

**NORTH CITY WEST  
SCHOOL FACILITIES FINANCING AUTHORITY**  
And the Community Facilities Districts Nos. 1, 2 & 3

**December 7, 2022 MINUTES-REGULAR MEETING**

The Directors of the **North City West School Facilities Financing Authority** and Community Facilities District 1, 2 and 3 of the North City West School Facilities Financing Authority held a **Regular Meeting** on **December 7, 2022** via Telephonic/Video Conference. (The letters "JPA" will be used in place of North City West School Facilities Financing Authority and the letters "CFD" will be used in place of Community Facilities Districts 1, 2 & 3).

**1. CALL TO ORDER**

The meeting was called to order by Chairperson Rafner 4:01 pm

**ROLL CALL**

Directors Present: Doug Rafner, Board Chairperson, Del Mar Union School District  
John Addleman, Alternate Director, San Dieguito Union High School District  
Dana King, Solana Beach School District  
**Quorum Achieved**

Other Personnel, Member Districts: Chris Delehanty, Assistant Superintendent, Del Mar Union School District

Administration: Holly McClurg, Alternate Director, Del Mar Union School District  
Scott Koppel, Executive Director, Koppel & Gruber Public Finance  
Douglas Floyd, Administrator, Koppel & Gruber Public Finance  
Lyn Gruber, Koppel & Gruber Public Finance

**2. PLEDGE OF ALLEGIANCE**

**3. APPROVAL OF AGENDA**

Moved by Alternate Director King, seconded by Director Addleman

Ayes: Rafner, Addleman, King 3:0:0

**4. PUBLIC COMMENT**

None

**5. CONSENT AGENDA**

- A. Approval of Minutes for Regular Board Meeting September 9, 2022
- B. Approval of Minutes for Special Board Meeting on November 30, 2022
- C. Accept and File the Series 2002 Interim Arbitrage Rebate Analysis through September 2, 2022 (see Attachment 5C)
- D. Accept and File the Series 2005A, 2005B and 2006C Interim Arbitrage Rebate Analysis through September 1, 2022 (see Attachment 5D)
- E. Accept and File the Series 2012A Interim Arbitrage Rebate Analysis through September 1, 2022 (see Attachment 5E)
- F. Approval of Koppel & Gruber Public Finance invoice for September 1, 2022 through November 30, 2022. (see Attachment 5F)

Moved by Alternate Director Addleman, seconded by Director King

Ayes: Rafner, Addleman, King 3:0:0

**6. FINANCIAL REPORTS** The following reports record the routine business of the JPA/CFD for fiscal year 2022/2023. Members of the Board, the administration or the public may request that specific items be discussed prior to their acknowledgement.

A. Executive Summary

Scott Koppel: The North City West Financing Authority is in great financial shape. There is a surplus, and there will be recommendation later in this meeting for an overrun payment.

B. Building Permit Activity

C. Financial Overview

D. Income (through September 30, 2022)

E. Expenditures (through September 30, 2022)

F. Trust Fund Investments (as of September 30, 2022)

**7. EXECUTIVE DIRECTOR'S REPORT** (Oral Report)

A. Status of NCWSFFA Master Plan Separation Agreement

Doug Floyd: Update on Master Plan separation agreement We have spoken with city coordinator for the city of San Diego, and it has moved to the city attorney office for review. Call is scheduled for later this month with coordinator for a status update.

**8. ACTION ITEMS**

A. Facilities Cost Overrun Payment to Member Districts

Doug Floyd: There are \$1.2 million funds available for cost overrun. Staff recommends \$1 million in total cost overruns. The overruns will reimburse, for the final time, eligible overrun costs for Carmel Valley Middle School in San Dieguito HSD, and remaining funds will go to Del Mar Union School District for Ocean Air reimbursement, approx. \$700,000.

Moved by Alternate Director Addleman, seconded by Director King

Ayes: Rafner, Addleman, King 3:0:0

B. Approve recommended 5-Year Direct Deposit fee schedule commencing July 1, 2023 based on 5-year average increase in State Allocation Board cost index for new school facilities program grants and developer fees.

Moved by Director King seconded by Alternate Director Addleman

Ayes: Rafner, Addleman, King 3:0:0

C. Approval of Fagen Friedman & Fulfroost LLP Agreement for Legal Services

Moved by Alternate Director Addleman, seconded by Director King

Ayes: Rafner, Addleman, King 3:0:0

D. Approval of Koppel & Gruber Public Finance Agreement for Executive Director/Administration Services

Moved by Director King seconded by Alternate Director Addleman

Ayes: Rafner, Addleman, King 3:0:0

**9. DISCUSSION ITEMS**

Suspension of AB 361

Governor has declared the state of emergency will end in February 2023, which may potentially change how future meetings are held, beginning with the next scheduled meeting in March. In person meetings may be held. Chairman Rafner expressed the preference to continue online meetings, and Lyn Gruber explained that once the state of emergency is lifted, the old rules will be in place, but we can continue to watch the situation. It was suggested and agreed by the boards to reach out to Legal Counsel to get an opinion, and the situation will continue to be monitored.

**10. ADJOURNMENT**

The next scheduled Board Meeting will be held at 4:00 p.m. on March 8, 2023

Moved by Director King seconded by Alternate Director Addleman

Ayes: Rafner, Addleman, King 3:0:0

Chairperson Rafner adjourned the meeting at 4:10 P.M.

Approved at March 8, 2023 Board Meeting by vote:



3/8/23

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Board Secretary

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Date