

Minutes of the Meeting of the Oversight Board of the Successor Agency
to the Oakley Redevelopment Agency held November 5, 2012

1.0 OPENING MATTERS

**1.1 Call to Order and Roll Call of the Oversight Board to the Successor Agency
to the Oakley Redevelopment Agency (Kevin Romick, Chair)**

Chair Kevin Romick called the meeting to order at 6:30 p.m. in the City Council Chambers located at 3231 Main Street in Oakley

Roll Call – The following Board Members were present:

Paul Abelson, City Appointee

Bruce Connelley, County Appointee

Robert Kratochvil, Contra Costa County Community College District Appointee

Jon Michaelson, East Contra Costa Fire Protection District Appointee

Kevin Romick, City Appointee

Bill Swenson, County Appointee

Eric Volta, County Office of Education Appointee

1.2 Pledge of Allegiance (Kevin Romick, Chair)

Chair Kevin Romick led the Pledge of Allegiance.

**1.3 Introduction of East Contra Costa Fire Protection District Appointee Jon
Michaelson and Administration of Oath (Libby Vreonis, Secretary)**

Secretary Libby Vreonis administered an oath of office to new appointee, Jon Michaelson.

2.0 PUBLIC COMMENTS

There were no public comments.

3.0 CONSENT CALENDAR

**3.1 Approve the Minutes of the September 27, 2012 Oversight Board Meeting
(Libby Vreonis, Secretary)**

It was moved by Boardmember Connelley and seconded by Boardmember Swenson to approve Item 3.1. Motion was unanimous and so ordered. (7-0)

3.2 Adopt a Resolution Approving the Transfer of Various Successor Agency-Held Properties to the City for Governmental Purposes Consistent With Health and Safety Codes 34181(a) and 34191.3 (Bryan Montgomery, Executive Director)

Boardmember Volta inquired if the Board may vote on individual properties. Executive Director Montgomery confirmed that the Board could take action on each property separately if it so chooses.

Executive Director Montgomery advised the Board with regard to the properties purchased with bond funds that the funds from the sale of the properties must go to bond-eligible expenditures or defeasance of the bonds, rather than providing a cash distribution.

It was moved by Boardmember Volta and seconded by Boardmember Kratochvil to approve properties 1, 3, 4 and 5 as shown on the attachment to the staff report. AYES: Abelson, Kratochvil, Michaelson, Romick, Swenson, Volta. NOES: Connelley. (6-1)

Boardmember Connelley inquired if property 2 as shown on the attachment to the staff report could be utilized as a road. Executive Director Montgomery responded that property 2 could not be used as a road to link to another road as previously planned, but it could be used as a road for properties located nearby. He mentioned if it were made into a parking lot, it would be an incentive for nearby properties.

Boardmember Swenson inquired if anyone has inquired about purchasing property 2 and what would be the next step if property 2 is not approved. Executive Director Montgomery confirmed that there have been no inquiries with regard to purchasing property 2 and if property 2 is not approved it would be grouped with properties as part of the State-required Property Management Plan to be addressed later in the Spring.

Boardmember Kratochvil inquired if there have been any parking studies conducted on property 2. Executive Director Montgomery responded that the Downtown Specific Plan addressed the need for more downtown parking and that more parking would need to be provided. He mentioned that developers on nearby properties would have to install parking which means it may drive the property value down and the developer would incur additional costs to provide parking.

Boardmember Kratochvil commented that property 8 does not seem useable, that properties 6 and 7 expand onto Main Street and that property 2 appears to be a more useable space. Executive Director Montgomery added that property 2 is marketable.

Vice Chair Abelson mentioned property 2 is adjacent to a 7 acre parcel known as the "Cunha parcel". Executive Director Montgomery added that property 2 is included in the Downtown construction bid as a parking lot.

It was moved by Vice Chair Abelson and seconded by Boardmember Connelley to approve properties 2, 6, 7 and 8 as shown on the attachment to the staff report. AYES: Abelson, Connelley, Michaelson, Romick, Swenson. NOES: Kratochvil, Volta. (5-2)

4.0 PUBLIC HEARINGS- None

5.0 REGULAR CALENDAR-None

6.0 WORK SESSION DISCUSSION-None

7.0 REPORTS/COMMENTS

7.1 EXECUTIVE DIRECTOR

(a) ROPS Meet and Confer Meeting with State Department of Finance

Executive Director Montgomery explained that the Recognized Obligation Payment Schedule (ROPS) approved by the Oversight Board was submitted to the State Department of Finance (DOF) and the DOF has expressed concern with regard to some of the obligations submitted, as it has with many agencies. He mentioned he, Vice Chair Abelson and the City Attorney would be meeting with the DOF on November 19 to explain what the obligations are, why they are critical, and why they were included in the original downtown plan. He also mentioned that if the DOF should disallow any of the obligations, staff may need to return to the Oversight Board for possible approval of a revised ROPS.

(b) Maze & Associates to Conduct Due Diligence Engagements Work

Executive Director Montgomery provided the Board with a handout that explains the steps the Oversight Board must take prior to being allowed to dispose of non-governmental purpose property. He explained that one of the items on the handout relates to a due diligence review determination of the Low and Moderate Income Housing Fund and that Maze & Associates will provide such review. Vice Chair Abelson added that Maze & Associates is the only qualified auditor available to provide such review and that they should complete such review in March 2013.

(c) Update on Downtown Projects

Executive Director Montgomery reported that Carpaccio's and La Costa restaurants are planned to be open the first week of December and the plaza and Main Street construction in front of City Hall should be complete in late January. He added there was some delay due to a gas tank found unexpectedly underground on the plaza premises. He mentioned the City is in escrow to sell the building containing the Oakley Plaza shops to the entity that owns the Oakley Ace Hardware store and escrow is estimated to close November 30.

(d) Discuss Long-Term Property Management Plan required by AB 1484

Executive Director Montgomery recommended to the Board a discussion in the Spring 2013 regarding a long-term property management plan as required by AB 1484 to determine how best to dispose of all properties purchased by the Oakley Redevelopment Agency (RDA). He mentioned some of the properties purchased by the RDA have short-term leases expiring mid-2013. Vice Chair Abelson added that the State has shifted its policy recommendations of a fire sale of redevelopment properties to holding the properties until it is determined the highest and best use of the properties to try and maximize the value of the properties.

7.2 MEMBERS OF THE BOARD

Boardmember Volta thanked City staff for their work.

8.0 CLOSED SESSIONS - None

9.0 ADJOURNMENT

There being no further business, the meeting was adjourned at 7:20 p.m.

Respectfully Submitted,



Libby Vreonis
Secretary