

**MINUTES OF THE ADJOURNED MEETING OF THE
OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE
COMMUNITY DEVELOPMENT COMMISSION/REDEVELOPMENT
AGENCY OF THE CITY OF SANTA FE SPRINGS**

June 18, 2014

1. CALL TO ORDER

The meeting was called to order at 4:30 p.m. by Chair Caton.

2. ROLL CALL

Present: Board Members González, Nguyen, Stone, Vice Chair Anderson, Chair Caton, Board Clerk Anita Jimenez

Absent: Board Members Delawalla and Foley

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Board Member Stone.

4. CONSENT AGENDA

Approval of Minutes

A. Minutes of the April 2, 2014 Special Oversight Board Meeting

Recommendation: That the Oversight Board approve the minutes as submitted.

Board Member Stone moved the approval of Item 4A; Board Member González seconded the motion which passed by the following vote: In Favor - González, Nguyen, Stone, Anderson, Caton; Opposed – none.

NEW BUSINESS

5. Resolution No. OB-2014-004 Approving the Successor Agency's Long-Range Property Management Plan Pursuant to Health and Safety Code Section 34191.5

Recommendation: That the Oversight Board: 1). Hear a presentation on the draft Long-Range Property Management Plan; and 2). Adopt Resolution No. OB-2014-004, approving the Successor Agency's Long-Range Property Management Plan Pursuant to Health and Safety Code Section 34191.5.

The City Attorney, Steve Skolnik, reported that in December 2013, the City received its finding of Completion from the Dept. of Finance as a result of paying to the State, under protest, over \$9 million. As a prerequisite to selling or retaining the properties inherited by the Successor Agency from the dissolved Redevelopment Agency, the City has the obligation/opportunity to submit a Long-Range Property Management Plan (LRPMP) to the Oversight Board for approval. The accumulation of factual data on the many properties involved, some acquired more than 30 years ago, was a daunting task.

The statute clearly defines the categories in which properties may be placed. Most of the properties owned by the City in the LRPMP are listed in the category of Government Use,

such as Fire Stations or the Clarke Estate. Most of the other properties are listed in the category of retain for future development and ultimately sell for a particular type of development. There is one property that is listed in the sell category due to its small size and location. It will most likely be purchased by the adjacent property owner. By obtaining the Oversight Board's approval, the State will not be required to approve each sale as it occurs. However, the City must obtain the approval of the taxing entities prior to the sale of any property.

Some of the properties owned by the City were deeded from the Redevelopment Agency in early 2011, prior to the dissolution act in order to prevent the properties from being taken by the State. The State is aware that they have not been deeded back to the Successor Agency. It is an unsettled legal issue whether or not the City will be required to deed the properties to the Successor Agency. However, the City decided to list the properties in the LRPMP, with the caveat that the City owns and does not intend to deed the properties back, in hopes that the plan would not be disapproved by the State over this issue.

Board Member Anderson asked what the reason was for retaining some of the properties, such as oil fields, rather than selling them now.

The City Attorney stated that the City is more interested in the proposed purpose of the development than the sale price and added that many of the properties could not be sold without the City's assistance because they include surface rights that would render the properties unsalable. There is no guarantee that the State will agree with our findings.

The City Manager stated that the City is more interested in land use and added that the taxing entities would benefit from the City-negotiated deal as well.

Board Member Stone asked if it would be possible for the City to sell at a very low price in order to get a development use it desired.

The City Attorney stated that the taxing entities must agree to the sale before it is approved.

Board Member Gonzalez stated that even though a taxing entity received its profit from the sale of a property, there is nothing to prevent the State from taking away additional funds from that entity because of the profit they received.

Chair Caton asked how many properties were listed as Governmental Use.

The Consultant from Tierra West stated that there were 27 listed as Governmental Use, 11 listed as retain for future development, and one (1) listed for sale.

Chair Caton asked how the profit from the sale would be divided.

The City Manager stated that the profit would be split between the taxing entities with the City receiving 7%.

Chair Caton asked how many acres were involved.

This figure has not been compiled, but it is relatively small in comparison to the overall size of the City.


Board Member González moved the approval of Item 5; Board Member Stone seconded the motion which passed by the following roll call vote: In Favor - González, Nguyen, Stone, Anderson, Caton; Opposed – none.

6. ORAL COMMUNICATIONS

Oral Communications were opened at 5:00 p.m. There being no one wishing to speak, Oral Communications were closed.


7. ADJOURNMENT

At 5:00 p.m., Chair Caton adjourned the meeting.



Gerald M. Caton
Oversight Board Chair

ATTEST:



Anita Jimenez, Board Clerk

Sept. 10, 2014
Date