

ACTION MINUTES

**JOINT TEMECULA PUBLIC FINANCING AUTHORITY AND
CITY COUNCIL MEETING
COUNCIL CHAMBERS
41000 MAIN STREET
TEMECULA, CALIFORNIA
OCTOBER 14, 2025**

CALL TO ORDER at 3:53 PM: Chair/Mayor Brenden Kalfus

ROLL CALL: Alexander, Kalfus, Rahn, Schwank, Stewart

TPFA PUBLIC COMMENTS – None

TPFA / COUNCIL CONSENT CALENDAR

Unless otherwise indicated below, the following pertains to all items on the Consent Calendar.

Approved the Staff Recommendation (5-0): Motion by Stewart, Second by Rahn. The vote reflected approval with Rahn absent.

15. Approve Action Minutes of September 23, 2025

Recommendation: That the Board of Directors approve the action minutes of September 23, 2025.

TPFA/COUNCIL PUBLIC HEARING

16. Adopt Resolutions and Introduce Ordinance to Form Temecula Public Financing Authority Community Facilities District No. 25-01 (Elderberry Park)

Recommendation: That the Board of Directors (“Board) of the Temecula Public Financing Authority (“Authority”) and City Council of the City of Temecula ("City Council") hold a public hearing regarding the formation of the proposed Temecula Public Financing Authority Community Facilities District No. 25-01 (Elderberry Park) (“CFD”), the levy of special taxes in the CFD, and the issuance of bonds by the Authority for the CFD, and take the following actions:

1. That the Board adopt the resolutions entitled:

RESOLUTION NO. TPFA 2025-13

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE TEMECULA PUBLIC FINANCING AUTHORITY OF FORMATION OF TEMECULA PUBLIC FINANCING AUTHORITY COMMUNITY FACILITIES DISTRICT NO. 25-01

(ELDERBERRY PARK), AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN THE DISTRICT, AND PRELIMINARILY ESTABLISHING AN APPROPRIATIONS LIMIT FOR THE DISTRICT

RESOLUTION NO. TPFA 2025-14

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE TEMECULA PUBLIC FINANCING AUTHORITY DETERMINING THE NECESSITY TO INCUR BONDED INDEBTEDNESS OF THE TEMECULA PUBLIC FINANCING AUTHORITY COMMUNITY FACILITIES DISTRICT NO. 25-01 (ELDERBERRY PARK) AND CALLING AN ELECTION

Approved the Staff Recommendation (5-0): Motion by Stewart, Second by Rahn. The vote reflected unanimous approval.

2. That the Board hold an election regarding the CFD and adopt a resolution entitled:

RESOLUTION NO. TPFA 2025-15

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE TEMECULA PUBLIC FINANCING AUTHORITY DECLARING RESULTS OF SPECIAL ELECTION AND DIRECTING RECORDING OF NOTICE OF SPECIAL TAX LIEN - COMMUNITY FACILITIES DISTRICT NO. 25-01 (ELDERBERRY PARK)

Approved the Staff Recommendation (5-0): Motion by Alexander, Second by Rahn. The vote reflected unanimous approval.

3. That the Board introduce an ordinance entitled:

ORDINANCE NO. TPFA 2025-01

AN ORDINANCE OF THE BOARD OF DIRECTORS OF THE TEMECULA PUBLIC FINANCING AUTHORITY LEVYING SPECIAL TAXES WITHIN TEMECULA PUBLIC FINANCING AUTHORITY COMMUNITY FACILITIES DISTRICT NO. 25-01 (ELDERBERRY PARK)

Approved the Staff Recommendation (5-0): Motion by Alexander, Second by Rahn. The vote reflected unanimous approval.

4. That the City Council adopt a resolution entitled:

RESOLUTION NO. 2025-67

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TEMECULA APPROVING A JOINT COMMUNITY
FACILITIES AGREEMENT RELATING TO THE FINANCING
OF PUBLIC IMPROVEMENTS

Approved the Staff Recommendation (5-0): Motion by Alexander, Second by Stewart. The
vote reflected unanimous approval.

TPFA/COUNCIL EXECUTIVE DIRECTOR REPORT

TPFA/COUNCIL BOARD OF DIRECTORS REPORTS

TPFA/COUNCIL ADJOURNMENT

At 4:05 PM, the Joint Temecula Public Financing Authority and City Council meeting was
formally adjourned to Tuesday, October 28, 2025 at 2:00 PM, for a Closed Session, with regular
session commencing at 3:00 PM, City Council Chambers, 41000 Main Street, Temecula,
California.

Brenden Kalfus, Chair/Mayor

ATTEST:

Randi Johl, City Clerk/Secretary

[SEAL]