



**REGULAR MEETING AGENDA**  
**November 19, 2020 at 2:00 p.m.**

*Pursuant to Governor Newsom’s Executive Order, Commissioners of the California Statewide Communities Development Authority or staff may participate in this meeting via a teleconference. In the interest of maintaining appropriate social distancing, members of the public may participate in the meeting telephonically. Members of the public may observe and offer comment at this meeting telephonically by dialing 623-404-9000, Meeting ID 240 338 9861 Passcode 747188. If you are an individual with a disability and need a reasonable modification or accommodation pursuant to the Americans with Disabilities Act (“ADA”) please contact [info@cscda.org](mailto:info@cscda.org) or 1-800-531-7476 prior to the meeting for assistance.*

1. Roll Call.  
\_\_\_\_ Kevin O’Rourke, Chair  
\_\_\_\_ Tim Snellings, Vice Chair  
\_\_\_\_ Brian Moura, Secretary  
\_\_\_\_ Jordan Kaufman, Treasurer  
\_\_\_\_ Dan Mierzwa, Member  
\_\_\_\_ Brian Stiger, Member  
\_\_\_\_ Marcia Raines, Member  
\_\_\_\_ Niroop Srivatsa, Alt. Member
2. Consideration of the Minutes of the November 5, 2020 Regular Meeting.
3. Consent Calendar.
4. Public Comment.
5. Consideration of Annual Meeting Virtual Reception.
6. Executive Director Update.
7. Staff Updates.
8. Adjourn.

**NEXT MEETING:** Thursday, December 3, 2020 at 2:00 p.m.

**CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY**

**CONSENT CALENDAR**

1. Consideration of a resolution confirming and ratifying resolution No. 19R-12 with respect to financings where Stonehill PACE, LLC acts as the program administrator.
2. Consideration of conflict waiver with Stradling, Yocca, Carlson & Rauth related to dual representation for the City of Lancaster.



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CSCDA Community Improvement Authority

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## MINUTES

### REGULAR MEETING OF THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY

November 5, 2020 at 2:00 p.m.

Commission Chair Kevin O'Rourke called the meeting to order at 2:00 pm.

1. Roll Call.

Commission members participating via teleconference: Kevin O'Rourke, Brian Moura, Tim Snellings, Jordan Kaufman, Dan Mierzwa, Brian Stiger, and Niroop Srivatsa.

Others participating via teleconference: Cathy Bando, CSCDA Executive Director; James Hamill, Bridge Strategic Partners; Jon Penkower, Hamill, Bridge Strategic Partners; Norman Coopinger, the League of CA Cities; Sedy Young, CSAC Finance Corporation; Patricia Eichar, Orrick, Herrington & Sutcliffe; Tricia Ortiz, Richards Watson & Gershon; and Sparky Abraham.

2. Consideration of the Minutes of October 1, 2020 Regular Meeting.

The Commission approved the October 1, 2020 Regular Meeting minutes.

***Motion to approve by T. Snellings. Second by D. Mierzwa. Unanimously approved by roll-call vote.***

3. Consideration of the Consent Calendar.

The Commission approved the Consent Calendar.

1. Consideration of Atwell Community Facilities District (City of Banning, Riverside County) Reimbursement Resolution.
2. Consideration of agreement with DTA Finance for commercial PACE assessment administrator services relating to Stonehill PACE.
3. Consideration of resolutions to initiate foreclosure related to the Statewide Community Infrastructure Program (SCIP) Assessment Districts 06-01 (Placer) and 08-01 (Alameda).

***Motion to approve by J. Kaufman. Second by B. Stiger. Unanimously approved by roll-call vote.***

4. Public Comment.

There was no public comment.

5. Statewide Community Infrastructure Program (SCIP) 2020C:

Public hearing item for Statewide Community Infrastructure Program (SCIP) 2020C:

- a. Consideration of Resolutions abandoning proceedings for Statewide Community Infrastructure Program Assessment District No. 20-01 (The Arbors-South Orchard Estates-Orchards 124) County of Yuba.

***Motion to approve by D. Mierzwa. Second by N. Srivatsa. Unanimously approved by roll-call vote.***

- b. Conduct proceedings with respect to the Statewide Community Infrastructure Program (“SCIP”) for certain Assessment Districts (collectively, the “Districts”) for the following projects: Acacia, Rosecrans Place, Cedar Flats Phase I, Cardoso, Vintage Park Estates and Belfort Gardens:
  - a. Open consolidated District public hearing.
  - b. Close consolidated District public hearing.

Commission Chair Kevin O’Rourke opened the public hearing with respect to the Statewide Community Infrastructure Program (SCIP). There were no oral or written comments from the public. The hearing was closed.

***Motion to approve by T. Snellings. Second by D. Mierzwa. Unanimously approved by roll-call vote.***

- c. Conduct following actions with respect to the SCIP Assessment Districts:
  - a. Open assessment ballots of landowners within the Assessment Districts and announce results.

All ballots have been cast in favor of formation of the assessment district, and no ballots have been cast opposed. The assessment districts are being formed for the purpose of financing certain improvements and/or development impact fees. A full list of all the projects have been included in the staff report.

- b. Consideration of resolution approving final engineer’s reports, levying assessments, ordering the financing of specified development impact fees and capital improvements, confirming the amount of unpaid assessments and directing related actions in relation to the Assessment Districts.

***Motion to approve by D. Mierzwa. Second by B. Moura. Unanimously approved by roll-call vote.***

- d. Conduct following actions with respect to issuance of SCIP Local Obligations and Revenue Bonds:
  - a. Consideration of resolution providing for the issuance of SCIP limited obligation improvement bonds each in one or more series and approving the form and substance of a trust agreement and authorizing related actions.

***Motion to approve by N. Srivatsa. Second by J. Kaufman. Unanimously approved by roll-call vote.***

- b. Consideration of resolution authorizing the issuance, sale and delivery of not to exceed \$22,694,094.51 of SCIP Revenue Bonds, Series 2020C and approving the forms of a trust agreement, a bond purchase agreement, a continuing disclosure certificate, an official statement, and authorizing certain other actions in connection therewith.

***Motion to approve by T. Snellings. Second by B. Stiger. Unanimously approved by roll-call vote.***

6. Consideration of a Joint Exercise of Powers Agreement between CSCDA and the City of Martinez.

Executive Director Bando gave informed the Commission that the City of Martinez has requested that CSCDA enter into a new joint exercise of powers agreement, creating the Martinez Financing Authority, to assist with the financing and refinancing of capital improvement projects, and to finance working capital for them. CSCDA's Executive Director recommended that the Commission approve the resolution to authorize CSCDA to enter into the joint exercise of powers agreement by and between CSCDA and the City of Martinez.

***Motion to approve by B. Moura. Second by N. Srivatsa. Unanimously approved by roll-call vote.***

7. Consideration of Poppy Bank as CSCDA Open PACE program Administrator.

Executive Director Bando informed the Commission that CSCDA received a proposal from Poppy Bank for commercial PACE only under the CSCDA Open PACE program. A review of the proposal was conducted by the Executive Director and Commissioners Snellings, Moura, and Stiger. CSCDA's Executive Director recommends the approval of Poppy Bank as a new commercial Open PACE program administrator. The administration agreement for services was reviewed by CSCDA's General Counsel.

***Motion to approve by B. Moura. Second by T. Snellings. Unanimously approved by roll-call vote***

8. Consideration of update to CSCDA Open PACE Consumer Protection Policies.

Executive Director Bando informed the Commission that after review of some of the challenges faced with residential PACE, it is recommended that the attached policies be added to the existing CSCDA Consumer Protection Policies. CSCDA's Executive Director

recommends approval of the addition of the lien registry participation and third-party asset verification to its PACE Consumer Protection Policies effective on January 1, 2021.

Sparky Abraham provided comments to the Commission regarding this matter.

***Motion to approve by D. Mierzwa. Second by T. Snellings. Unanimously approved by roll-call vote.***

9. Consideration of the formation of the CSCDA Economic Innovation and Sustainability Standing Committee.

CSCDA's Executive Director recommends the formation of the CSCDA Economic Innovation and Sustainability Standing Committee, and the appointment of Commissioners Snellings, Moura and Stiger to the Committee.

***Motion to approve by B. Moura. Second by J. Kaufman. Unanimously approved by roll-call vote***

10. Consideration of 2021 CSCDA Regular Meeting Calendar.

***Motion to approve by N. Srivatsa. Second by B. Moura. Unanimously approved by roll-call vote***

11. Discussion regarding 2021 CSCDA Annual Meeting.

The Commission decided to hold the CSCDA Annual Meeting virtually on January 7, 2021. The time of the meeting will be brought to the Commission for consideration once staff determines the length needed to cover all subjects.

12. CSCDA Quarterly Financial Update. (Information Only)

Executive Director Bando gave a brief update of the quarterly CSCDA financials. CSCDA staff and League accounting personnel are available to respond to any questions the Commissioners may have about the attached FY Q1 2020-21 financial reports.

13. Executive Director Update

Executive Director Bando had no update

14. Staff Update.

Staff had no updates.

15. Adjourn.

The meeting was adjourned at 2:45 p.m.

Submitted by: Sindy Young, CSAC Finance Corporation

**NEXT MEETING:** Thursday, November 19, 2020 at 2:00 p.m.



## Agenda Item No. 3

### Agenda Report

**DATE:** November 19, 2020  
**TO:** CSCDA COMMISSIONERS  
**FROM:** Cathy Bando, Executive Director  
**PURPOSE:** Consent Calendar

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#### SUMMARY:

1. Consideration of a resolution confirming and ratifying resolution No. 19R-12 with respect to financings where Stonehill PACE, LLC acts as the program administrator.

*On July 8, 2019 the Commission approved Rahill Capital as a CSCDA Open PACE administrator. Rahill was acquired by Stonehill PACE, and the Commission approved the transition from Rahill to Stonehill PACE. The considered resolution confirms the documents approved for Rahill Capital will apply to the Stonehill PACE transactions.*

2. Consideration of conflict waiver with Stradling, Yocca, Carlson & Rauth (SYCR) related to dual representation for the City of Lancaster.

*The City of Lancaster (the "City") is considering the approval of the Statewide Community Infrastructure Program (SCIP) to finance various infrastructure projects. CSCDA's foreclosure counsel, SYCR, also represents the City. Therefore, under the Rules of Professional Responsibility, SYCR must receive a conflict waiver from both clients. The City has approved such waiver. CSCDA General Counsel has reviewed the conflict waiver for CSCDA. It is recommended to approve the conflict waiver.*

Documents:

<https://www.dropbox.com/sh/p0dfzchhca3uo0n/AACqajh0u4SOTRAfL2PnJ3a8a?dl=0>





**CSCDA**  
COMMUNITY IMPROVEMENT  
AUTHORITY



**REGULAR MEETING AGENDA**

**November 19, 2020**

**2:00 p.m. or upon adjournment of the CSCDA Regular Meeting**

*Pursuant to Governor Newsom’s Executive Order, Members of the CSCDA Community Improvement Authority or staff may participate in this meeting via a teleconference. In the interest of maintaining appropriate social distancing, members of the public may participate in the meeting telephonically. Members of the public may observe and offer comment at this meeting telephonically by dialing 623-404-9000, Meeting ID 240 338 9861 Passcode 747188. If you are an individual with a disability and need a reasonable modification or accommodation pursuant to the Americans with Disabilities Act (“ADA”) please contact info@cscda.org or 1-800-531-7476 prior to the meeting for assistance.*

**A. OPENING AND PROCEDURAL ITEMS**

1. Roll Call.

_____ Kevin O’Rourke, Chair	_____ Marcia Raines, Member
_____ Tim Snellings, Vice Chair	_____ Brian Stiger, Member
_____ Brian Moura, Secretary	_____ Niroop Srivatsa, Alt. Member
_____ Jordan Kaufman, Treasurer	
_____ Dan Mierzwa, Member	

2. Consideration of the Minutes of the October 15, 2020 Special Meeting.
3. Consent Calendar.
4. Public Comment.

**B. STAFF ANNOUNCEMENTS, REPORTS ON ACTIVITIES OR REQUESTS**

5. Executive Director Update.
6. Staff Updates.
7. Adjourn.

This \_\_\_ page agenda was posted at 1100 K Street, Sacramento, California on \_\_\_\_\_, 20\_\_ at \_\_\_: \_\_ \_\_m, Signed \_\_\_\_\_ . Please email signed page to info@cscda.org

**CSCDA COMMUNITY IMPROVEMENT AUTHORITY**  
**CONSENT CALENDAR**

1. Ratify a revised Program Consultant Agreement with BLX Group, LLC.
2. Consideration of an agreement with Woodruff Sawyer for insurance consulting services.



## MINUTES

### SPECIAL MEETING AGENDA OF THE CSCDA COMMUNITY IMPROVEMENT AUTHORITY

October 15, 2020 at 2:00 p.m.

Commission Chair Kevin O'Rourke called the meeting to order at 2:06 pm.

1. Roll Call.

Commission members participating via teleconference: Kevin O'Rourke, Brian Moura, Tim Snellings, Jordan Kaufman, Dan Mierzwa, Brian Stiger, and Marcia Raines.

Others participating via teleconference: Cathy Bando, CSCDA Executive Director; James Hamill, Bridge Strategic Partners; Jon Penkower, Hamill, Bridge Strategic Partners; Norman Coppinger, Sendy Young, CSAC Finance Corporation; Roger Davis, Orrick, Herrington & Sutcliffe; and Tricia Ortiz, Richards Watson & Gershon.

2. Public Comment.

There was no public comment.

3. Consideration of a resolution electing officers of the Board of Directors of the Authority, establishing the time and place of regular meetings of the Authority, adopting a Conflict of Interest Code, and authorizing other actions.

The following slate of officers was appointed as the Board of Directors:

Kevin O'Rourke as Chair  
Tim Snellings as Vice Chair  
Brian Moura as Secretary  
J. Kaufman as Treasurer

Executive Director Bando stated that it is proposed that regular meetings occur at 2:00 PM on Thursdays. She explained that the proposed Conflict of Interest Code is substantially the same form as that for CSCDA, which will be filed with the Fair Political Practices Commission. CSCDA's Executive Director recommended the adoption of the attached resolution electing the officers of the Board of Directors of the Authority, establishing the time and place of regular meetings of the Authority, adopting a Conflict of Interest Code, and authorizing other actions.

***Motion to approve by D. Mierzwa. Second by T. Snellings. Unanimously approved by roll-call vote.***

4. Consideration of an Agreement for General Counsel Services with Richards, Watson & Gershon, LLC.

Executive Director Bando explained that Richards, Watson & Gershon, LLC (RWG) currently serves as General Counsel to CSCDA and its affiliates. It is proposed that RWG also serve as General Counsel to the CSCDA Community Improvement Authority. Executive Director Bando recommended approval of the CSCDA Community Improvement Authority Agreement for General Counsel Services with Richards, Watson & Gershon, LLC.

***Motion to approve by D. Mierzwa. Second by B. Moura. Unanimously approved by roll-call vote.***

5. Consideration of a resolution approving authorized signatories for the Authority.

CSCDA's Executive Director Bando recommended adoption of the resolution approving authorized signatories for the Authority.

***Motion to approve by M. Raines. Second by D. Mierzwa. Unanimously approved by roll-call vote.***

6. Consideration of issuance policies, post-issuance compliance policies, local debt policy and fee schedule for the Authority.

Executive Director Bando informed the Commission that the proposed issuance policies and local debt policy are in substantially the same form as the existing issuance policies and local debt policy for CSCDA. The post-issuance compliance policies have been tailored to the role of the Authority issuing general purpose governmental bonds for eligible projects. The policies have been reviewed by CSCDA's General Counsel and Orrick, Herrington & Sutcliffe as special counsel. CSCDA's Executive Director recommended approval of the attached issuance policies, post-issuance compliance policies, resolution authorizing a local debt policy, and fee schedule for the Authority.

***Motion to approve by B. Moura. Second by J. Kaufman. Unanimously approved by roll-call vote.***

7. Consideration of the U.S. Bank as custodian for all Authority bank accounts.

Executive Director Bando informed the Commission that U.S. Bank currently serves as the custodian for all bank accounts for CSCDA and its affiliates, including CSCDC, CSFA and CaLease. It is proposed that U.S. Bank similarly serve as the custodian for the CSCDA Community Improvement Authority's bank accounts. Staff will provide the Commission with quarterly updates on the financials. CSCDA's Executive Director recommends approval of U.S. Bank as custodian for all Authority bank accounts.

***Motion to approve by D. Mierzwa. Second by T. Snellings. Unanimously approved by roll-call vote.***

8. Executive Director Update.

Executive Director Bando had no update.

9. Staff Update.

Staff informed the Commission initial transactions are projected to start in the next couple of months.

10. Adjourn.

The meeting was adjourned at 2:25 p.m.

Submitted by: Sendy Young, CSAC Finance Corporation



## **Agenda Report**

**DATE:** November 19, 2020  
**TO:** CSCDA CIA BOARD OF DIRECTORS  
**FROM:** Cathy Bando, Executive Director  
**PURPOSE:** Consent Calendar

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### **SUMMARY:**

**1. Ratify a revised Program Consultant Agreement with BLX Group, LLC.**

At the October 15, 2020 Special Meeting, the Board approved a resolution that, among other things, approved a Program Consultant Agreement with BLX Group, LLC. The final agreement, executed on October 26, 2020 contained lower pricing. The Board is being asked to ratify the executed version of the agreement. CSCDA General Counsel has reviewed the revised agreement.

**2. Consideration of an agreement with Woodruff Sawyer for insurance consulting services.**

At the October 15, 2020 Special Meeting, the Authority approved issuance policies that include a requirement that an insurance consultant be engaged for each project, and the insurance required with respect to the project would meet or exceed the recommendations of the insurance consultant. The Board is being asked to approve an agreement with Woodruff Sawyer to provide insurance consulting services. Woodruff Sawyer will be paid a \$10,000 consulting fee from bond proceeds at the closing of each project acquisition and financing. CSCDA General Counsel has reviewed the agreement.

### **Agreements:**

<https://www.dropbox.com/sh/d9w5f7xvntjtif6/AABEq5HZFGXaoufirEEOfgpQa?dl=0>