

REGULAR MEETING OF THE
OVERSIGHT BOARD
For the Successor Agency to the former
Redevelopment Agency of the City of Redlands

Members of the Board:

Paul Foster, Chairperson, appointed by the Mayor of the City of Redlands
Oscar Orci, Vice Chairperson, appointed by the Mayor, representing former redevelopment agency employees
Brad Mason, appointed by County Superintendent of Education
Cindy Saks, appointed by County Flood Control District
David Wert, appointed by County Board of Supervisors
Donna Ferracone, appointed by Chancellor of California Community Colleges
Gary McBride, appointed by County Board of Supervisors, representing the public

A G E N D A

The regular meeting of the Oversight Board of the Successor Agency to the former Redevelopment Agency of the City of Redlands is at the date and time noted below in the City Council Chambers, Civic Center, 35 Cajon Street, Redlands, California, on:

**THURSDAY, OCTOBER 17, 2013
4:00 P.M.**

Anyone desiring to speak at this meeting is encouraged, but not required, to turn in a "Speaker Sign-up Sheet." Forms are available prior to the meeting date in the Development Services Department, 210 E. Citrus Avenue, or in the City Council Chambers during the meeting. Speakers are limited to three (3) minutes each. Speakers may not "donate" their time to others.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Jason Montgomery of Municipal Utilities & Engineering Department, 909-798-7584 x5. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting (28 CFR 35.102-35.104 ADA Title II).

NOTE: Any writings or documents distributed to a majority of the Oversight Board regarding an open session agenda item less than 72 hours before this meeting are available for public inspection at the Development Services Department.

I. CALL TO ORDER AND PUBLIC COMMENT PERIOD - 3 MINUTES

(At this time, the public has the opportunity to address the Oversight Board on any item of interest within the subject matter jurisdiction of the Oversight Board that does not appear on this agenda. The Oversight Board may not discuss or take any action on any public comment made, except that the Oversight Board members or Successor Agency staff may briefly respond to statements made or questions posed by members of the public)

II. CONSENT CALENDAR/APPROVAL OF MINUTES

A. Consideration to adopt Resolution No. OB 2013-031; approval of the consent calendar for the October 17, 2013 regular meeting for the following matters:

I. Minutes of the September 19, 2013 Regular Meeting

III. COMMUNICATIONS

None.

IV. NEW BUSINESS

A. Consideration of Resolution No. OB 2013-032; a resolution of the Oversight Board of the Successor Agency approving a Long-Range Property Management Plan pursuant to Health and Safety code Section 34191.5.

V. OLD BUSINESS

None.

VI. ADJOURN TO NOVEMBER 21, 2013 MEETING



Mike Nelson
Economic Development Manager
Successor Agency Staff

RESOLUTION NO. OB 2013-031

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY
TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF REDLANDS
APPROVING THE CONSENT CALENDAR FOR THE OCTOBER 17, 2013
OVERSIGHT BOARD MEETING

WHEREAS, the Oversight Board to the Successor Agency to the former Redevelopment Agency of the City of Redlands (the "Oversight Board") has taken up for consideration the consent calendar for the October 17, 2013 meeting of the Oversight Board; and

WHEREAS, Section 34179(e) of the Health and Safety Code requires all actions by the Oversight Board to be taken by resolution;

NOW, THEREFORE, BE IT RESOLVED, BY the Oversight Board of the Successor Agency to the former Redevelopment Agency of the City of Redlands as follows:

Section 1. The Oversight Board hereby approves the consent calendar for the October 17, 2013 meeting of the Oversight Board which consists solely of the minutes for the Board's September 19, 2013 regular meeting.

Section 2. The Secretary for the Oversight Board shall certify to the adoption of this Resolution.

Section 3. Pursuant to California Health and Safety Code section 34179, all actions taken by the Oversight Board may be reviewed by the State of California Department of Finance, and, therefore, this Resolution shall not be effective for five (5) business days, pending a request for review by the State of California Department of Finance.

PASSED, APPROVED and ADOPTED at a special meeting of the Oversight Board of the Successor Agency to the former Redevelopment Agency of the City of Redlands held this 17th day of October, 2013 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Paul Foster, Chairperson
Oversight Board of Successor Agency
To Redevelopment Agency

ATTEST:

Linda McCasland
Oversight Board Secretary

Minutes of the Regular meeting of the Oversight Board for the Successor Agency of the Former Redevelopment Agency of the City of Redlands held in the Council Chambers, 35 Cajon Street, on September 19, 2013 at 4:00 P.M.

PRESENT: Paul Foster, Chairman
Oscar Orci, Vice Chairman
Donna Ferracone, Board Member
Brad Mason, Board Member
Cindy Saks, Board Member
David Wert, Board Member

ABSENT: All Board Members were in attendance, Board Member David Wert was delayed.

STAFF: Dan McHugh, City Attorney
Tina Kundig, Finance Director
Tom Steele, Assistant Finance Director
Robert Dalquest, Assistant Development Services Director, AICP, MPA

I. CALL TO ORDER AND PUBLIC COMMENT PERIOD - 3 MINUTES

(At this time, the public has the opportunity to address the Oversight Board on any item of interest within the subject matter jurisdiction of the Oversight Board that does not appear on this agenda. The Oversight Board may not discuss or take any action on any public comment made, except that the Oversight Board members or Successor Agency staff may briefly respond to statements made or questions posed by members of the public)

Chairman Paul Foster opened up the Public Comment Period. There were no comments forthcoming and the Public Comment Period was closed.

II. CONSENT CALENDAR/APPROVAL OF MINUTES

A. Consideration to adopt Resolution No. OB 2013-028; approval of the consent calendar for the September 19, 2013 Regular Meeting for the following matters:

i. Minutes of the July 18, 2013 Regular Meeting

MOTION

It was moved by Board Member Donna Ferracone, seconded by Vice Chairman Oscar Orci, and carried on a 5-0-1 vote (Board Member Wert delayed) that the Oversight Board approve Resolution No. OB 2013-028.

III. COMMUNICATIONS-None

IV. NEW BUSINESS

- A. Consideration of Resolution No. OB 2013-030 approving a corrected promissory note which adjusts the principal amount of a loan owed to the City of Redlands by the Successor Agency downward from \$65,607.37 to \$28,922.75.

Chairman Foster opened up the Hearing. There were no comments forthcoming and the Hearing was closed.

MOTION

It was moved by Board Member Ferracone, seconded by Vice Chairman Orci, and carried on a 6-0 vote that the Oversight Board approve Resolution No. OB 2013-030.

- B. Consideration of Resolution No. OB 2013-029 approving the Recognized Obligation Payment Schedule for January 1, 2014 to June 30, 2014 (ROPS 13-14B). The Recognized Obligation Payment Schedule sets for the payment amounts required for enforceable obligations for the six-month fiscal period.

Chairman Foster opened up the Hearing. There were no comments forthcoming and the Hearing was closed.

MOTION

It was moved by Board Member Wert, seconded by Vice Chairman Orci, and carried on a 6-0 vote that the Oversight Board approve Resolution No. OB 2013-029.

V. OLD BUSINESS-None

VI. ADJOURNMENT TO THE OCTOBER 17, 2013 OVERSIGHT BOARD MEETING.

There being no further business to address, Chairman Foster adjourned the meeting at 4:10 p.m. to the regularly scheduled Oversight Board meeting of October 17, 2013.

REQUEST FOR BOARD ACTION

SUBJECT: CONSIDERATION OF RESOLUTION NO. OB 2013-032; A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY APPROVING A LONG-RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5.

MOTION:

“I move approval of Resolution No. OB 2013-032.”

RECOMMENDATION:

Staff Recommends the Oversight Board approve Resolution No. OB 2013-032.

DISCUSSION:

Following dissolution of the former Redevelopment Agency of the City of Redlands (“Agency”), the City elected to become the Successor Agency to the Agency by Resolution No. 7089, dated November 1, 2011 (the “Successor Agency”). Pursuant to Health and Safety Code (“HSC”) Section 34173(b), the Successor Agency is a separate legal entity from the City.

HSC Section 34191.5(a) established a Community Redevelopment Property Trust Fund (the “Trust”), administered by the Successor Agency, to serve as the repository of the former Agency’s real properties. HSC Section 34191.4(a) requires that all real property and interests in real property of the former Agency (unless the property is subject to the requirements of any existing enforceable obligation) be transferred to the Property Trust Fund upon approval by the DOF of the Property Management Plan.

HSC Section 34191.5(b) requires the Successor Agency to prepare a Long-Range Property Management Plan (“Property Management Plan”) that addresses the disposition and use of the real properties of the former Agency. The Property Management Plan must include an inventory of all properties of the former Agency in the Trust. The inventory must include the following information:

1. The date of the acquisition of the property and the value at the time of acquisition, and an estimate of the current value of the property;
2. The purpose for which the property was acquired;
3. Parcel data, including address, lot size and current zoning;

4. An estimate of the current value of the parcel, including any appraisal information, if available;
5. An estimate of any lease, rental or any other revenues generated by the property, and a description of the contractual requirement for the disposition of those funds;
6. The history of environmental contamination, including designation as a Brownfield site, any related environmental studies, and history of any remediation efforts;
7. A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the Successor Agency; and
8. A brief history of previous development proposals and activity, including the rental or lease of property.

The Property Management Plan must also address the use or disposition of all the properties in the Trust, including retention of any properties for governmental use, the retention of the property for future development, the sale of the property, or the use of the property to fulfill an enforceable obligation. The Property Management Plan must separately identify and list properties in the Trust designated for governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation.

HSC Section 34191.5(c)(2) provides that (a) if the Property Management Plan directs the use or liquidation of the property for a project identified in an approved redevelopment plan, the property shall transfer to the City; and (b) if the Property Management Plan directs the liquidation of the property or the use of revenues generated from the property, such as lease or parking revenues, for any purpose other than to fulfill an enforceable obligation or for use for a project identified in an approved redevelopment plan, the proceeds from the sale shall be distributed as property tax to the taxing entities.

The Property Management Plan must be submitted to the Oversight Board and the DOF for approval no later than six months following the issuance to the Successor Agency of a Finding of Completion. The Department of Finance will issue a Finding of Completion to the Successor Agency once the following conditions have been met and verified:

- The Successor Agency has paid the full amount as determined during the due diligence reviews and the county auditor-controller has reported those payments to the Department of Finance; and
- The Successor Agency has paid the full amount as determined during the July True-Up process; or

- The Successor Agency has paid the full amount upon a final judicial determination of the amounts due and confirmation that those amounts have been paid by the county auditor-controller.

The date of issuance of the Finding of Completion was April 26, 2013; therefore, the Property Management Plan must be submitted to DOF by October 26, 2013.

HSC Section 34191.5(2)(C) provides that property shall not be transferred to a successor agency, city, county or city and county, unless the Property Management Plan has been approved by the Oversight Board and the DOF.

The Redlands Successor Agency has six properties in its inventory as indicated in the attached Property Management Plan. The Property Management Plan has been reviewed and approved by the Successor Agency Board. The Property Management Plan designates that one property be retained for governmental purposes, three properties be retained for future development and two properties be offered for sale.

It is recommended that the Oversight Board adopt the attached resolution approving and adopting the Property Management Plan and submitting the Property Management Plan to the State Department of Finance for approval.

ATTACHMENTS:

1. Resolution No. OB 2013-032
2. Redlands Successor Agency Long-Range Property Management Plan ([Online](#))

Respectfully submitted,



MIKE NELSON
Economic Development Manager
Successor Agency to the Redevelopment Agency



TINA T. KUNDIG
Finance Director
Successor Agency to the Redevelopment Agency

Approved for submission by:



N. ENRIQUE MARTINEZ
Executive Director,
Successor Agency to the Redevelopment
Agency



DANIEL J. MCHUGH
General Counsel,
Successor Agency to the Redevelopment
Agency

RESOLUTION NO. OB-2013-032

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF REDLANDS APPROVING A LONG-RANGE PROPERTY MANAGEMENT PLAN

WHEREAS, pursuant to Health and Safety Code section 34177(1)(2)(A) the Successor Agency to the former Redevelopment Agency of the City of Redlands (the "Successor Agency") has prepared a Long-Range Property Management Plan; and

WHEREAS, Health and Safety Code Section 34191.5(b) requires the Successor Agency to prepare a Long-Range Property Management Plan ("Property Management Plan") that addresses the disposition and use of the real properties of the former redevelopment agency; and

WHEREAS, Health and Safety Code Section 34191.5(b) also requires the Successor Agency to submit the Property Management Plan to the Successor Agency's Oversight Board and the Department of Finance for approval no later than six months following the issuance to the Successor Agency of the finding of completion pursuant to Health and Safety Code Section 34179.7;

NOW, THEREFORE, BE IT RESOLVED, BY the Oversight Board of the Successor Agency to the former Redevelopment Agency of the City of Redlands as follows:

Section 1. The Oversight Board hereby approves and adopts the Long-Range Property Management Plan, in substantially the form attached to this Resolution as Exhibit "A," pursuant to Health and Safety Code section 34177.

Section 2. The Oversight Board hereby directs the Successor Agency to submit the Long-Range Property Management Plan approved by the State of California Department of Finance and to post the Long-Range Property Management Plan on the Successor Agency's website.

Section 3. The Secretary for the Oversight Board shall certify to the adoption of this Resolution.

Section 4. Pursuant to California Health and Safety Code section 34179, all actions taken by the Oversight Board may be reviewed by the State of California Department of Finance, and, therefore, this Resolution shall not be effective for five (5) business days, pending a request for review by the State of California Department of Finance.

PASSED, APPROVED and ADOPTED at an adjourned regular meeting of the Oversight Board of the Successor Agency to the former Redevelopment Agency of the City of Redlands held this 17th day of October, 2013 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Paul Foster, Chairperson
Oversight Board of the Successor Agency
to the former Redevelopment Agency

ATTEST:

Linda McCasland
Oversight Board Secretary

EXHIBIT "A"

Long-Range Property Management Plan