

MARCH 4, 2025 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 **MARCH 4, 2025** at Del Mar Union School District Office. (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 Director Rafner at 4:01 pm

ROLL CALL

Directors Present:	Doug Rafner, Del Mar Union School District Dana King, Solana Beach School District Stephen Dickinson, San Dieguito Union High School District
Other Personnel, Member Districts	Chris Delehanty, Assistant Superintendent, Del Mar Union School District Quorum Achieved
Administration:	Scott Koppel, Executive Director, Koppel & Gruber Public Finance Douglas Floyd, Administrator, Koppel & Gruber Public Finance (via speaker phone)

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF AGENDA

Moved by Director King __, seconded by Director Dickinson _____
Aye __3__
Nay __0__
Abstain __0__

4. PUBLIC COMMENT

In accordance with the Brown Act, unless an item has been placed on the published agenda, there shall be no action taken.

The Board may:

- 1) acknowledge receipt of the information,
- 2) refer to staff for further study, or
- 3) refer the matter to the next agenda.

Persons wishing to address the Board on any item except personnel are invited to do so at this time.

In the interest of time and order, presentations from the public are limited to 3 minutes per person, per topic.

If you wish to speak, complete a form and present it to the Secretary of the Board prior to the start of the meeting. When the Board President invites you to the podium, please state your name before making your presentation.

None.

5. CONSENT AGENDA

- A. Approval of Minutes for Regular Board Meeting December 3, 2025
- B. Approval of Koppel & Gruber Public Finance invoice for December 1, 2025 through February 28, 2026. (see Attachment 5B)

Moved by Director Dickinson, seconded by Director King

Aye 3

Nay 0

Abstain 0

6. FINANCIAL REPORTS

The following reports record the routine business of the JPA/CFD for Fiscal Year 2025/26.

Members of the Board, the administration or the public may request that specific items be discussed prior to their acknowledgement.

- A. Executive Summary
- B. Building Permit Activity
- C. Financial Overview
- D. Income (through December 31, 2025)
- E. Expenditures (through December 31, 2025)
- F. Trust Fund Investments (as of December 31, 2025)

Mr. Koppel: We are in great financial shape. More than enough money to pay the upcoming debt service. We should be able to continue to reduce the levy.

Mr. Delahanty inquired about the \$81,872 for land, and if it can be paid.

Mr. Koppel will look into if an overrun payment can be made.

7. EXECUTIVE DIRECTOR'S REPORT (Oral Report)

- A. Delinquency Management Update
- B. Conflict of Interest Forms

Mr. Floyd: In regards to delinquencies for the CFDs, and the County of San Diego provided a report after the first installment was due. Both CFDs are under the threshold of 5% for us to take any action. CFD No. 1 is at 1.33% CFD No. 2 is at 3.8%.

Reminder to fill out the conflict-of-interest form 700, due by April 1.

8. ACTION ITEMS

None

9. DISCUSSION ITEMS

- A. Audit RFP
Our Auditing firm has not delivered on the contract for several years; we have been preparing an RFP to get us into compliance.

11. ADJOURNMENT

The next regularly scheduled Board Meeting will be held at 4:00 p.m. on June 3, 2026 at the Del Mar Union School District Office, unless otherwise noted. The District Office is located at 11232 El Camino Real, San Diego, CA. 92130.

Moved to adjourn by Director Dickinson, seconded by Director King

Aye 3

Nay 0

Abstain 0

Adjourned at 4:10 PM

Approved at June 3, 2026 Board Meeting by vote:



Board Secretary

Adjourned at 4:22 PM

6-3-26
Date