

MINUTES
OVERSIGHT BOARD TO THE
CITY OF SAN DIMAS SUCCESSOR AGENCY

SEPTEMBER 8, 2015 4:00 P.M.
SAN DIMAS COUNCIL CHAMBERS CONFERENCE ROOM
245 E. BONITA AVENUE
SAN DIMAS, CA 91773

Present: Board Members Curt Morris, Bonnie Bowman, A.F. Feldbush, Larry Stevens

Absent: David Hall, Ann Sparks, Brian Stiger

Successor Agency Staff: City Manager Blaine Michaelis, Assistant City Manager Ken Duran

CALL TO ORDER

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

APPROVAL OF MINUTES OF FEBRUARY 12, 2015

Board member Stevens made a motion to approve the minutes of February 8, 2015 as submitted. The motion was seconded by Board member Bowman and passed by a unanimous vote.

REVIEW AND CONSIDERATION OF RESOLUTION NO. 34 – A RESOLUTION OF THE SAN DIMAS OVERSIGHT BOARD APPROVING ADMINISTRATIVE BUDGET OF THE SUCCESSOR AGENCY FOR THE PERIOD OF THE JANUARY 1, 2106 THROUGH JUNE 30, 2016 PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177

Mr. Duran presented his staff report regarding the Administrative Budget. After some discussion Board member Feldbush made a motion to waive further reading and adopt Resolution 34 approving the Administrative Budget. The motion was seconded by Board member Bowman and 4-0-3 absent.

REVIEW AND CONSIDERATION OF RESOLUTION NO. 35 – A RESOLUTION OF THE OVERSIGHT BOARD OF THE FORMER REDEVELOPMENT AGENCY APPROVING THE JANUARY 1, 2016 THROUGH JUNE 30, 2016 RECOGNIZED PAYMENT OBLIGATION SCHEDULE (ROPS 15 – 16B) PURSUANT TO HEALTH AND SAFETY CODE SECTION 34180(g)

Mr. Duran presented his staff report on the ROPS 15-16B and explained that there were two items of note being proposed for this ROPS. He explained that AB 471 allows for a Housing Successor Agency to get reimbursed for administrative expenses on the ROPS, however, when this item was first included on the ROPS last year DOF denied the item. He added that they denied all Agencies requests siting that City Housing Authorities were not eligible. He explained that there has been a recent court ruling by another Agency that found in favor of the Agency, therefore based on that ruling staff is including the expense on this ROPS. In response to a question Mr. Duran stated that if the item is approved we will seek to include the prior year's expense on a future ROPS.

Mr. Duran reported that a new item is for the LRPMP expense for a consultant to conduct a hotel feasibility study for one of the properties on the LRPMP. He added that the study will assist the Agency in marketing the property.

After some discussion Board member Stevens made a motion to waive further reading and adopt Resolution No. 35 approving the ROPS 15-16B. The motion was seconded by Board member Bowman and passed unanimously.

UPDATE ON THE LONG RANGE PROPERTY MANAGEMENT PLAN

Mr. Michaelis reported that the City Council discussed potential land uses for the Bonita/Cataract property. One of the potential uses discussed was a hotel. They authorized the commission of a study to look at the feasibility of another hotel in the City. He added that the study is nearing completion and will be reviewed by the City Council in two weeks.

Mr. Michaelis discussed some of the general conclusions of the study indicating that there could be a market for about 80 additional rooms without having a long term adverse impact on existing hotels. He further discussion that that size of the hotel would only take up about 1.7 acres of the 4.5 acre site and there will need to have discussion on how to market the property for a comprehensive project. He explained that the Oversight Board will be involved in approving the sale of the property.

Board member Feldbush asked about determining the value of the property. Mr. Michaelis explained that there are several ways to determine market value and the study discusses what a hotel developer may be able to pay for the site. In response to a question, Mr. Michaelis responded that the City would not be looking to provide any sales tax incentives for a project.

Mr. Feldbush asked about the timing of the marketing and sales process and if the Oversight Board would be absorbed by the County by then. Mr. Michaelis responded that hopefully the Council can give direction in two weeks and we can start a process.

Mr. Duran responded that there is pending legislation that may allow local Boards to be extended beyond 2016.

Board member Bowman commented that she is pleased that we are using a consultant and should consider using them for the next phase.

REPORTS FROM STAFF

Mr. Michaelis reported that they were several pieces of legislation regarding the Redevelopment dissolution process last session, most of which were vetoed by the Governor. The Governor stated that though there may need to be dissolution clean-up; he felt a comprehensive approach should be used.

Mr. Michaelis explained that in January DOF introduced, as part of the budget process, a trailer bill that was supposed to be dissolution clean-up. He explained the history of the bill over the past eight months and some of the significant negative impacts the bill would have on the City's loans. He explained that staff took a very active role in lobbying against the bill and it looks like the bill is not going anywhere this session. He also explained that he has attempted to discuss the bill and the City's loans with the head of the DOF dissolution division; however, there has been no response by him.

PUBLIC COMMENT

None

REPORTS FROM BOARD MEMBERS

None

ADJOURNMENT

There being no further business Chair Morris adjourned the meeting at 5:00 p.m.