

MINUTES
OVERSIGHT BOARD TO THE
CITY OF SAN DIMAS SUCCESSOR AGENCY

SEPTEMBER 12, 2013 4:00 P.M.
SAN DIMAS COUNCIL CHAMBERS CONFERENCE ROOM
245 E. BONITA AVENUE
SAN DIMAS, CA 91773

PRESENT: Chairman Curt Morris, Board Members Bonnie Bowman, A.F. Feldbush, Larry Stevens, Ann Sparks

Successor Agency Staff: City Manager Blaine Michaelis, Assistant City Manager Ken Duran, Finance Manager Barbara Bishop, City Attorney J. Kenneth Brown

ABSENT: David Hall, Brian Stiger

CALL TO ORDER

Chairman Morris called the meeting to order at 4:00 p.m.

APPROVAL OF MINUTES OF JULY 8 2013

Board member Feldbush made a motion to approve the minutes of July 8, 2013 as submitted. The motion was seconded by Board member Sparks and passed unanimously.

REVIEW AND CONSIDERATION OF RESOLUTION NO. 18 – A RESOLUTION OF THE OVERSIGHT BOARD OF THE FORMER SAN DIMAS REDEVELOPMENT AGENCY APPROVING THE ADMINISTRATIVE BUDGET OF THE SUCCESSOR AGENCY FOR THE PERIOD OF JANUARY 1, 2014 THROUGH JUNE 30, 2014 PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177

Mr. Duran reviewed his staff report regarding the Administrative Budget for the January through June 21014 period. Board member Sparks made a motion to approve Resolution No. 18 approving the budget. The motion was seconded by Board member Bowman and approved unanimously.

REVIEW AND CONSIDERATION OF RESOLUTION NO. 19 – A RESOLUTION OF THE OVERSIGHT BOARD OF THE FORMER SAN DIMAS REDEVELOPMENT AGENCY APPROVING THE JANUARY 1, 2014 THROUGH JUNE 30, 2013 RECOGNIZED PAYMENT OBLIGATION SCHEDULE (ROPS 13-14 B) PURSUANT TO HEALTH AND SAFETY CODE SECTION 34180(g)

Mr. Duran reviewed his staff report regarding the ROPS 13-14B. He also reviewed the summary information explaining the obligations listed on the ROPS. He commented that there are no new items included on this ROPS.

Mr. Michaelis explained the method to calculate the Costco obligation and explained that amount included on the ROPS are estimates and the need to request additional amounts once the actual payment obligation is calculated.

Board member Sparks made a motion to approve Resolution No. 19 approving the ROPS 13-14B. The motion was seconded by Board member Feldbush and passed unanimously.

PRELIMINARY REVIEW OF THE LONG RANNGE PROPERTY MANAGEMENT PLAN

Mr. Duran provided a background on the Long Range Property Management Plan process and reviewed his staff report on this item. He stated that the purpose of this discuss is to provide a background on each of the three properties that are included in the plan and present staff's recommendation on their disposition. He added that this is a preliminary review and that the item will be brought back at a future meeting for Board action.

Mr. Duran reviewed the report on the 108 & 112 Cataract property. He stated that staff's recommendation is that the property be retained by the City for the future development of a public parking lot.

Mr. Stevens commented that even if the MTA does not approve of the current plans for the parking lot the City should still retain the property for potential parking for the Bonita/Cataract property. In response to a question Mr. Michaelis stated that the City has begun discussions with MTA for the use of their right of way for the parking lot. Board member Feldbush commented that additional parking could really benefit the west part of the downtown. He added that a parking lot is the best use for the property. Mr. Brown commented that because of the shape of the property and the zoning the property does not have much market value.

Mr. Feldbush asked about the location of the future Gold Line Station. There was discussion about the station location and potentials for transit oriented development along the tracks. Mr. Feldbush suggested that the aerial exhibit of the property be expanded to include more of a view of the properties to the west and east of the parcels. Mr. Stevens suggested that information be added to the TOD section of the plan to explain that the proposed use of the property is consistent with the City's Housing Element goals.

Mr. Duran reviewed the report on the Bonita & Eucla property. He stated that staff's recommendation is that the property be retained for future development to fulfill the objectives of the former Redevelopment Agency plan. Board member Sparks asked about the type of business occupying the adjacent corner property. Mr. Michaelis responded that the owner is the occupant with a real estate office. He added that the City understands that there may be changes in the personal circumstances of the owner.

Mr. Stevens asked how the value of the property would be established at the time of sale. Mr. Duran responded that the Board would need to approve the value and sale. Chair Morris added that at that time we would need a third party appraisal to establish the value. There was discussion on the history of the various development proposals that have been considered for the property, one of those being a hotel. Mr. Feldbush commented that a hotel would seem to be a good use creating a hotel row with the other adjacent hotels.

Mr. Duran reviewed the report on the 334 Bonita Ave. property. He stated that staff's recommendation is that the property be retained by the Agency for future development to fulfill the objectives of the former Redevelopment Agency plan. He added that the reason to recommend retaining the property is to continue with the City's effort to develop the property consistent with the Plan. Mr. Stevens provided some more history on the some of the more recent inquiries into the property. Board member Sparks commented that if the property has been on the market for so long doesn't that say something about what the market is for the property. Mr. Duran responded that that is why the recommendation is to retain the property and market it for a specific time period. If the City is unsuccessful within that period the plan would be brought back to the Board for consideration of a different disposition strategy.

The consensus of the Board was that they concurred with the disposition recommendation on each of the three properties. Mr. Duran stated that the Plan would be brought back to the Board at their September 26th meeting for final consideration and approval.

PUBLIC COMMENT

None.

REPORTS OF BOARD MEMBERS

None

ADJOURNEMENT

There being no further business the meeting was adjourned at 5:30 p.m.