



REGULAR MEETING AGENDA

July 25, 2024 at 2:00 PM

**California State Association of Counties
1100 K Street, 1st Floor
Sacramento, CA 95814**

Telephonic Locations:

709 Portwalk Place
Redwood City, CA 94065

3124 Chesapeake Bay Avenue
Davis, CA 95616

City of Lafayette
3675 Mt. Diablo Blvd., Suite 210
Lafayette, CA 94549

County of Contra Costa
County Finance Building
625 Court Street, Room 100
Martinez, CA 94533

9105 Highway 101 South
Tillamook, OR 97141

32920 Road 140
Visalia, CA 93292

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

2. Consideration of the Minutes of the July 11, 2024 Regular Meeting.

3. Consent Calendar

4. Public Comment

B. AGENDA ITEMS

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. Vintage at Folsom LP (Vintage at Folsom), City of Folsom, County of Sacramento; issue up to \$40,000,000 in multifamily housing revenue bonds.
6. CFD No. 2024-08 (Verano (PA 3))
 - a. Consider the following resolutions to initiate proceedings to form California Statewide Communities Development Authority Community Facilities District No. 2024-08 (Verano (PA 3)), City of Cathedral City, County of Riverside, State of California:
 1. A resolution approving joint community facilities agreements and declaring intention to establish Community Facilities District No. 2024-08 (Verano (PA 3)), City of Cathedral City, County of Riverside, State of California, and to levy special taxes therein to finance certain public improvements; and
 2. A resolution to incur bonded indebtedness to finance certain public improvements within Community Facilities District No. 2024-08 (Verano (PA 3)), City of Cathedral City, County of Riverside, State of California, and calling for a public hearing.
7. CFD No. 2024-09 (Rio del Oro)
 - a. Consideration of a resolution approving the issuance of the California Statewide Communities Development Authority Community Facilities District No. 2024-09 (Rio del Oro) Special Tax Bonds, Series 2024, in an aggregate principal amount not to exceed \$9,000,000; 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.
 - b. Conduct second reading and adoption of “Ordinance Levying a Special Tax for Fiscal Year 2024-2025 and following Fiscal Years solely within and relating to California Statewide Communities Development Authority Community Facilities District No. 2024-09 (Rio del Oro), County of Yuba, State of California.”
8. Consideration of a Joint Exercise of Powers Agreement between CSCDA and the City of Goleta, County of Santa Barbara.

9. Consideration of a resolution authorizing an indemnification agreement with Petros PACE Administrator related to five outstanding commercial Open PACE bonds.

C. STAFF ANNOUNCEMENTS, REPORTS ON ACTIVITIES OR REQUESTS

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

NEXT MEETING: Thursday, August 1, 2024 at 2:00 PM

CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY
CONSENT CALENDAR

1. Inducement of Rancho Niguel Community Partners, LP (Rancho Niguel Apartments), City of Laguna Hills, County of Orange; issue up to \$35 million in multi-family housing revenue bonds.
2. Inducement of Brandon Place, LP (Brandon Place Apartments), City of Riverside, County of Riverside; issue up to \$40 million in multi-family housing revenue bonds.
3. Inducement of NCRC Prisma, LP (Prisma Artists Lofts), City of Pomona, County of Los Angeles; issue up to \$45 million in multi-family housing revenue bonds.
4. Inducement of JCI Development, Inc. (Yuba City Seniors Apartments), City of Yuba City, County of Sutter; issue up to \$40 million in multi-family housing revenue bonds.
5. Inducement of JCI Development, Inc. (The Park Apartments), City of Fresno, County of Fresno; issue up to \$45 million in multi-family housing revenue bonds.
6. Consider and approve the levy of special taxes for fiscal year 2024-2025 for the following:
 - (i) Community Facilities District No. 2022-08 (Fancher Creek);
 - (ii) Community Facilities District No. 2007-01 (Orinda Wilder Project);
 - (iii) Community Facilities District No. 2018-03 (Uptown Newport);
 - (iv) Community Facilities District No. 2016-02 (Delta Coves) Improvement Area Nos. 1 & 2;
 - (v) Community Facilities District No. 2015-01 (University District) Improvement Area Nos. 1, 2 & 3;
 - (vi) Community Facilities District No. 2021-01 (Meadowlands);
 - (vii) Community Facilities District No. 2019-01 (333 North Prairie);
 - (viii) Community Facilities District No. 2020-01 (Sand Creek);
 - (ix) Community Facilities District No. 2021-03 (Laurel Ranch);
 - (x) Community Facilities District No. 2022-01 (Tirador);
 - (xi) Community Facilities District No. 2022-03 (Sheldon Farms);
 - (xii) Community Facilities District No. 2022-04 (Pioneer);
 - (xiii) Community Facilities District No. 2022-05 (Parkside);
 - (xiv) Community Facilities District No. 2022-06 (Prudler);
 - (xv) Community Facilities District No. 2022-07 (Watson Ranch) Improvement Area Nos. 1 & 2;

(xvi) Community Facilities District No. 2022-10 (Promenade at Sand Creek);

(xvii) Community Facilities District No. 2018-01 (Wagon Wheel);

(xix) Community Facilities District No. 2015-02 (Rio Bravo);

(xxi) Community Facilities District No. 2024-09 (Rio Del Oro).

July 25, 2024