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January 9, 2025

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REGULAR MEETING AGENDA

January 9, 2025 at 2:00 PM

**League of California Cities
1400 K Street, 4th Floor
Sacramento, CA 95814**

Telephonic Locations:

7400 Cristobal Avenue
Atascadero, CA 93422

709 Portwalk Place
Redwood City, CA 94065

15465 Vantage Point
Redding, CA 96001

32920 Road 140
Visalia, CA 93292

1010 10th Street, 6th Floor
Modesto, CA 95354

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
_____ Niroop Srivatsa, Member
_____ Kevin O'Rourke, Secretary
_____ Brian Stiger, Treasurer

_____ Vito Chiesa, Member
_____ Leonard Moty, Member
_____ Jim Erb, Alt. Member
_____ Norman Coppinger, Alt. Member

2. Consideration of the Minutes of the December 23, 2024 Adjourned Regular Meeting.

3. Public Comment

B. AGENDA ITEMS

4. Statewide Community Infrastructure Program (SCIP) 2025A (Spring Series):
 - a. Consider the following resolutions for certain SCIP Community Facilities Districts in respect of multiple development projects for Series 2025A or a future bond issuance:
 1. Resolution approving joint community facilities agreements and declaring intention to establish each SCIP Community Facilities District, designate an improvement area therein and identify territory for future annexation, if applicable, and to levy special taxes therein to finance certain public improvements and fees and to levy special taxes therein; and
 2. Resolution to incur bonded indebtedness to finance certain public improvements and fees within each SCIP Community Facilities District and calling for a public hearing.
5. Conduct second reading and adoption of ordinances levying a special tax within community facilities districts included in the Statewide Community Infrastructure Program Series 2024C-2 or a separate pooled or stand-alone issuance.

C. STAFF ANNOUNCEMENTS, REPORTS ON ACTIVITIES OR REQUESTS

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

NEXT MEETING: Thursday, January 23, 2025 at 2:00 pm



MINUTES

ADJOURNED REGULAR MEETING OF DECEMBER 19, 2024

MEETING WAS ADJOURNED FOR A LACK OF A QUORUM. THE HEARING WAS POSTPONED UNTIL DECEMBER 23, 2024.

December 23, 2024 at 2:00 PM

Commission Chair Brian Moura called the meeting to order at 2:00 pm.

1. Roll Call.

Commission members participating via teleconference: Brian Moura, Kevin O'Rourke, Brian Stiger, Leonard Moty, Vito Chiesa, and Jim Erb

Others participating via teleconference: Cathy Barna, CSCDA Executive Director; James Hamill, Bridge Strategic Partners; Jon Penkower, Bridge Strategic Partners; Steve Maciel, Cal Cities; Rob Pierce, CSAC Finance Corporation; Sendy Young, CSAC Finance Corporation; and Trisha Ortiz, Richards Watson & Gershon.

2. Consideration of the Minutes of the December 5, 2024 Regular Meeting.

The Commission approved the December 5, 2024 Regular Meeting minutes.

Motion to approve by B. Stiger. Second by L. Moty. Unanimously approved by roll-call vote.

3. Public Comment

No public comment.

4. Statewide Community Infrastructure Program (SCIP) District Proceedings:

- a. Conduct and close or continue consolidated public hearings with respect to the Statewide Community Infrastructure Program ("SCIP") for certain Assessment Districts (collectively, the "ADs") and Community Facilities Districts ("CFDs")

for multiple development projects to be included in a bond issuance for Series 2024C-2 or a separate pooled or stand-alone issuance.

Motion to close the public hearing by V. Chiesa. Second by K. O'Rourke. Unanimously approved by voice vote.

- b. Conduct following actions with respect to the SCIP ADs to be included in a bond issuance for Series 2024C-2 or a separate pooled or stand-alone issuance:
 1. Open assessment ballots of landowners within the ADs and announce the results.
 2. Consideration of resolutions approving final engineer's reports, levying assessments, ordering the financing of specified development impact fees and capital improvements, confirming the amounts of unpaid assessments and directing related actions in relation to the ADs.

Motion to approve by L. Moty. Second by B. Stiger. Unanimously approved by roll-call vote.

- c. Conduct following actions with respect to the SCIP CFDs to be included in a bond issuance for Series 2024C-2 or a separate pooled or stand-alone issuance:
 1. Consideration of resolutions of formation establishing the CFDs, each providing for the levy of a special tax therein to finance certain public improvements and development impact fees, as applicable.

Motion to approve by V. Chiesa. Second by L. Moty. Unanimously approved by roll-call vote.

2. Consideration of resolutions deeming it necessary to incur bonded indebtedness to finance certain public improvements either directly or to be constructed from certain development impact fees to mitigate the impacts of development within the CFDs.

Motion to approve by B. Stiger. Second by K. O'Rourke. Unanimously approved by roll-call vote.

3. Consideration of resolutions calling special mailed-ballot elections within the CFDs.

Motion to approve by V. Chiesa. Second by L. Moty. Unanimously approved by roll-call vote.

4. Conduct special mailed ballot elections for the CFDs.
5. Consideration of resolutions declaring results of special mailed-ballot elections within the CFDs.

Motion to approve by L. Moty. Second by K. O'Rourke. Unanimously approved by roll-call vote.

6. Conduct first readings of Ordinances Levying a Special Tax in the CFDs.

Motion to approve by B. Stiger. Second by L. Moty. Unanimously approved by roll-call vote

- d. Consider the following resolutions with respect to issuance of SCIP Series 2024C-2 Local Obligations and Revenue Bonds:
 1. 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 V. Chiesa. Second by L. Moty. Unanimously approved by roll-call vote

2. Consideration of resolution providing for the issuance of SCIP special tax 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 L. Moty. Second by K. O'Rourke. Unanimously approved by roll-call vote

3. Consideration of resolution authorizing the issuance, sale and delivery of not to exceed \$29,009,650.18 of SCIP Revenue Bonds, Series 2024C-2 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 V. Chiesa. Second by B. Stiger. Unanimously approved by roll-call vote

5. Consideration of update to commercial PACE guidelines.

Motion to approve by B. Stiger. Second by V. Chiesa. Unanimously approved by roll-call vote.

6. Consideration of CSCDA 2023-24 FY Audited Financial Statements.

Executive Director Barna presented CSCDA's 2023-24 audited Financials, and projections for the upcoming year.

Motion to approve by B. Stiger. Second by V. Chiesa. L. Moty abstained. Unanimously approved by roll-call vote.

7. Executive Director Update.

Executive Director Barna thanked Commission and partners for attending the farewell/holiday dinner last week.

The Ad Hoc Committee continues to work on background information for a presentation at a future Commission Study Session regarding the Program Management Agreement with Bridge Strategic Partners.

8. Staff Update.

Staff thanked the Commission for attending today's meeting, and a quorum was conducted for the January 9, 2025 meeting.

9. Adjourn.

The meeting was adjourned at 2:32 p.m.

Submitted by: Sendy Young, CSAC Finance Corporation

NEXT MEETING: Thursday, January 9, 2024 at 2:00 PM



Agenda Item No. 4

Agenda Report

DATE: January 9, 2025

TO: CSCDA COMMISSIONERS

FROM: Cathy Barna, Executive Director

PURPOSE: Consider resolutions for certain SCIP Community Facilities Districts in respect of multiple development projects for Series 2025A or a future bond issuance.

BACKGROUND AND SUMMARY:

The actions requested today by the Commission are the first steps in connection with the below-referenced projects that are expected to be included in the SCIP 2025A pool. The request to form these districts early is based upon the fact that the first home sales for each project are closing prior to the district formation date for SCIP 2025A on April 17, 2025.

SCIP 2025A Project Matrix							Latest Data Avail
Series	County	Local Agency	Project	Developer	Land Use	Units	AD / CFD
2025A	Sacramento	Sacramento, City of	Jessie Avenue	KB Home Sacramento	Single-Family	143	CFD
2025A	San Joaquin	Lathrop, City of	Mariposa	K. Hovnanian	Single-Family	66	CFD
2025A	Sutter	Yuba City, City of	Johnson Ranch Estates	K. Hovnanian	Single-Family	82	CFD
		Total	3 Projects			291	

The three projects will result in the construction of 291 new single-family homes in the cities of Lathrop, Sacramento and Yuba. The total financed fees and improvements for all three projects is \$11,745,000.

The 2025A SCIP pool is estimated to be approximately \$66 million for 21 projects, which will be the largest pool in terms of number of projects and dollar amount since the inception of the program in 2003. The financing will result in an estimated 2,052 new single-family homes throughout California.

For consideration are the following resolutions:

1. Resolution approving joint community facilities agreements and declaring intention to establish each SCIP Community Facilities District, designate an improvement area therein and identify territory for future annexation, if applicable, and to levy special taxes therein to finance certain public improvements and fees and to levy special taxes therein; and

2. Resolution to incur bonded indebtedness to finance certain public improvements and fees within each SCIP Community Facilities District and calling for a public hearing on February 20, 2025.

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 February 20, 2025.

Documents: https://www.dropbox.com/scl/fo/8wjdvvfxnkevp4k66v11u/AM9EaR-hs2qTviK29_5KOiA?rlkey=mytfyufqe04kx31ukrqui2eo1&dl=0



Agenda Item No. 5

Agenda Report

DATE: January 9, 2025

TO: CSCDA COMMISSIONERS

FROM: Cathy Barna, Executive Director

PURPOSE: Conduct second reading and adoption of ordinances levying a special tax within community facilities districts included in the Statewide Community Infrastructure Program Series 2024C-2 or a separate pooled or stand-alone issuance.

BACKGROUND AND SUMMARY:

The actions requested today by the Commission are the final steps to form the districts for the Huntington (City of Morgan Hill) and Four 40 West (City of West Sacramento) CFD projects expected to be included in the SCIP 2024C-2 pool. The Commission conducted the first reading of the ordinance and waived further reading at the December 23, 2024 meeting.

RECOMMENDED ACTION:

The action by the Commission is to conduct the second reading and adoption of ordinances levying a special tax within community facilities districts included in the Statewide Community Infrastructure Program Series 2024C-2 or a separate pooled or stand-alone issuance.

Documents:

<https://www.dropbox.com/scl/fo/8mlz89iqtc8tl07x5axv3/AL2otSG7AEsZRzmqQlfxLb8?rlkey=14qapuj9oppgkbp1tk26vleoe&dl=0>