

**REGULAR MEETING OF THE
OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY OF THE
FORMER CERES REDEVELOPMENT AGENCY
MINUTES**

August 28, 2013

Vice Chair, Mike Lyons, called the Oversight Board meeting to order at 10:14 a.m. with the following in attendance:

ROLL CALL Board Members, Anderson, Boyd, Briggs, Lyons, Siegel

EXCUSED Board Members Hallinan, Chairperson DeMartini

PUBLIC COMMENT PERIOD – None.

APPROVAL OF AGENDA AS POSTED (OR AMENDED) AND CERTIFICATION OF POSTING

ACTION: It was moved by Boyd/Seconded by Anderson to approve the agenda as posted (or amended) and certification of posting. **Motion passed unanimously. (5/0)**

NEW BUSINESS

1. **Resolution No. 2013-02 (OB-CRA)** approving the Recognized Obligation Payment Schedule (ROPS) for the period of January 1, 2014 – June 30, 2014 and the Long Range Property Management Plan (LRPMP) prepared pursuant to California Health and Safety Code Section 34191.5.

Board Member and City of Ceres Economic Development/Redevelopment Manager, Bryan Briggs, presented the staff report stating that the ROPS is an accounting of the financial obligations pertaining to the Successor Agency during the wind down period. The ROPS being considered here includes Bond payments; Enforceable Obligations related to redevelopment projects; and Successor Agency Administration Allowance. The State completed its Due Diligence Review and issued the City of Ceres a Certificate of Completion on April 26, 2013.

Mr. Briggs further stated that the Ceres Successor Agency is also submitting its Long Range Property Management Plan (LRPMP) for review by the Oversight Board and State Department of Finance.

The California Health and Safety Code Section 34191.5(b) provides the following uses for any property included in the LRPMP:

- Retention of the property for governmental use
- Retention of the property for future development
- Sale of the property
- Use of the property to fulfill an enforceable obligation

The former Ceres Redevelopment Agency held title to six (6) properties. Successor Agency staff is recommending in the LRPMP that three (3) of the properties be retained for a legitimate government use as allowed under HSC 34191.5(c)(2) and 34181(a) as properties that have been identified in an approved Redevelopment Plan.

The properties included in the LRPMP are as follows:

- 2743 Fourth Street*
- 2745 Fourth Street*
- 2936 Fifth Street*
- 2912 Fourth Street
- 3004 Fifth Street
- 3012 Fifth Street

Staff is requesting that the Oversight Board approve the Successor Agency’s proposal to retain three (3) properties under the government use exception noted above with an asterisk and sell the other three (3) properties. California Health and Safety Code section 34191.5(B) provides that the proceeds from the sale may be used to satisfy an enforceable obligation, however, that process is convoluted and AB 1484 confers a great deal of discretion onto California Department of Finance staff, so it is premature to plan for the use of any revenue generated from the sale of these properties

The Board had a lengthy discussion on the reasoning behind the purchase of the properties and their purpose in the City’s Downtown Specific Plan. Various scenarios were discussed pertaining to uses of the properties such as downtown parking areas, community garden, etc.

Mike Lyons, Vice Chairperson and Ceres City Attorney, stated that there is no legitimate use under the law to retain the property.

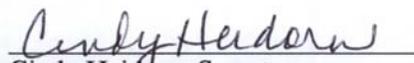
Board Member Anderson felt that the Long Range Property Management Plan should not be approved but studied further by the Successor Agency and the Oversight Board.

ACTION: It was moved by Siegel/Seconded by Boyd to approve **Resolution No. 2013-02 (OB-CRA)** approving the Recognized Obligation Payment Schedule (ROPS) for the period of January 1, 2014 – June 30, 2014 and the Long Range Property Management Plan (LRPMP) prepared pursuant to California Health and Safety Code Section 34191.5. **Motion passed with Board Member Anderson Voting No. (4/1)**

REPORTS – None.

There being no further business, Vice Chairperson Lyons adjourned the Oversight Board Meeting at 10:48 a.m.


Mike Lyons, Vice Chairperson


Cindy Heidorn, Secretary