



CSCDA
CALIFORNIA STATEWIDE COMMUNITIES
DEVELOPMENT AUTHORITY



TABLE OF CONTENTS

June 16, 2022

CSCDA

*****	Agenda	Page	2
Item 2	Minutes	Page	5
Item 3	Consent Calendar	Page	10
Item 5a	California College of the Arts – Continued to July 7, 2022		
Item 5b	5000 Beethoven C-PACE	Page	12
Item 6	SCIP 2022B	Page	19
Item 7	LGSI Scholarship	Page	22

CSCDA CIA

*****	Agenda	Page	24
Item 2	Minutes	Page	26
Item 3	Consent Calendar	Page	28



CSCDA
CALIFORNIA STATEWIDE COMMUNITIES
DEVELOPMENT AUTHORITY



California State Association of Counties



REGULAR MEETING AGENDA

June 16, 2022 at 2:00 pm

Pursuant to Government Code Section 54953(e) (Assembly Bill 361), 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 669-900-9128, Meeting ID 259-798-2423, Passcode 129070. If you experience technical problems with the telephonic meeting, please contact info@cscda.org or 1-800-531-7476 for assistance. 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.

____ Tim Snellings, Chair
____ Brian Moura, Vice Chair
____ Kevin O'Rourke, Secretary
____ Jordan Kaufman, Treasurer
____ Dan Mierzwa, Member

____ Marcia Raines, Member
____ Brian Stiger, Member
____ Niroop Srivatsa, Alt. Member
____ Jim Erb, Alt. Member

2. Consideration of the minutes of the May 26, 2022 Special Meeting and June 2, 2022 Regular Meeting.
3. Consent Calendar.
4. Public Comment.

B. ITEMS FOR CONSIDERATION AND ACTION

5. Consideration of 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. California College of the Arts, City and County of San Francisco; issue up to \$40,000,000 in nonprofit revenue bonds.
- b. 5000 Beethoven, LLC, City of Los Angeles, County of Los Angeles, issue up to \$4,600,000 in commercial PACE bonds.

6. Consider the following resolutions for multiple Statewide Community Infrastructure Program (SCIP) Assessment Districts for Series 2022B or a future bond issuance:
 - a. Resolutions of intention to finance capital improvements and/or the payment of development impact fees for public capital improvements, including approval of proposed boundary maps.
 - b. Resolutions preliminarily approving the engineer's reports, setting date for the public hearing of protests and providing for property owner ballots.
7. Consideration of scholarship award for the Local Government Summer Institute at Stanford for Kim Springer.
8. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
(Paragraph (1) of subdivision (d) of Section 54956.9 of the California Government Code)
 - a. Name of case: *SanJuana Andrade v. Elias Aripez*, et al. (San Diego County Superior Court Case No. 37-2019-0005211)
 - b. Name of case: *Ana Aguilar v. Elias Aripez, et al.* (San Diego County Superior Court Case No. 37-3019-00049471)
 - c. Name of Case: *Rosebrook 58, LLC v. California Statewide Communities Development Authority* (Contra Costa County Superior Court Case No. C-22-00991)

C. STAFF ANNOUNCEMENTS, REPORTS ON ACTIVITIES OR REQUESTS

9. Executive Director Update.
10. Staff Updates.
11. Adjourn.

NEXT MEETING: Thursday, July 7, 2022 at 2:00 p.m.

CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY

CONSENT CALENDAR

1. Consideration of Orrick, Herrington & Sutcliffe engagement letter.
2. Consider and approve the levy of special taxes for fiscal year 2021-2022 for Community Facilities District No. 2015-02 (Rio Bravo) and (ii) Community Facilities District No. 2018-01 (Wagon Wheel).
3. Consideration of resolution regarding technical amendments to CSCDA multifamily housing financings.

June 16, 2022



MINUTES

SPECIAL MEETING OF THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY

May 26, 2022 at 9:00 am

Commission Chair Tim Snellings called the meeting to order at 9:07 am.

1. Roll Call.

Commission members participating in-person: Tim Snellings, Brian Moura, Jordan Kaufman, Dan Mierzwa, Marcia Raines, Brian Stiger, and Jim Erb.

Others participating in-person: Cathy Barna, CSCDA Executive Director; Marc Bauer, Orrick; Chase Broffman, CSAC Finance Corporation; Steffi Cha, Orrick; Carolyn Colman, League of California Cities; Norman Coppinger, League of California Cities; Dave Crichton; Renew Financial; John Deleray, Wilmington Trust; Dan Dill, Stifel; Trish Eichar, Orrick; Alan Fernandes, CSAC Finance Corporation; Bob Giles, Home Run Finance; Ryan Griffin, Home Run Finance; James Hamill, Bridge Strategic Partners; Rachel Hobbes, Home run Finance; Jim Manker, CSAC Finance Corporation; Chelsey Olsen, Renew Financial; Trisha Ortiz, Richards Watson & Gershon; Chris Peterson, Fortifi; Andrea Roess, DTA; Eric Segal, IRR; Donna Segura, DTA; Bob Williams, RBC, Galen Wilson, Goldman Sachs; and Sendy Young, CSAC Finance Corporation.

Others participating via teleconference: Jon Penkower, Bridge Strategic Partners; Graham Knaus, California State Association of Counties; David Mericle, Goldman Sachs; and Roger Davis, Orrick.

2. Public Comment.

There was no public comment.

3. Program Update

CSCDA staff gave an overview of CSCDA's highlights in 2022, so far. Staff emphasized the changes that will be affecting CSCDA CIA due to the rising interest rates.

4. Economic Update.

Chief US Economist, David Mericle, gave a presentation on the Fed Tame inflation and the possibility of a recession.

Galen Wilson with Goldman Sachs gave an overview on the Municipal Market.

5. Executive Director Update.

Executive Director Barna had no update.

6. Staff Update.

Staff had no update.

7. Adjourn.

The meeting was adjourned at 11:36 a.m.

Submitted by: Sendy Young, CSAC Finance Corporation

NEXT MEETING: Thursday, June 2, 2022 at 2:00 p.m.



MINUTES

REGULAR MEETING OF THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY

June 2, 2022 at 2:00 pm

Commission Chair Tim Snellings called the meeting to order at 2:01 pm.

1. Roll Call.

Board members participating via teleconference: Tim Snellings, Brian Moura, Marcia Raines and Niroop Srivatsa.

Others participating via teleconference: Cathy Barna, CSCDA Executive Director; James Hamill, Bridge Strategic Partners; Jon Penkower, Bridge Strategic Partners; Sendy Young, CSAC Finance Corporation; Norman Coppinger, League of California Cities; and Trisha Ortiz, Richards Watson & Gershon.

2. Consideration of the Minutes of the May 19, 2022 Meeting.

The Commission approved the May 19, 2022 Regular Meeting minutes.

Motion to approve by M. Raines. Second by B. Moura. Unanimously approved by roll-call vote.

3. Consideration of the Consent Calendar.

The Commission approved the Consent Calendar.

1. Reconsider the circumstances of the COVID-19 state of emergency and make findings in connection therewith to authorize meetings to be held via teleconferencing pursuant to Government Code Section 54953(e).
2. Inducement of HPD Twentynine Palms II, LP. (Twentynine Palms Apartments), City of Twentynine Palms, County of San Bernardino; issue up to \$9 million in multi-family housing revenue bonds.

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

4. Public Comment.

There was no public comment.

5. Community Facilities District No. 2020-02 Improvement Area No. 2 (Atwell), City of Banning, County of Riverside:

- a. Consideration of a resolution approving the issuance of the California Statewide Communities Development Authority Community Facilities District No. 2020-02 Improvement Area No. 2 (Atwell) Special Tax Bonds, Series 2022, in an aggregate principal amount not to exceed \$17,000,000; authorizing the execution and delivery of an indenture providing for the issuance of such bonds; approving a bond purchase contract providing for the sale of such bonds; approving an official statement; approving a continuing disclosure certificate; authorizing the sale of such bonds; and authorizing related actions and the execution of related documents in connection with the issuance, sale and delivery of such bonds.

Motion to approve by M. Raines. Second by N. Srivatsa. Unanimously approved by roll-call vote.

6. Community Facilities District No. 2021-02 (Citro), County of San Diego:

- a. Consideration of a resolution approving the issuance of the California Statewide Communities Development Authority Community Facilities District No. 2021-02 (Citro) Special Tax Bonds, Series 2022, in an aggregate principal amount not to exceed \$27,500,000; authorizing the execution and delivery of an indenture providing for the issuance of such bonds; approving a bond purchase contract providing for the sale of such bonds; approving an official statement; approving a continuing disclosure certificate; authorizing the sale of such bonds; and authorizing related actions and the execution of related documents in connection with the issuance, sale and delivery of such bonds.

Motion to approve by B. Moura. Second by M. Raines. Unanimously approved by roll-call vote.

7. Consider the following resolutions to initiate proceedings to form CFD No. 2022-08, (Fancher Creek), City of Fresno, County of Fresno and to designate improvement areas:

- a. Resolution approving joint community facilities agreements and declaring intention to establish California Statewide Communities Development Authority Community Facilities District No. 2022-08, (Fancher Creek), City of Fresno, County of Fresno, State of California, to designate Improvement Area Nos. 1, 2 and 3 therein and to levy special taxes therein to finance certain public improvements and certain development impact fees.

Motion to approve by M. Raines. Second by N. Srivatsa. Unanimously approved by roll-call vote.

- b. Resolution to incur bonded indebtedness to finance certain public improvements and certain development impact fees within California Statewide Communities

Development Authority Community Facilities District No. 2022-08, (Fancher Creek), City of Fresno, County of Fresno, State of California and in and for Improvement Area Nos. 1, 2 and 3 and calling for a public hearing.

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

8. Conduct second reading of and adopt “Ordinance Levying a Special Tax for Fiscal Year 2022-2023 and Following Fiscal Years Solely Within and Relating to California Statewide Communities Development Authority Community Facilities District No. 2022-03 (Sheldon Farms), City of Elk Grove, County of Sacramento, State of California.”

Motion to approve by B. Moura. Second by M. Raines. Unanimously approved by roll-call vote.

9. Executive Director Update.

Executive Director Barna gave a quick summary of the in-person meeting in Carmel last week.

Commission President Tim Snellings announced the formation of a new Ad Hoc Committee that will be participating in meetings with CSAC and the League of Cities to better strategize on topics that CSCDA finds important such as housing. The goal will be to meet once every quarter.

10. Staff Update.

Staff thanked Executive Director Barna and Commission for attending the in-person meeting last week.

11. Adjourn.

The meeting was adjourned at 2:26 p.m.

Submitted by: Sendy Young, CSAC Finance Corporation

NEXT MEETING: Thursday, June 2, 2022 at 2:00 p.m.



Agenda Item No. 3

Agenda Report

DATE: June 16, 2022
TO: CSCDA COMMISSIONERS
FROM: Cathy Barna, Executive Director
PURPOSE: Consent Calendar

SUMMARY:

1. Consideration of Orrick, Herrington & Sutcliffe engagement letter.

CSCDA staff has requested that Orrick research the collection of costs associated with assessment district financings completed through the SCIP program. This is outside of the general engagement letter with Orrick. The engagement letter outlines the terms and staff confirmed the research will not be an extra cost to CSCDA. CSCDA General Counsel has reviewed the letter.

2. Consider and approve the levy of special taxes for fiscal year 2021-2022 for Community Facilities District No. 2015-02 (Rio Bravo) and (ii) Community Facilities District No. 2018-01 (Wagon Wheel).

CFD No. 2015-02 (Rio Bravo) was established on July 23, 2015 and the special taxes are for public facilities. CFD No. 2015-02 encompasses approximately 46.53 acres. For Fiscal Year 2019-2020, one (1) parcel within the district is classified as Developed Property and the remaining eight (8) parcels within the district are classified as Undeveloped Property. Both Developed and Undeveloped Property within the district will be subject to the levy of special taxes.

CFD No. 2018-01 (Wagon Wheel) was established on September 6, 2018 and the special taxes are for both public facilities and public services. CFD No. 2018-01 encompasses approximately 49.75 acres. For Fiscal Year 2019-2020, five (5) parcels within the district are classified as Developed Property and the remaining fourteen (14) parcels within the district are classified as Undeveloped Property. Only Developed Property within the district will be subject to the levy of special taxes.

The special taxes being levied hereunder are at the same rate or at a lower rate than provided within each applicable Ordinance.

CFD No. 2015-02 (Rio Bravo):

The total Fiscal Year 2022-2023 special tax levy for CFD No. 2015-02 is \$832,043.76.

CFD No. 2018-01 (Wagon Wheel):

The total Fiscal Year 2022-2023 special tax levy for CFD No. 2018-01 is \$1,095,278.45.

3. Consideration of resolution regarding technical amendments to CSCDA multifamily housing financings.

CSCDA has long had a policy that Commission approval is not required for technical amendments to documents relating to the CSCDA's bonds that do not materially affect the Authority, that are requested and/or approved by the real parties in interest to the Authority's conduit financing transactions, and that are in compliance with the Authority's procedures. This policy regarding post-issuance amendments has developed through a combination of documentation, most notably a resolution of the Commission adopted in March 2000 and then January 2016, and historical practice. Staff is unaware of any instance in which the Authority's interests have been adversely affected by this policy, and in fact it has been, and continues to allow CSCDA to act quickly and nimbly to implement minor, but often important, document changes, approvals, consents and other actions.

The purpose of the resolution today is to reaffirm this policy and update some of the language in the resolution to reflect a recent increase in requests by borrowers for CSCDA to consent to certain items following redemption in full of all bonds for a particular project and otherwise allow approval of syndications that are not otherwise syndications with tax credits and tax-exempt bonds.

Documents: https://www.dropbox.com/sh/gcp5jg1zf3nb91x/AABU_bf5SF35Z4ZpHYv5qHA3a?dl=0

Agenda Item No. 5b

Agenda Report

DATE: June 16, 2022

TO: CSCDA COMMISSIONERS

FROM: Cathy Barna, Executive Director

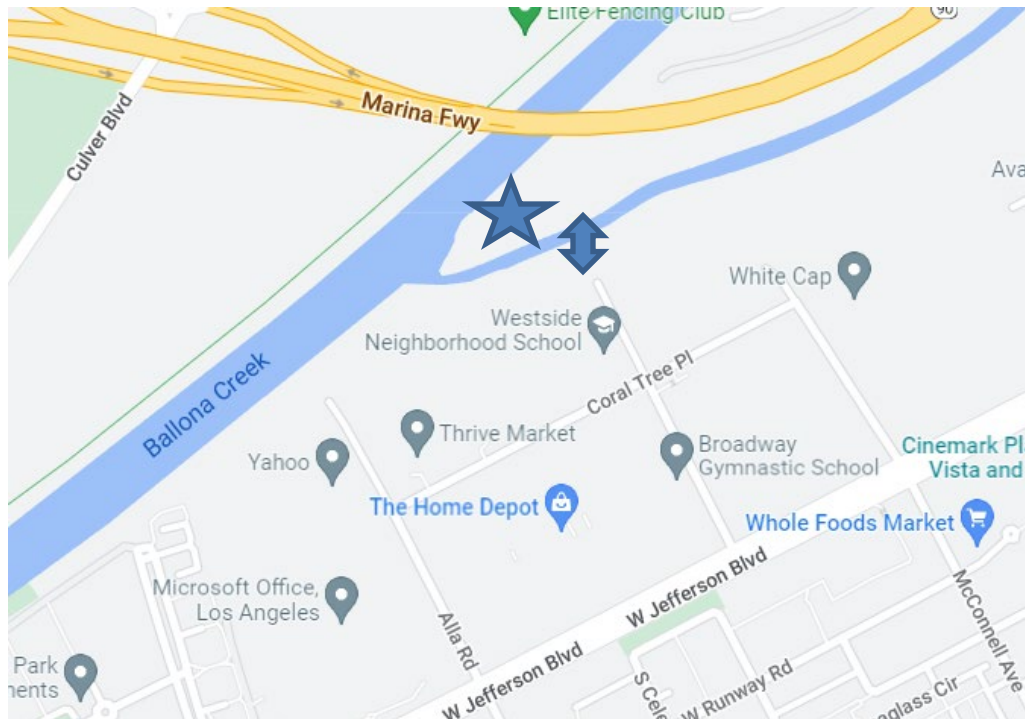
PROJECT: 5000 Beethoven, LLC

PURPOSE: Authorize the issuance of commercial PACE bonds to finance energy efficiency improvements, water conservation improvements, seismic retrofit and safety improvements.

AMOUNT: Not to Exceed \$4,600,000

EXECUTIVE SUMMARY:

5000 Beethoven, LLC is seeking PACE financing to finance a portion of the construction of a bridge located off of Beethoven Street in the Playa Vista area of Los Angeles. The access bridge will be for Irwin Naturals' new industrial facility. Irwin Naturals is a vitamin and supplement company based in Los Angeles.



PROJECT ANALYSIS:

About the Project:

CSCDA will finance a portion of seismic and safety improvements and related scope, indirect and soft costs to the bridge for the direct benefit of Assessor Parcel Numbers 4211-007-034 and 4211-007-035. The financing will be taxable and be funded through the PACE assessment.

Public Agency Approval:

TEFRA approval is not required as the financing falls into the category of PACE and not tax-exempt private activity bonds. The City of Los Angeles approved CSCDA levying assessments under PACE on June 30, 2015.

Sources and Uses:

Sources of Funds:	
Par Amount of Bonds:	\$4,600,000.00
Total Sources:	\$4,600,000.00
Use of Funds:	
Improvement Fund:	\$3,850,000.0
Capitalized Interest Fund:	642,350.00
Costs of Issuance Fund:	106,650.00
Administrative Expense Fund:	1,000.00
Total Uses:	\$4,600,000.00

Finance Partners:

PACE Counsel:	Stradling Yocca Carlson & Rauth, P.C., Newport Beach, California
PACE Assessment Administrator:	DTA Finance, Newport Beach, California
Private Placement Purchaser:	Western Alliance Business Trust, Phoenix, Arizona

Finance Terms:

Anticipated Rating:	Unrated
Term:	30 years at a fixed interest rate
Structure:	Private Placement
Estimated Closing:	June 30, 2022

CSCDA Agenda Report
5000 Beethoven, LLC
June 16, 2022

CSCDA Policy Compliance:

The financing complies with CSCDA's general, issuance and PACE policies.

DOCUMENTS:

https://www.dropbox.com/sh/3i4m0vfjcr6zgem/AABL_UWH7ex4KrVRRyu6g9bla?dl=0

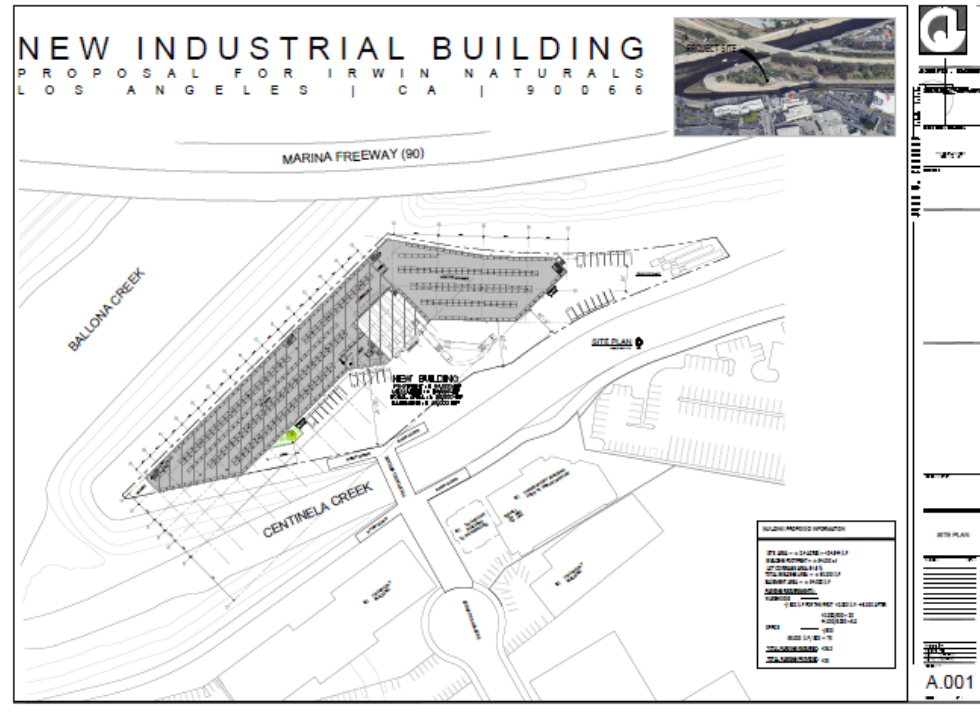
COMMISSION ACTION RECOMMENDED BY THE EXECUTIVE DIRECTOR:

CSCDA's Executive Director recommends that the Commission adopt the resolution, which:

1. Approves the issuance of the Bonds and the financing of the Project;
2. Approves all necessary actions and documents in connection with the financing; and
3. Authorizes any member of the Commission or Authorized Signatory to sign all necessary documents.

PROPERTY OWNER OVERVIEW

The access bridge will provide ingress and egress to the undeveloped lot located at 5000 Beethoven Street, Los Angeles, California, further identified as Los Angeles County APNs: 4211-007-034 and 4211-007-035.



Maps & Pictures



Subject Site



PACE ELIGIBLE IMPROVEMENTS:

Proceeds from the PACE Loan will reimburse the Borrower for PACE eligible improvements (the “Project”) already installed on the Property and financing the remaining build out of the proposed access bridge. These eligible improvements include but are not limited to the following:

- Foundation, piles and infrastructure;
- Steel supports for seismic upgrade;
- Concrete work
- Soft costs of PACE eligible construction costs – Supervision, Overhead, Architecture and Structural.

The Borrower’s project budget for the improvements is broken out below including proposed PACE eligible improvements:

Proposed PACE Eligible Improvements	Non-PACE Eligible Improvements	Total Budget
\$4,000,000	\$ 950,000	\$4,950,000

Bridge Building Structure: The single span steel bridge will be 71 x 28’ resting on two (2) pile bent type abutments.

Projected Construction Cost

<u>HARD COST BREAKDOWN</u>	<u>COST</u>
Grading & Land Clearing	\$ 180,000
Piles	1,800,000
Concrete Work	900,000
Bridge Installation	260,000
Bridge Painting	90,000
Structural Steel Bridge	900,000
Labor and Cleanup	100,000
Forman	100,000
Temporary Facilities	50,000
Hard Cost Contingency	80,000
Overhead	40,000
Permits & Fees	20,000
Insurance	180,000
Supervision & Management	250,000
TOTAL	\$ 4,950,000

Borrower has commenced build with groundwork and some caissons drilled and set.

Agenda Item No. 6

Agenda Report

DATE: June 16, 2022

TO: CSCDA COMMISSIONERS

FROM: Cathy Barna, Executive Director

PURPOSE: Consider the following resolutions for multiple Statewide Community Infrastructure Program (SCIP) Assessment Districts for Series 2022B or a future bond issuance:

- a. Resolutions of intention to finance capital improvements and/or the payment of development impact fees for public capital improvements, including approval of proposed boundary maps.
- b. Resolutions preliminarily approving the engineer's reports, setting date for the public hearing of protests and providing for property owner ballots.

BACKGROUND AND SUMMARY:

The actions requested today by the Commission are the first steps in connection with 12 projects expected to be included in the SCIP 2022B pool. Attachment A includes a breakdown and location of the projects. The Westview and Stonebrook Meadows districts have already been formed. The estimated amount of the SCIP 2022A financing is \$20 million.

The resolutions/notices include the following actions:

1. Resolution of intention to finance the capital improvements and/or development impact fees, including approval of proposed boundary maps;
2. Resolution approving the preliminary engineer's reports;

Related documents:

3. Setting the public hearing of protests and providing property owner ballots for August 4, 2022 at 2:00 pm.

Subsequent approvals of the financing will be brought back to the Commission at future meetings.

RECOMMENDED ACTION:

CSCDA's Executive Director recommends approval of the resolutions as presented to the Commission and setting the public hearing for August 4, 2022 at 2:00 pm.

Documents:

<https://www.dropbox.com/sh/a3i0otwcjglq0hz/AACRBZRtuNgKyyQCyUVnvgPha?dl=0>

ATTACHMENT A

Local Agency	Project	Developer	Land Use	Land Use Type	Units	Est. Par Amount
Brentwood, City of	Parkside Villas	Richmond American Homes	Single-Family	Residential	36	1,351,000
Martinez, City of	Traditions at the Meadow	DeNova Homes, Inc.	Single-Family	Residential	65	1,738,000
El Dorado, County of	Oakhaven (fka Summer Brook)	Blue Mountain Communities	Single-Family	Residential	29	1,950,000
Lancaster, City of	Westview Estates	K. Hovnanian California Region, Inc.	Single Family	Residential	99	1,299,000
Anaheim, City of	Townes at Broadway	Melia Homes Inc.	Townhome	Residential	112	990,000
Galt, City of	Caterina	Richmond American Homes	Single-Family	Residential	61	1,901,000
Galt, City of	Parlin Oaks	Blue Mountain Communities	Single-Family	Residential	144	2,882,000
Rialto, City of	Bonnie View	Century Communities, Inc.	Single-Family	Residential	56	1,495,000
Yucaipa, City of	Stonebrook Meadows	Century Communities, Inc.	Condominium (Detached)	Residential	57	1,529,000
Santee, City of	Laurel Heights	Presidio Cornerstone Laurel Heights 80, LLC	Townhomes	Residential	80	1,549,000
Manteca, City of	The Trails of Manteca (Unit 4)	Manteca Trails, LLC	Single- & Multi-Family	Residential	56	804,000
Vacaville, City of	Foxboro Knoll	BHKKS LLC	Single Family	Residential	58	2,349,000
Total	12 Projects				853	\$19,837,000



Agenda Item No. 7

Agenda Report

DATE: June 16, 2022

TO: CSCDA COMMISSIONERS

FROM: Cathy Barna, Executive Director

SUBJECT: Consideration of scholarship awards for the Stanford Local Government Summer Institute (LGSI)

BACKGROUND:

The CSCDA Commission approved providing \$24,000 in support for the 2022 LGSI Scholarship fund, which, together with 2 unused scholarships from 2021, will enable six local government executives to attend the 2022 program who would otherwise not be able to participate.

CSCDA has awarded five of the six available scholarships, and received another application for the final scholarship as outlined below. If awarded, scholarships have been available to four city executives (Novato, Hayward, Norwalk and Murrieta) and two county executives (Mono and San Mateo).

APPLICANTS:

1. Kim Springer – County of San Mateo

Mr. Springer has worked at the County of San Mateo for 15 years. Early in his career, executive-level managers recognized his innovative approaches to local government service and true interest in finding more effective means to empower local government staff at the County and San Mateo County cities, and the community around sustainability initiatives. Mr. Springer has served as the interim Deputy Director of the County's Office of Sustainability, when he oversaw a team of 38 staff engaged in four areas of sustainability: Energy and Water, Solid Waste, Housing and Active Transportation, and Climate Resiliency.

In 2017, the County provided an opportunity for him to participate in a three-month Management Talent Exchange Program (MTEP), and he served as a management fellow in the City Manager's Office of the City of Mountain View. In that role, he evaluated the City's readiness to address quality of life issues with growing population, creating the City's first Popular Annual Financial Report, and compared various sources of city revenues, specifically the city's business tax structure as compared to other Santa Clara County cities. The later, with much additional work by Mountain View staff eventually became known as the "Google Tax".

The generous scholarship, offered by CSCDA, would enable him to participate in LGSI and to gain further competencies to address health and resiliency challenges in our communities.

RECOMMENDATION:

CSCDA's Executive Director recommends approval of a scholarship for Kim Springer.



REGULAR MEETING AGENDA

June 16, 2022

2:00 PM or upon adjournment of the CSCDA meeting

Pursuant to Government Code Section 54953(e) (Assembly Bill 361), Commissioners 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 669-900-9128, Meeting ID 259-798-2423, Passcode 129070. If you experience technical problems with the telephonic meeting, please contact info@cscda.org or 1-800-531-7476 for assistance. 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.

1. Roll Call.

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

2. Consideration of the Minutes of the June 2, 2022 Regular Meeting.

3. Consent Calendar.

4. Public Comment.

5. Executive Director Update.

6. Staff Updates.

7. Adjourn.

CSCDA COMMUNITY IMPROVEMENT AUTHORITY
CONSENT CALENDAR

1. Consideration of Meyers Nave engagement letter.

June 16, 2022



MINUTES

REGULAR MEETING OF THE CSCDA COMMUNITY IMPROVEMENT AUTHORITY

June 2, 2022

2:00 PM or upon adjournment of the CSCDA meeting

Commission Chair Tim Snellings called the meeting to order at 2:22 pm.

1. Roll Call.

Board members participating via teleconference: Tim Snellings, Brian Moura, Marcia Raines and Niroop Srivatsa.

Others participating via teleconference: Cathy Barna, CSCDA Executive Director; James Hamill, Bridge Strategic Partners; Jon Penkower, Bridge Strategic Partners; Sandy Young, CSAC Finance Corporation; Norman Coppinger, League of California Cities; and Trisha Ortiz, Richards Watson & Gershon

2. Consideration the Minutes of the May 5, 2022 Regular Meeting.

The Commission approved the Minutes of the May 5, 2022 meeting.

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

3. Consent Calendar.

The Commission approved the consent calendar.

1. Reconsider the circumstances of the COVID-19 state of emergency and make findings in connection therewith to authorize meetings to be held via teleconferencing pursuant to Government Code Section 54953(e).

Motion to approve by MN. Srivatsa. Second by M. Raines. Unanimously approved by roll-call vote.

4. Public Comment.

There was no public comment.

5. Executive Director Update.

Executive Director Barna had no update.

6. Staff Update.

Staff had no update.

7. Adjourn.

The meeting was adjourned at 2:23 p.m.

Submitted by: Sendy Young, CSAC Finance Corporation



CSCDA
COMMUNITY IMPROVEMENT
AUTHORITY

Agenda Item No. 3

Agenda Report

DATE: June 16, 2022
TO: CSCDA CIA COMMISSIONERS
FROM: Cathy Barna, Executive Director
PURPOSE: Consent Calendar

1. Consideration of Meyers Nave engagement letter.

In connection with all CSCDA CIA financings, Meyers Nave serves as special counsel and has rendered the property tax exemption opinions for all transactions. The engagement is now being ratified via the engagement letter linked below, which has been reviewed by CSCDA CIA's General Counsel. CSCDA CIA's Executive Director recommends approval.

Documents: <https://www.dropbox.com/sh/ih422v0sqj366tl/AAB-O0T335x4GvURywroC0vra?dl=0>