



REGULAR MEETING AGENDA

**May 15, 2025
2:00 PM**

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

Telephonic Locations:

15465 Vantage Point
Redding, CA 96001

709 Portwalk Place
Redwood City, CA 94065

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

3124 Chesapeake Bay Avenue
Davis, CA 95616

7400 Cristobal Avenue
Atascadero, CA 93422

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

____ Vito Chiesa, Member
____ Leonard Moty, Member
____ Erin Hannigan Andrews, Member
____ Norman Coppinger, Alt. Member
____ Jim Erb, Alt. Member

2. Consideration of the Minutes of the May 1, 2025 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 Senior Housing, LP (Oak View Ranch Senior Apartments), City of Murrieta, County of Riverside; issue up to \$25,000,000 in multi-family housing revenue bonds.
 - b. PD Millennium Partners, LP (Palm Villas at Millennium Apartments), City of Palm Desert, County of Riverside; issue up to \$65,000,000 in multi-family housing revenue bonds.
5. Hummingbird Lane District and Explore CFD Formation Proceedings:
 - a. Conduct and close or continue consolidated public hearings with respect to California Statewide Communities Development Authority Community Facilities District No. 2025-07 (Explore), City of Palm Desert, County of Riverside, State of California (the “Explore CFD”) and the Statewide Community Infrastructure Program Assessment District No. 25-02 (Hummingbird Lane) Town of Windsor, County of Sonoma (the “Hummingbird Lane District”) for multiple development projects to be included in a bond issuance for Series 2025B or a separate pooled or stand-alone issuance.
 - b. Conduct following actions with respect to the Hummingbird Lane District to be included in a bond issuance for Series 2025B or a separate pooled or stand-alone issuance:
 1. Open assessment ballot of landowner within the Hummingbird Lane District and announce results.
 2. Consideration of resolution 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 Hummingbird Lane District.
 - c. Conduct following actions with respect to the Explore CFD to be included in a stand-alone issuance:
 1. Consideration of a resolution of formation establishing the Explore CFD, and providing for the levy of a special tax therein to finance certain public improvements.
 2. Consideration of a resolution deeming it necessary to incur bonded indebtedness in one or more series to finance certain public improvements to mitigate the impacts of development within the Explore CFD.
 3. Consideration of a resolution calling special mailed-ballot elections within the Explore CFD.

4. Conduct special mailed ballot election for the Explore CFD.
5. Consideration of resolution declaring results of special mailed-ballot elections within the Explore CFD.
- d. Conduct first reading of the Ordinance Levying a Special Tax in the Explore CFD.
6. Consideration of a Joint Exercise of Powers Agreement between CSCDA and City of El Paso de Robles, County of San Luis Obispo.
7. Consideration of First Amendment to Second Amended and Restated Services Agreement with Bridge Strategic Partners.

C. ANNOUNCEMENTS, REPORTS ON ACTIVITIES OR REQUESTS

8. Chair Updates.
9. Staff Updates.
10. Adjourn.

NEXT MEETING: Thursday, June 5, 2025 at 2:00 pm