MINUTES
OVERSIGHT BOARD TO THE
CITY OF SAN DIMAS SUCCESSOR AGENCY

SEPTEMBER 26, 2013 4:00 P.M.
SAN DIMAS COUNCIL CHAMBERS CONFERENCE ROOM
245 E. BONITA AVENUE
SAN DIMAS, CA 91773
AND VIA TELECONFERENCE
3027 TWITCHELL ISLAND ROAD
WEST SACRAMENTO, CA 56691

PRESENT: Chairman Curt Morris, Board Members Bonnie Bowman, A.F. Feldbush, Larry Stevens, Ann Sparks, Brian Stiger (via teleconference)

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

ABSENT: David Hall

CALL TO ORDER

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

APPROVAL OF MINUTES OF SEPTEMBER 12, 2013

Board member Feldbush made a motion to approve the minutes of September 12, 2013 as submitted. The motion was seconded by Board member Sparks and passed by a vote of 4-0-1 with Board member Stiger abstaining.

REVIEW AND CONSIDERATION OF RESOLUTION NO. 20 – A RESOLUTION OF THE OVERSIGHT BOARD OF THE FORMER SAN DIMAS REDEVELOPMENT AGENCY APPROVING THE LONG RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5

Mr. Duran reviewed his staff report regarding the Long Range Property Management Plan. He stated that the Board received a preliminary review of the Plan at their September 12 meeting and the Plan presented today is essentially the same with two minor changes as suggested by the Board. The first change was revising the aerial exhibit for the 108 & 112 Cataract property and the second was adding a sentence to the TOD section explaining that the proposed use of that property is consistent with the City's Housing Element. He added that with those changes staff is recommending approval by the Board.

In response to a question Mr. Duran stated that the Plan specifies that the two properties that are proposed to be retained for future development be brought back to the Board in 2018 for reconsideration if they haven't been sold by then.

Mr. Stevens asked to clarify that nothing in the Plan would preclude the City from rezoning any of the properties. Mr. Duran clarified that that was correct.

Mr. Stiger asked to clarify that the Plan includes the statement that when the properties are sold the proceeds would be distributed to the other taxing entities. Mr. Duran clarified that that language is included. Mr. Stevens asked if the inclusion of that language is consistent with state law. Mr. Brown responded that is consistent with the Health and Safety Code.

Mr. Duran read by title Resolution No. 20. Board member Sparks made a motion to waive further reading an adopt Resolution No. 20 approving the Long Range Property Management Plan. The motion was seconded by Board member Bowman. Chair Morris conducted a roll call vote and the motion passed by vote of 6-0-0.

REVIEW AND CONSIDERATION OF RESOLUTION NO. 21 – A RESOLUTION OF THE OVERSIGHT BOARD OF THE FORMER SAN DIMAS REDEVELOPMENT AGENCY AMENDING THE JANUARY 1, 2014 THROUGH JUNE 30, 2014 RECOGNIZED PAYMENT OBLIGATION SCHEDULE (ROPS 13-14 B) PURSUANT TO HEALTH AND SAFETY CODE SECTION 34180 (g)

Mr. Duran commented that he had sent out a revised staff report and amended Resolution to the Board on this matter. Board member Stiger acknowledged that he received the materials and had a chance to review them. Mr. Duran reminded the Board that they had approved the ROPS 13-14B at their last meeting. He added that the approved ROPS was submitted to the Department of Finance for review. He further added that the DOF reviewer questioned the ROPS submittal, in particular the new Fund Balance form and the exclusion of LMIHF obligations. The initial ROPS submittal has been denied by the DOF for this reason therefore, requiring an amended ROPS be considered.

Mr. Duran reviewed the changes to the ROPS as outlined in the staff report. He added that staff and the City Attorney disagree with the inclusion of the LMIHF obligations, however are recommending including them on the ROPS with a letter explaining our disagreement. The Board reviewed the draft letter.

Board member Bowman asked why the letter doesn't indicate that the ROPS is submitted under protest. Mr. Brown responded that he feels the language of the letter

adequately conveys the Agency's concerns. Board member Stevens suggested that bullet points two and three be stronger emphasizing the intent of the legislature. Board member Stiger commented that he totally agrees with the letter and feels the Agency is backed into a corner.

Mr. Duran read by title Resolution No. 21. Board member Feldbush made a motion to waive further reading and adopt Resolution 21 approving the amended ROPS 13-14B including the submission of an accompanying letter expressing the Boards disagreement with the format of the Fund Balance form and the inclusion of LMIHF assets and interest as available Fund Balance. The motion was seconded by Board member Stiger. Chair Morris conducted a roll call vote and the motion passed by a vote of 6-0-0.

Board member Feldbush expressed that he is frustrated that the Board does its due diligence in reviewing matters but is constantly questioning decisions by the DOF.

To clarify the LHIHF funds Mr. Michaelis reiterated the obligations approved from the LMIHF and potential future projects.

PUBLIC COMMENT

None.

REPORTS OF BOARD MEMBERS

Board member Stiger thanked the staff for accommodating his teleconference participation.

Board members Sparks and Bowman each thanked the staff for their work and the detailed reports.

ADJOURNEMENT

There being no further business the meeting was adjourned at 4:30 p.m.