partnership to be formed by Kairos Investment Management and Pacific Housing, (Trailview Apartments), City of Concord, County of Contra Costa; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-571)
- k. A limited partnership to be formed by Kairos Investment Management and Pacific Housing, (Casa Serena Apartments), City of Fremont, County of Alameda; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-572)

***Consent Items 5, 6, 7, and 8 were approved together.***

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

#### **Regular Agenda:**

9. 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, or an affiliate thereof, (Hancock Terrace Apartments), City of Santa Maria, County of Santa Barbara; issue up to \$105,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-573)

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

- b. Chaparral Place LP, (Chaparral Place Apartments), City of Ojai, County of Ventura; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-574)

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

- c. Sherman Way Preservation LP, (Sherman Way Biltmore Apartments), City of Los Angeles, County of Los Angeles; issue up to \$40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-575)

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

- d. Thurber Santa Cruz L.P., (Anton Solana Apartments), City of Santa Cruz, County of Santa Cruz; issue up to \$65,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-576)

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

- e. Samuelian Group, LLC, (Flats on Sunset Apartments), City of Los Angeles, County of Los Angeles; issue up to \$130,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-577)

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

- f. Kingdom Housing, or an affiliate thereof, (600 Commonwealth Apartments), City of Los Angeles, County of Los Angeles; issue up to \$160,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-578)

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

- 10. 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. Village at Madrone, LP, (Village at Madrone Apartments), City of Morgan Hill, County of Santa Clara, issue up to \$115,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-579)

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

- b. MIRKA 3481 Vista Lane Family LP, (Vista Lane Family Apartments), City of San Diego, County of San Diego; issue or reissue up to \$55,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-580)

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

- c. Cora Creek L.P., a California limited partnership, (Cora Creek Apartments), Town of Windsor, County of Sonoma; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-581)

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

- d. Park View Terrace Housing Associates, LP, a California limited partnership, (Park View Terrace Apartments), City of Poway, County of San Diego; issue up to \$33,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-582)

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

- e. Haley Hillside Housing Associates, LP, a California limited partnership, (Haley Ranch Estates & Hillside Village), City of Poway, County of San Diego; issue up to \$39,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-583)

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

- f. Pacific Street Housing Associates Four, L.P., a California limited partnership, (Pacific Street Four Apartments), City of Rocklin, County of Placer; issue up to \$15,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-584)

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

- g. 304 E Spruce St, LP, a California limited partnership, (Community Hub at Inglewood), City of Inglewood, County of Los Angeles; issue up to \$37,500,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-585)

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

- h. Crescent Meadows, L.P., a California limited partnership, (Crescent Meadows Apartments), City of Visalia, County of Tulare; issue up to \$15,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-586)

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

- i. MV Lot 12 Housing Partners, L.P., a California limited partnership, (Mountain View Lot 12 Apartments), City of Mountain View, County of Santa Clara; issue up to \$70,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-587)

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

- j. Berryessa Family Affordable, LP, a California limited partnership, (Berryessa Family Apartments), City of San Jose, County of Santa Clara; issue up to \$120,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-588)

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

- k. HealthCore Vacaville LLC, sole member of which is HealthCore Foundation, a Delaware nonprofit corporation, City of Vacaville, County of Solano, issue up to \$80,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-589)

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

- l. Gateways Hospital and Mental Health Center, a California nonprofit public benefit corporation, Cities of Glendale and Los Angeles, County of Los Angeles, issue up to \$80,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-590)

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

- 11. 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. 2025-19 (City of Riverbank – Heritage II & Grasslands II); D.R. Horton Bay Inc. (Resolution 25-591)

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

- 12. 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. 2025-19 (City of Riverbank – Heritage II & Grasslands II); incur up to \$3,000,000 of indebtedness; D.R. Horton Bay Inc. (Resolution 25-592)

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

- 13. Approve a resolution of California Municipal Finance Authority Community Facilities District in the Jurupa Area Recreation and Park District authorizing amendments of the rate and method of apportionment, list of authorized facilities, and bonded indebtedness limit (from \$6,310,000 to \$7,880,000) and other related actions:
  - a. Hold a Public Hearing regarding the amendment of the rate and method of apportionment, list of authorized facilities, and bonded indebtedness limit for California Municipal Finance Authority Community Facilities District No. 2023-4 (Jurupa Area Recreation and Park District – Emerald Ridge).

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

- b. Approve Resolution authorizing amendments of the rate and method of apportionment, list of authorized facilities and bonded indebtedness limit (from \$6,310,000 to \$7,880,000) for California Municipal Finance Authority Community Facilities District No. 2023-4 (Jurupa Area Recreation and Park District – Emerald Ridge). (Resolution 25-593)

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

- c. Approve Resolution declaring results of election amending special tax, list of authorized facilities, bonded indebtedness limit and directing recording of amended notice of special tax lien in and for California Municipal Finance Authority Community Facilities District No. 2023-4 (Jurupa Area Recreation and Park District – Emerald Ridge). (Resolution 25-594)

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

- d. Introduction and Waiving First Reading of Ordinance amending Ordinance No. 23-05 levying special taxes within California Municipal Finance Authority Community Facilities District No. 2023-4 (Jurupa Area Recreation and Park District – Emerald Ridge). (Ordinance No. 25-19)

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

- 14. Authorize the formation of California Municipal Finance Authority Community Facilities District in the City of Manteca 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. 2025-17 (City of Manteca – Hat Ranch) 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. 2025-17 (City of Manteca – Hat Ranch) Improvement Area No. 1 and Future Annexation Area. (Resolution 25-595)

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

- c. Approve Resolution determining necessity to incur up to \$80,000,000 of indebtedness in and for California Municipal Finance Authority Community Facilities District No. 2025-17 (City of Manteca – Hat Ranch) Improvement Area No. 1 and Future Annexation Area. (Resolution 25-596)

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

- d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2025-17 (City of Manteca – Hat Ranch) Improvement Area No. 1 and Future Annexation Area. (Resolution 25-597)

***Motion by Adams. Seconded by McCarthy. 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. 2025-17 (City of Manteca – Hat Ranch) Improvement Area No. 1 and Future Annexation Area. (Resolution 25-598)

***Motion by Adams. Seconded by McCarthy. 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. 2025-17 (City of Manteca – Hat Ranch) Improvement Area No. 1 and Future Annexation Area. (Ordinance 25-20)

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

15. Authorize the formation of California Municipal Finance Authority Community Facilities District in the County of Sacramento 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. 2025-18 (County of Sacramento – Murieta Hills) 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. 2025-18 (County of Sacramento – Murieta Hills) and Future Annexation Area. (Resolution 25-599)

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

- c. Approve Resolution determining necessity to incur up to \$2,600,000 of indebtedness in and for California Municipal Finance Authority Community Facilities District No. 2025-18 (County of Sacramento – Murieta Hills) and Future Annexation Area. (Resolution 25-600)

***Motion by McClure. 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. 2025-18 (County of Sacramento – Murieta Hills) and Future Annexation Area. (Resolution 25-601)

***Motion by McClure. 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. 2025-18 (County of Sacramento – Murieta Hills) and Future Annexation Area. (Resolution 25-602)

***Joya De Foor left the meeting.***

***Louis McClure became acting Chair.***

***Joseph Tanner became a voting member.***

***Motion by Adams. Seconded by McCarthy. 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. 2025-18 (County of Sacramento – Murieta Hills) and Future Annexation Area. (Ordinance 25-21)

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

***Joya De Foor returned to the meeting.***

***Louis McClure became a voting member.***

***Joseph Tanner became an alternate.***

**D. INFORMATIONAL ITEMS FOR THE CMFA**

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

*Administrative Issues were discussed.*

*SB165 Report was received and filed.*

17. Adjournment.

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



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

**Minutes**

Friday, December 12, 2025 @ 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 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 (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. Ben Barker, Travis Cooper, and Jarod Suzuki attended as financial advisors to the Authority. Katrina Dair attended as a representative of Sierra Management Group, LLC. Ron Lee, of Jones Hall LLP, attended virtually as counsel to the Authority. Anthony Stubbs attended virtually as an advisor to the Authority. Ben Meeker, Kirsten Borgquist and Wailea Pukahi attended virtually as representatives of Sierra Management Group, LLC.*

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

*Motion by Adams. Seconded by McClure. 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 \$110,000 grant to California Autism Foundation dba A Better Chance School. Motion by Alexander. Seconded by McClure. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$80,000 grant to California Veterans Assistance Foundation, Inc. Motion by McClure. Seconded by Adams. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$90,000 grant to Community Initiatives for benefit of Mission Science Workshop; restricted to the Mission Science Workshop program. Motion by Alexander. Seconded by McClure. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$100,000 grant to Contra Costa College Foundation. Motion by Alexander. Seconded by McClure. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$130,000 grant to Contra Costa Interfaith Transitional Housing, Inc. dba Hope Solutions. Motion by Alexander. Seconded by McClure. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$75,000 grant to Jails to Jobs. Motion by Alexander. Seconded by De Foor. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$25,000 grant to Local Indians for Education. Motion by Alexander. Seconded by McClure. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$170,000 grant to Navy SEAL Museum San Diego; designated for the Wilneff Challenge. Motion by Alexander. Seconded by McClure. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$55,000 grant to REACH West for Special Adults. Motion by Adams. Seconded by Alexander. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$25,000 grant to Rim Family Services, Inc. Motion by De Foor. Seconded by Adams. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$105,000 grant to Us for Warriors Foundation. Motion by De Foor. Seconded by McClure. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$145,000 grant to Veterans Accession House. 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 ATCAA Food Bank - Tuolumne County. Motion by McCarthy. Seconded by McClure. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$20,000 grant to Community Action Agency of Butte County - North State Food Bank. Motion by McCarthy. Seconded by McClure. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$20,000 grant to Community Food Bank of San Benito County. Motion by McCarthy. Seconded by McClure. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$20,000 grant to Dignity Health Connected Living. Motion by McCarthy. Seconded by McClure. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$20,000 grant to Emergency Food Bank. Motion by McCarthy. Seconded by McClure. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$20,000 grant to FIND - Food In Need of Distribution. Motion by McCarthy. Seconded by McClure. Motion carries by unanimous vote, without abstentions.*

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

*The Board, by unanimous vote, approved a \$20,000 grant to Food Bank of El Dorado County. Motion by McCarthy. Seconded by McClure. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$20,000 grant to FoodLink for Tulare County. Motion by McCarthy. Seconded by McClure. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$20,000 grant to Food for People. Motion by McCarthy. Seconded by McClure. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$50,000 grant to Foodbank of Santa Barbara. Motion by McClure. Seconded by Adams. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$50,000 grant to Second Harvest Food Bank Santa Cruz County. Motion by McClure. Seconded by Adams. Motion carries by unanimous vote, without abstentions.*

*Justin McCarthy became an alternate member.  
Joseph Tanner became a voting member.*

*The Board, by unanimous vote, approved a \$25,000 grant to Alameda County Community Food Bank. Motion by Tanner. Seconded by Adams. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$25,000 grant to Iron Souls Motorcycle Club of Oakland California. Motion by Tanner. Seconded by Adams. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$105,000 grant to Rooms of Hope, Inc. Motion by Tanner. Seconded by De Foor. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$115,000 grant to Sunflower Hill. Motion by Tanner. Seconded by Adams. Motion carries by unanimous vote, without abstentions.*

*Joseph Tanner became an alternate member.  
Marc Grisham became a voting member.*

*The Board, by unanimous vote, approved a \$30,000 grant to Adults Toward Independent Living. Motion by Adams. Seconded by Grisham. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$10,000 grant to Pittsburg Community Theatre. Motion by Grisham. Seconded by Adams. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$40,000 grant to Second Harvest Food Bank San Joaquin & Stanislaus. Motion by Adams. Seconded by Grisham. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$40,000 grant to Valley View School Parents Club. Motion by Grisham. Seconded by Adams. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$10,000 grant to Food Bank of Contra Costa & Solano. Motion by Grisham. Seconded by Adams. Motion carries by unanimous vote, without abstentions.*

*Andrew Alexander left the meeting.*

**C. INFORMATIONAL ITEMS FOR THE FOUNDATION**

5. Administrative Issues.
  - a. Executive Director Report.

*Administrative Issues were discussed.*

6. Adjournment.

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



## CMFA SPECIAL FINANCE AGENCY

### Minutes

Friday, December 12, 2025 @ 11:00 a.m.

City Hall, 200 S. Anaheim Blvd., 6<sup>th</sup> Floor, Anaheim, CA 92805

#### A. PROCEDURAL ITEMS

1. Call to Order and Roll Call.

<input type="checkbox"/> Mr. Bob Adams	<input 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
<input type="checkbox"/> Ms. Deborah Moreno	<input 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. Ben Barker, Travis Cooper, and Jarod Suzuki attended as financial advisors to the Authority. Katrina Dair attended as a representative of Sierra Management Group, LLC. Ron Lee, of Jones Hall LLP, attended virtually as counsel to the Authority. Anthony Stubbs attended virtually as an advisor to the Authority. Ben Meeker, Kirsten Borgquist and Wailea Pukahi attended virtually as representatives of Sierra Management Group, LLC.*

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

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

3. Public Comment.

*None.*

#### B. ~~ACTION ITEMS FOR THE CMFA SPECIAL FINANCE AGENCY I~~

4. ~~Approve the CMFA Special Finance Agency I FY 2025 audit and authorize the Audit Subcommittee to make future changes, as needed.~~

#### C. ~~ACTION ITEMS FOR THE CMFA SPECIAL FINANCE AGENCY VII~~

5. ~~Approve the CMFA Special Finance Agency VII FY 2025 audit and authorize the Audit Subcommittee to make future changes, as needed.~~

#### D. ~~ACTION ITEMS FOR THE CMFA SPECIAL FINANCE AGENCY VIII~~

6. ~~Approve the CMFA Special Finance Agency VIII FY 2025 audit and authorize the Audit Subcommittee to make future changes, as needed.~~

#### E. ~~ACTION ITEMS FOR THE CMFA SPECIAL FINANCE AGENCY XII~~

7. ~~Approve the CMFA Special Finance Agency XII FY 2025 audit and authorize the Audit Subcommittee to make future changes, as needed.~~

#### F. INFORMATIONAL ITEMS

8. Administrative Issues.

- a. Executive Director Report
- b. Transaction Update

c. Legal Update

*Administrative Issues were discussed.*

9. Adjournment.

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



## CMFA SPECIAL FINANCE AGENCY I

### Minutes

Friday, December 12, 2025 @ 11:00 a.m.

City Hall, 200 S. Anaheim Blvd., 6<sup>th</sup> Floor, Anaheim, CA 92805

#### A. PROCEDURAL ITEMS

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 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. Ben Barker, Travis Cooper, and Jarod Suzuki attended as financial advisors to the Authority. Katrina Dair attended as a representative of Sierra Management Group, LLC. Ron Lee, of Jones Hall LLP, attended virtually as counsel to the Authority. Anthony Stubbs attended virtually as an advisor to the Authority. Ben Meeker, Kirsten Borgquist and Wailea Pukahi attended virtually as representatives of Sierra Management Group, LLC.*

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

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

3. Public Comment.

*None.*

#### B. ACTION ITEMS FOR THE CMFA SPECIAL FINANCE AGENCY I

4. Approve the CMFA Special Finance Agency I FY 2025 audit and authorize the Audit Subcommittee to make future changes, as needed.

*The Board authorized staff to make insubstantial changes. Motion by McCarthy. Seconded by McClure. Motion carries unanimously, without abstentions.*

#### ~~C. ACTION ITEMS FOR THE CMFA SPECIAL FINANCE AGENCY VII~~

- ~~5. Approve the CMFA Special Finance Agency VII FY 2025 audit and authorize the Audit Subcommittee to make future changes, as needed.~~

#### ~~D. ACTION ITEMS FOR THE CMFA SPECIAL FINANCE AGENCY VIII~~

- ~~6. Approve the CMFA Special Finance Agency VIII FY 2025 audit and authorize the Audit Subcommittee to make future changes, as needed.~~

#### ~~E. ACTION ITEMS FOR THE CMFA SPECIAL FINANCE AGENCY XII~~

- ~~7. Approve the CMFA Special Finance Agency XII FY 2025 audit and authorize the Audit Subcommittee to make future changes, as needed.~~

#### F. INFORMATIONAL ITEMS

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

*Administrative Issues were discussed.*

9. Adjournment.

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



## CMFA SPECIAL FINANCE AGENCY VII

### Minutes

Friday, December 12, 2025 @ 11:00 a.m.

City Hall, 200 S. Anaheim Blvd., 6<sup>th</sup> Floor, Anaheim, CA 92805

#### A. PROCEDURAL ITEMS

1. Call to Order and Roll Call.

<input type="checkbox"/> Mr. Bob Adams	<input 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
<input type="checkbox"/> Ms. Deborah Moreno	<input 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. Ben Barker, Travis Cooper, and Jarod Suzuki attended as financial advisors to the Authority. Katrina Dair attended as a representative of Sierra Management Group, LLC. Ron Lee, of Jones Hall LLP, attended virtually as counsel to the Authority. Anthony Stubbs attended virtually as an advisor to the Authority. Ben Meeker, Kirsten Borgquist and Wailea Pukahi attended virtually as representatives of Sierra Management Group, LLC.*

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

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

3. Public Comment.

*None.*

#### B. ~~ACTION ITEMS FOR THE CMFA SPECIAL FINANCE AGENCY I~~

4. ~~Approve the CMFA Special Finance Agency I FY 2025 audit and authorize the Audit Subcommittee to make future changes, as needed.~~

#### C. ACTION ITEMS FOR THE CMFA SPECIAL FINANCE AGENCY VII

5. Approve the CMFA Special Finance Agency VII FY 2025 audit and authorize the Audit Subcommittee to make future changes, as needed.

*The Board authorized staff to make insubstantial changes. Motion by McClure. Seconded by McCarthy. Motion carries unanimously, without abstentions.*

#### D. ~~ACTION ITEMS FOR THE CMFA SPECIAL FINANCE AGENCY VIII~~

6. ~~Approve the CMFA Special Finance Agency VIII FY 2025 audit and authorize the Audit Subcommittee to make future changes, as needed.~~

#### E. ~~ACTION ITEMS FOR THE CMFA SPECIAL FINANCE AGENCY XII~~

7. ~~Approve the CMFA Special Finance Agency XII FY 2025 audit and authorize the Audit Subcommittee to make future changes, as needed.~~

#### F. INFORMATIONAL ITEMS

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

*Administrative Issues were discussed.*

9. Adjournment.

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



## CMFA SPECIAL FINANCE AGENCY VIII

### Minutes

Friday, December 12, 2025 @ 11:00 a.m.

City Hall, 200 S. Anaheim Blvd., 6<sup>th</sup> Floor, Anaheim, CA 92805

#### A. PROCEDURAL ITEMS

##### 1. Call to Order and Roll Call.

<input type="checkbox"/> Mr. Bob Adams	<input 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
<input type="checkbox"/> Ms. Deborah Moreno	<input 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. Ben Barker, Travis Cooper, and Jarod Suzuki attended as financial advisors to the Authority. Katrina Dair attended as a representative of Sierra Management Group, LLC. Ron Lee, of Jones Hall LLP, attended virtually as counsel to the Authority. Anthony Stubbs attended virtually as an advisor to the Authority. Ben Meeker, Kirsten Borgquist and Wailea Pukahi attended virtually as representatives of Sierra Management Group, LLC.*

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

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

##### 3. Public Comment.

*None.*

#### B. ~~ACTION ITEMS FOR THE CMFA SPECIAL FINANCE AGENCY I~~

##### 4. ~~Approve the CMFA Special Finance Agency I FY 2025 audit and authorize the Audit Subcommittee to make future changes, as needed.~~

#### C. ~~ACTION ITEMS FOR THE CMFA SPECIAL FINANCE AGENCY VII~~

##### 5. ~~Approve the CMFA Special Finance Agency VII FY 2025 audit and authorize the Audit Subcommittee to make future changes, as needed.~~

#### D. ACTION ITEMS FOR THE CMFA SPECIAL FINANCE AGENCY VIII

##### 6. Approve the CMFA Special Finance Agency VIII FY 2025 audit and authorize the Audit Subcommittee to make future changes, as needed.

*The Board authorized staff to make insubstantial changes. Motion by McCarthy. Seconded by McClure. Motion carries unanimously, without abstentions.*

#### E. ~~ACTION ITEMS FOR THE CMFA SPECIAL FINANCE AGENCY XII~~

##### 7. ~~Approve the CMFA Special Finance Agency XII FY 2025 audit and authorize the Audit Subcommittee to make future changes, as needed.~~

#### F. INFORMATIONAL ITEMS

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

*Administrative Issues were discussed.*

9. Adjournment.

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



## CMFA SPECIAL FINANCE AGENCY XII

### Minutes

Friday, December 12, 2025 @ 11:00 a.m.

City Hall, 200 S. Anaheim Blvd., 6<sup>th</sup> Floor, Anaheim, CA 92805

#### A. PROCEDURAL ITEMS

1. Call to Order and Roll Call.

<input type="checkbox"/>	Mr. Bob Adams	<input 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
<input type="checkbox"/>	Ms. Deborah Moreno	<input 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. Ben Barker, Travis Cooper, and Jarod Suzuki attended as financial advisors to the Authority. Katrina Dair attended as a representative of Sierra Management Group, LLC. Ron Lee, of Jones Hall LLP, attended virtually as counsel to the Authority. Anthony Stubbs attended virtually as an advisor to the Authority. Ben Meeker, Kirsten Borgquist and Wailea Pukahi attended virtually as representatives of Sierra Management Group, LLC.*

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

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

3. Public Comment.

*None.*

#### B. ~~ACTION ITEMS FOR THE CMFA SPECIAL FINANCE AGENCY I~~

4. ~~Approve the CMFA Special Finance Agency I FY 2025 audit and authorize the Audit Subcommittee to make future changes, as needed.~~

#### C. ~~ACTION ITEMS FOR THE CMFA SPECIAL FINANCE AGENCY VII~~

5. ~~Approve the CMFA Special Finance Agency VII FY 2025 audit and authorize the Audit Subcommittee to make future changes, as needed.~~

#### D. ~~ACTION ITEMS FOR THE CMFA SPECIAL FINANCE AGENCY VIII~~

6. ~~Approve the CMFA Special Finance Agency VIII FY 2025 audit and authorize the Audit Subcommittee to make future changes, as needed.~~

#### E. ACTION ITEMS FOR THE CMFA SPECIAL FINANCE AGENCY XII

7. Approve the CMFA Special Finance Agency XII FY 2025 audit and authorize the Audit Subcommittee to make future changes, as needed.

*The Board authorized staff to make insubstantial changes. Motion by McCarthy. Seconded by McClure. Motion carries unanimously, without abstentions.*

#### F. INFORMATIONAL ITEMS

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

*Administrative Issues were discussed.*

9. Adjournment.

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