



REGULAR MEETING AGENDA

April 20, 2023 at 9:00 AM

1 Old Ranch Rd, Carmel-By-The-Sea, CA 93923

Members of the public may also observe and offer comment at this meeting telephonically by dialing 669-900-9128, Meeting ID 259-798-2423, Passcode 129070.

A. OPENING AND PROCEDURAL ITEMS

1. Roll Call.

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

2. Consideration of the Minutes of the April 6, 2023 Regular Meeting.

3. Public Comment.

B. AGENDA ITEMS

4. 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. NCRC Murrieta Family Housing, LP (Murrieta Apartments Phase 1), City of Murrieta, County of Riverside; issue up to \$45,000,000 in multi-family housing revenue bonds.
- b. HPD Twentynine Palms II LP (Twentynine Palms Apartments), City of Twentynine Palms, County of San Bernardino; issue up to \$9,000,000 in multi-family housing revenue bonds.

5. Public Hearing Items:

- a. Proceedings related to annexation and designation of Improvement Area No. 3 for CFD 2020-02 (Atwell), City of Banning, County of Riverside (“CFD 2020-02”):
 1. Consideration of resolution approving annexation of territory to 2020-02, designating Improvement Area No. 3 therein, providing for the levy of a special tax therein to finance certain public improvements, certain development impact fees and certain public services.
 2. Consideration of resolution deeming it necessary to incur bonded indebtedness to finance certain public improvements and certain development impact fees to mitigate the impacts of development within Improvement Area No. 3 of CFD 2020-02.
 3. Consideration of resolution calling special mailed-ballot election within Improvement Area No. 3 of CFD No. 2020-02.
 4. Conduct special election within Improvement Area No. 3 of CFD No. 2020-02.
 5. Consider resolution declaring results of special mailed-ballot election within Improvement Area No. 3 of CFD No. 2020-02.
 6. Conduct first reading of the ordinance levying a special tax for fiscal year 2023-2024 and following years within Improvement Area No. 3 of CFD No. 2020-02.

- b. Proceedings related to annexation and designation of Improvement Area No. 2 for CFD 2022-07 (Watson Ranch), City of American Canyon, County of Napa (“CFD 2022-07”):
 1. Consideration of resolution approving annexation of territory to 2022-07, designating Improvement Area No. 2 therein, providing for the levy of a special tax therein to finance certain public improvements and certain development impact fees.
 2. Consideration of resolution deeming it necessary to incur bonded indebtedness to finance certain public improvements and certain development impact fees to mitigate the impacts of development within Improvement Area No. 2 of CFD 2022-07.
 3. Consideration of resolution calling special mailed-ballot election within Improvement Area No. 2 of CFD No. 2022-07.
 4. Conduct special election within Improvement Area No. 2 of CFD No. 2022-07.
 5. Consider resolution declaring results of special mailed-ballot election within Improvement Area No. 2 of CFD No. 2022-07.
 6. Conduct first reading of the ordinance levying a special tax for fiscal year 2023-2024 and following years within Improvement Area No. 2 of CFD No. 2022-07.

6. Consideration of a resolution approving the issuance of the California Statewide Communities Development Authority Community Facilities District No. 2022-03 (Sheldon Farms) Special Tax Bonds, Series 2023, in an aggregate principal amount not to exceed \$15,000,000; 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
7. Conduct second reading and adoption of “Ordinance Levying a Special Tax for Fiscal Year 2023-2024 and following solely within and relating to Improvement Area No. 1 of the Community Facilities District established in respect of the Elliott Springs Project.”
8. Conduct second reading and adoption of “Ordinance Levying a Special Tax for Fiscal Year 2023-2024 and following years within Napa Pipe CFD No. 2023-01”.

C. STAFF ANNOUNCEMENTS, REPORTS ON ACTIVITIES OR REQUESTS

9. CSCDA Annual Review.
10. Cal Cities Update.
11. CSAC Update.
12. Executive Director Update.
13. Staff Updates.
14. Adjourn.

NEXT MEETING: Thursday, May 4, 2023 at 2:00 p.m.