CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Minutes

Friday, September 18, 2026 @ 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.

__X__	Mr. Bob Adams	__X__	Mr. Andrew Alexander
__X__	Ms. Joya De Foor	__X__	Mr. Marc Grisham
__X__	Mr. Justin McCarthy (Alt.)	__X__	Mr. Louis McClure
_____	Ms. Deborah Moreno	__X__	Mr. Joseph Tanner (Alt.)

The board members denoted in attendance above represented a quorum. Joya De Foor served as Chair. The meeting was called to order.

Executive Director, Edward Becker was in attendance. John Stoecker, Ben Barker and Travis Cooper attended as financial advisors to the Authority. Ron Lee, of Jones Hall LLP, attended as counsel to the Authority. Katrina Dair attended as a representative of Sierra Management Group, LLC.

2. Public Comment.

None.

B. ACTION ITEMS FOR THE CMFA

Consent:

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

4. Acceptance of applications for the CMFA Charitable Affordable Housing Grant Program and preliminary approval of grants. (Resolution 26-524):
   a. St. Anton Communities, Inc., or an affiliate thereof, (Heritage Park Apartments), City of Roseville, County of Placer; approve an application for a proposed grant up to $10,000 in a Charitable Affordable Housing grant.

5. Authorize the giving of a charitable grant pursuant to the CMFA Charitable Affordable Housing Program:
   a. Casa Del Milagro LP, (Casa Del Milagro Apartments), City of Los Angeles, County of Los Angeles; grant up to $10,000 in a Charitable Affordable Housing grant. (Resolution 26-525)
   b. Studios on Fig LP, (Studios on Fig Apartments), City of Los Angeles, County of Los Angeles; grant up to $10,000 in a Charitable Affordable Housing grant. (Resolution 26-526)
   c. The Trinidad Sylmar LP, (The Trinidad on Fig Apartments), City of Los Angeles, County of Los Angeles; grant up to $10,000 in a Charitable Affordable Housing grant. (Resolution 26-527)

6. Waiver of Second Reading and Adoption of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2026-2 (City of Sacramento – Cotton Lane-Enclave-Trecinto). (Ordinance 26-23)

7. Approve sponsorship for Asian Americans in Public Finance.

8. Approve sponsorship for the CSMFO Annual Conference.

Consent Items 3, 4, 5, 6, 7 and 8 were approved together.
Motion by McClure. Seconded by Grisham. 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. DCF VII Woodland Park Holdings, LLC, or an affiliate, (Woodland Parks Apartments), City of East Palo Alto, County of San Mateo; issue up to $300,000,000 in taxable revenue bonds. (Resolution 26-528)

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

   b. DCF VII Woodland Park Holdings, LLC, or an affiliate, (Woodland Parks Apartments), City of East Palo Alto, County of San Mateo; issue up to $300,000,000 in taxable revenue bonds. (Resolution 26-529)

   This item was pulled from the Agenda.

   c. The Pacific Companies or an affiliate thereof, (Mammoth Lakes Family Apartments), Town of Mammoth Lakes, County of Mono; issue up to $30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-530)

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

   d. Pacific Steel Group, or an affiliate thereof, (Pacific Steel Project), Unincorporated community of Mojave, County of Kern; issue up to $500,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-531)

   Motion by Adams. Seconded by Grisham. 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. Bay Point Pacific Associates, LP, a California limited partnership., (Orbisonia Village Apartments), Census-designated place of Bay Point, County of Contra Costa; issue up to $100,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-532)

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

   b. The Claremont Colleges, Inc., (Claremont Colleges), City of Claremont, County of Los Angeles; issue up to $25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-533)

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

   c. George McDonald Court, LP, (George McDonald Court Apartments), City of Los Angeles, County of Los Angeles; issue up to $20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-534)

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

   d. 2838 Park Ave LP, (Park Haven Plaza Apartments), Unincorporated village of Soquel, County of Santa Cruz; issue up to $30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-535)

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

   e. 600 Rosemead, L.P., (Rosemead Family Apartments), City of Pasadena, County of Los Angeles; issue up to $100,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-536)

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

   f. CRP Wall LP, (430 West Wall Apartments), City of Imperial, County of Imperial; issue up to $40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-537)

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

g. Hiler I LP, (Green Phase Apartments), City of Eureka, County of Humboldt; issue up to $50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-538)

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

h. Garden Court Santa Ana LP, (Garden Court Apartments), City of Santa Ana, County of Orange; issue up to $45,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-539)

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

i. MP Rail Trail Associates L.P., (Capitola Manor Apartments), City of Capitola, County of Santa Cruz; issue up to $40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-540)

Motion by Grisham. Seconded by McClure. 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. 2026-21 (City of Lancaster – West Lancaster 162); Richmond American Homes (Resolution 26-541)

Motion by McClure. Seconded by Alexander. 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. 2026-21 (City of Lancaster – West Lancaster 162); incur up to $5,100,000 of indebtedness; Richmond American Homes (Resolution 26-542)

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

13. Authorize the amendment of a loan agreement and a collateral agency and accounts agreement, and authorize other related amendments, agreements, documents and actions, in connection with the extension of project milestones relating to CMFA's Senior Lien Revenue Bonds (LINXS APM Project), Series 2018A and Senior Lien Revenue Bonds (LINXS APM Project), Series 2018B, issued to finance certain improvements at and near Los Angeles International Airport (City of Los Angeles, County of Los Angeles) (Resolution 26-543)

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

C. CLOSED SESSION

14. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION. Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(2) (one (1) case).

The Board announced that they would enter into a closed session to discuss item number 14 on the agenda.
Motion by De Foor. Seconded by Grisham. Motion carries unanimously, without abstentions.

The Board entered closed session.

The Board completed and exited closed session.
Motion by Grisham. Seconded by Alexander. Motion carries unanimously, without abstentions.

After reopening the public meeting, the Authority announced that the Board granted authority to staff to engage legal and other professional services providers to assist the Authority in this securities law matter.
Motion by Grisham. Seconded by Alexander. Motion carries unanimously, without abstentions.

D. 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

Administrative Issues were discussed.

16. Adjournment.

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

CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Special Meeting Minutes

Friday, September 18, 2026 @ 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.

__X__	Mr. Bob Adams	__X__	Mr. Andrew Alexander
__X__	Ms. Joya De Foor	__X__	Mr. Marc Grisham
__X__	Mr. Justin McCarthy (Alt.)	__X__	Mr. Louis McClure
_____	Ms. Deborah Moreno	__X__	Mr. Joseph Tanner (Alt.)

The board members denoted in attendance above represented a quorum. Joya De Foor served as Chair. The meeting was called to order.

Executive Director, Edward Becker was in attendance. John Stoecker, Ben Barker and Travis Cooper attended as financial advisors to the Authority. Ron Lee, of Jones Hall LLP, attended as counsel to the Authority. Katrina Dair attended as a representative of Sierra Management Group, LLC.

2. Public Comment.

None.

B. ACTION ITEMS FOR THE CMFA

3. Declare the CMFA's intention to incur tax-exempt and/or taxable obligations to finance the following projects and other related actions:
   a. DCF VII Woodland Park Holdings, LLC, or an affiliate, (Woodland Parks Apartments), City of East Palo Alto, County of San Mateo; issue up to $300,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-544)

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

4. Authorize the amendment of Resolution 26-421 relating to The Ridge at Ralston Apartments, City of Belmont, County of San Mateo, California. (Resolution 26-545)

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

C. INFORMATIONAL ITEMS FOR THE CMFA

5. Adjournment.

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

CALIFORNIA FOUNDATION FOR STRONGER COMMUNITIES
CALIFORNIA FOUNDATION FOR PUBLIC FACILITIES

Minutes

Friday, September 18, 2026 @ 11:00 a.m.

City Hall, 200 S. Anaheim Blvd., 6th Floor, Anaheim, CA 92805

A. PROCEDURAL ITEMS FOR THE FOUNDATION

1. Call to Order and Roll Call.

__X__	Mr. Bob Adams	__X__	Mr. Andrew Alexander
__X__	Ms. Joya De Foor	__X__	Mr. Marc Grisham
__X__	Mr. Justin McCarthy (Alt.)	__X__	Mr. Louis McClure
_____	Ms. Deborah Moreno	__X__	Mr. Joseph Tanner (Alt.)

The board members denoted in attendance above represented a quorum. Joya De Foor served as Chair. The meeting was called to order.

Executive Director, Edward Becker was in attendance. John Stoecker, Ben Barker and Travis Cooper attended as financial advisors to the Authority. Ron Lee, of Jones Hall LLP, attended as counsel to the Authority. Katrina Dair attended as a representative of Sierra Management Group, LLC.

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

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

3. Public Comment.

None.

B. ACTION ITEMS FOR THE FOUNDATION

4. Approve the CFSC FY 2026 Audit Report and Authorize the Audit Committee to Make Future Changes, As Needed.

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

5. Approve the CFPF FY 2026 Audit Report and Authorize the Audit Committee to Make Future Changes, As Needed.

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

6. Discuss and Approve Charitable Donation Recipients.

The Board, by unanimous vote, approved a $55,000 grant to Alzheimer's Family Services Center. Motion by Adams. Seconded by Alexander. Motion carries unanimously, without abstentions.

The Board, by unanimous vote, approved a $120,000 grant to Association of Families Teachers & Counselers. Motion by McClure. Seconded by De Foor. Motion carries unanimously, without abstentions.

The Board, by unanimous vote, approved a $75,000 grant to Behring Global Educational Foundation for the benefit of the Wheelchair Foundation; restricted to the Wheelchair Foundation and to their California operation. Motion by Adams. Seconded by Grisham. Motion carries unanimously, without abstentions.

The Board, by unanimous vote, approved a $55,000 grant to Donald N. Parodi Memorial Charitable Trust. Motion by Adams. Seconded by Grisham. Motion carries unanimously, without abstentions.

The Board, by unanimous vote, approved a $125,000 grant to John Muir Health Foundation. Motion by McClure. Seconded by Adams. Motion carries unanimously, without abstentions.

The Board, by unanimous vote, approved a $75,000 grant to Mendocino Land Trust. Motion by Alexander. Seconded by Adams. Motion carries unanimously, without abstentions.

The Board, by unanimous vote, approved a $95,000 grant to Patriots and Paws. Motion by McClure. Seconded by Adams. Motion carries unanimously, without abstentions.

The Board, by unanimous vote, approved a $145,000 grant to Pittsburg Arts & Community Foundation. Motion by Grisham. Seconded by De Foor. Motion carries unanimously, without abstentions.

The Board, by unanimous vote, approved a $55,000 grant to Reach Out Worldwide, Inc. (ROWW); restricted to California disaster relief. Motion by Alexander. Seconded by Adams. Motion carries unanimously, without abstentions.

The Board, by unanimous vote, approved a $45,000 grant to Rural Advancement Institute. Motion by De Foor. Seconded by Alexander. Motion carries unanimously, without abstentions.

The Board, by unanimous vote, approved a $70,000 grant to Siena House Maternity Home of Santa Cruz County. Motion by De Foor. Seconded by Adams. Motion carries unanimously, without abstentions.

The Board, by unanimous vote, approved a $60,000 grant to Travis Barker Foundation. Motion by McClure. Seconded by Adams. Motion carries unanimously, without abstentions.

The Board, by unanimous vote, approved a $75,000 grant to WomanHaven. Motion by Alexander. Seconded by Adams. Motion carries unanimously, without abstentions.

The Board, by unanimous vote, approved a $30,000 grant to Central California Food Bank. Motion by Alexander. Seconded by McClure. Motion carries unanimously, without abstentions.

The Board, by unanimous vote, approved a $30,000 grant to Feeding San Diego. Motion by Alexander. Seconded by McClure. Motion carries unanimously, without abstentions.

The Board, by unanimous vote, approved a $30,000 grant to FIND - Food In Need of Distribution. Motion by Alexander. Seconded by McClure. Motion carries unanimously, without abstentions.

The Board, by unanimous vote, approved a $30,000 grant to FOOD Share of Ventura County. Motion by Alexander. Seconded by McClure. Motion carries unanimously, without abstentions.

The Board, by unanimous vote, approved a $30,000 grant to Imperial Valley Food Bank. Motion by Alexander. Seconded by McClure. Motion carries unanimously, without abstentions.

C. INFORMATIONAL ITEMS FOR THE FOUNDATION

7. Administrative Issues.
   a. Executive Director Report.

Administrative Issues were discussed.

8. Adjournment.

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