

**OVERSIGHT BOARD OF SUCCESSOR AGENCY
TO CATHRAL CITY REDEVELOPMENT AGENCY**

Board Meeting Minutes

September 26, 2013

9:00 A.M.

City of Cathedral City

Administration Conference Room

MEETING CALLED TO ORDER AT 9:07 A.M.

ROLL CALL:

Present: Members - Howell, Bradley, Scott, Aguilar, Henry,
Absent Members – DeRosa, Ellis

CONFIRMATION OF AGENDA – Confirmed.

APPROVAL OF PRIOR MEETING MINUTES – Minutes of the August 15, 2013 Meeting were accepted as presented.

PUBLIC COMMENT SESSION- Public Comments were called for by the Board Member Bradley (filling in for Chairman DeRosa), but none were heard.

INFORMATIONAL ITEMS – It was announced that Member Howell had accepted a new position with the Community College District and that it was likely that Julie Archer would be appointed as the representative from the PSU School District.

BUSINESS ITEM #1 – Member Scott explained that some line items on this ROPS submission were consolidated for ease of reporting such as the 3% administrative budget and fees associated with Bonds as they can vary due to bond calls, disclosures of significant events etc. The third item that was different on this ROPS was the fact that the loan (approved last meeting by the Board) between the City and the Agency for \$324,286 was requested due to the fact that we were short on RPTTF distributions for the period of ROPS 13-14(a). If there was insufficient RPTTF distribution on 13-14(b) ROPS than any amounts due the City would be carried forward to future ROPS. We also must submit all proposed actions of the Oversight Board at the time the agenda documents are distributed to the Board and then again after the Oversight Board takes action. Member Aguilar inquired about the expenses pertaining to the Eagle Dam

Member to which Scott responded that our cleanup portion is now completed, coming in at just in the vicinity of a million dollars. Also explained, were the line items for CURC which reflect the future financial commitments to CURC.

Member Bradley inquired as to how much the property tax went up, as to which Member Scott replied that it was about 6% and that any excesses would go to taxing entities.

A recommendation was then made by Member Aguilar to approve the ROPS payment schedule ("ROPS 13-14(b)") for the period of January 1, 2014 through June 30, 2014 to include an Administrative Budget as required by Health & Safety Code Section 34180, with a second with a second from Member Howell.

The measure passed with a vote of 5-0, with two members absent.

BUSINESS ITEM #2 #3 – Member Scott explained that the plan is consistent with what was reviewed at the previous OB meeting with a couple of exceptions, such as properties that were purchased with solid waste funds were still not titled correctly would be addressed at a future date and not a requirement of the PMP. We are reflecting only one parcel as an enforceable obligation and is located behind the new VW dealership. VW has an option on the parcel directly south to the dealership pursuant to an approved Owner Participation Agreement. Although one additional parcel is technically an obligation through a 15 year lease, the underlying lease obligation could be sold. It was noted, that CURC does have an option on this parcel pursuant to a Disposition and Development Agreement. There is also a parking lot parcel near the Cathedral City Auto Center which is used by the Auto Center for excess vehicle storage. This parcel is land locked and has no other practical use and although public parking cannot be considered as a Government parcel as that is not the purpose for which it was acquired. The Auto Dealers Association is a likely candidate for the acquisition of the parcel.

Member Howell inquired as to when and how the appraisal values were established, to which Member Scott replied that the appraisals were performed in the last four months by a licensed California Appraiser. The lots were either fully appraised or provided a profession estimate of value (small vacant parcels outside of the downtown core). As part of the appraisal process, we looked at and applied potential development impediments (such as infrastructure requirements) to each group of parcels.

Member Bradley inquired as to when the City would get control of properties that were approved for public use. Answer was, as soon as approved by the Department of Finance.

Member Howell asked where the proceeds would go when these properties are sold. Member Scott explained that the proceeds would be distributed to the County and subsequently each taxing entity. The bond holders would have to rely on tax increment for repayment of their bonds.

Additional discussion took place as to the second resolution (Business Item #3), which memorializes that if the Successor Agency can dispose of property within six months of the Department of Finance's approval of the LRPMP and the sale is consistent with the LRPMP, then with the Oversight Board's approval of the resolution the Successor Agency would not be required to come back to the Oversight Board or the Department of Finance for additional approvals. It was made clear that if any proposed sale of property was different than the approved LRPMP and was beyond the six-month period the Successor Agency would be required to seek all approvals for disposition of property pursuant to HSC 34181. The Successor Agency would also report any sales consistent with the LRPMP to the Oversight Board.

Actions were then taken on each proposed resolution.

A motion was then made by Member Henry to approve the adoption of Resolution OB-2013-19, approving the Successor Agency's Long Range Property Management Plan in accordance with Health & Safety Code Section 34191, with a second coming from Member Aguilar.

The measure passed with a vote of 5-0, with two members absent.

BUSINESS ITEM #3 – Note report was consolidated with previous item. A motion was called for to adopt Resolution OB-2013-20 which authorized the disposition of Successor Agency Properties in accordance with California Health & Health Code 34181 and the Successor Agency's approved Long Range Property Management Plan. A motion was made to accept by Member Aguilar with a 2nd by Member Howell.

The measure passed with a vote of 5-0, with two members absent.

NEXT MEETING – The next Oversight Board meetings were set for November 14th.

ADJOURNMENT – Meeting adjourned at 9:50 A.M. without objection.

cc: K. DeRosa S. Henry T. Scott K. Biersack
J. Aguilar D. Bradley C. Green L. Lukes
L. Howell W. Ellis R. Wood J. Sherman