



**CITY OF SAND CITY SUCCESSOR AGENCY
Oversight Board Meeting
Agenda for February 28, 2014**

**3:00 p.m., Friday, February 28, 2014
City Hall, Council Chambers, 1 Sylvan Park, Sand City, CA 93955**

AGENDA ITEMS:

1. CALL TO ORDER

2. ROLL CALL & ESTABLISHMENT OF QUORUM

John McPherson, Monterey County Office of Education
Jane Parker, Monterey County Board of Supervisors
Sandra Miles, Monterey County Board of Supervisors (Public Member)
Vicki Nakamura, Monterey Peninsula College
Linda Scholink, City of Sand City Successor Agency
Steve Matarazzo, City of Sand City Successor Agency
Jayanti Addleman, Monterey County Libraries

3. PLEDGE OF ALLEGIANCE

4. COMMUNICATIONS FROM THE FLOOR: At this time, any person may comment on any item which is not on the agenda. Please state your name and address for the record. Action will not be taken on an item that is not on the agenda. If it requires action, it will be referred to staff and/or placed on the next agenda. In order that all interested parties have an opportunity to speak, please limit comments to a maximum of three (3) minutes. Any member of the public may comment on any matter listed on this agenda at the time the matter is being considered by the Board.

5. BOARD MEMBER COMMENTS: Board Members may ask a question for clarification; make a brief report or announcement on his/her activities. Board members may provide a referral to Staff or other resources for factual information, or direct Staff to agendaize a matter of business on a future agenda. Any item not listed on the Agenda after the posting of the Agenda and that must be acted upon (2/3rds vote required to place on agenda) prior to the next Board meeting may be addressed at this time. (G.C. 54954.2)

6. ACTION/DISCUSSION ITEMS

- A. Consideration of Oversight Board RESOLUTION Approving the Oversight Board Minutes of February 3, 2014



**CITY OF SAND CITY SUCCESSOR AGENCY
Oversight Board Meeting Agenda for February 28, 2014**

- B. Consideration of Oversight Board RESOLUTION Approving the Recognized Obligation Payment Schedule (ROPS) for July 2014 through December 2014
7. REQUEST FROM BOARD MEMBERS FOR FUTURE AGENDA ITEMS
8. ADJOURNMENT:

The Next Scheduled Oversight Board Meeting:
Monday, June 2, 2014
3:00 P.M.
Sand City Council Chambers
1 Sylvan Park, Sand City

ALL MEETINGS ARE OPEN TO THE PUBLIC. The City of Sand City does not discriminate against persons with disabilities. City Hall and the Council Chambers are accessible facilities. Any person with a disability who requires a modification or accommodation to be able to participate in this meeting is asked to contact the office of the City Clerk at (831) 394-3054 no fewer than two business days prior to the meeting to allow for reasonable arrangements.

SAND CITY SUCCESSOR AGENCY OVERSIGHT BOARD

RESOLUTION OB _____, 2014

**RESOLUTION OF THE OVERSIGHT BOARD FOR THE SAND CITY SUCCESSOR
AGENCY APPROVING THE OVERSIGHT BOARD MEETING MINUTES OF
FEBRUARY 3, 2014**

WHEREAS, the Oversight Board at its special meeting of February 28, 2014 reviewed the Oversight Board draft meeting minutes of February 3, 2014; and

WHEREAS, based on its review of said minutes, the Oversight Board finds the draft minutes to be an accurate summary of the major points and actions taken during the meeting of February 3, 2014.

NOW, THEREFORE, THE OVERSIGHT BOARD hereby finds the subject minutes to be adequate and they are hereby approved as the approved meeting minutes of February 3, 2014.

PASSED AND ADOPTED by the Sand City Successor Agency Oversight Board on this 28th, day of February, 2014 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

John McPherson, Board Chair

ATTEST:

Connie Horca, Board Secretary



**CITY OF SAND CITY SUCCESSOR AGENCY
Oversight Board Meeting Minutes
February 3, 2014**

The meeting was called to order by Chair McPherson at 3:01 P.M.

AGENDA ITEM 2, ROLL CALL & ESTABLISHMENT OF QUOROM

John McPherson, Monterey County Office of Education
Jane Parker, Monterey County Board of Supervisors {arrived at 3:03 p.m.}
Sandra Miles, Monterey County Board of Supervisors (Public Member)
Vicki Nakamura, Monterey Peninsula College
Linda Scholink, City of Sand City Successor Agency
Steve Matarazzo, City of Sand City Successor Agency
Jayanti Addleman, Monterey County Libraries

AGENDA ITEM 3, PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Board Member Miles.

AGENDA ITEM 4, COMMUNICATIONS FROM THE FLOOR

3:02 P.M. Floor opened for Public Comment.

There was no comment from the Public.

3:02 P.M. Floor closed to Public Comment.

AGENDA ITEM 5, BOARD MEMBER COMMENTS

Board Member Miles requested additional information regarding the enclosed map that is part of the Long Range Property Management Plan. She would like the map to depict where properties owned by the Orosco Group are located.

3:03 P.M. Board Member Parker arrived.

AGENDA ITEM 6, ACTION/DISCUSSION ITEMS

A. Consideration of Oversight Board Resolution approving the Oversight Board Minutes of November 18, 2013

Motion to approve the Oversight Board **Resolution** approving the Oversight Board Minutes of November 18, 2013 was made by Board Member Miles, seconded by Board Member McPherson. AYES: Board Members McPherson, Parker, Miles, Nakamura, Scholink, Matarazzo, Addleman. NOES: None. ABSENT: None. ABSTAIN: None. Motion

carried.

B. Consideration of Annual Appointment of Board Member Chair and Vice-Chair

Board Member Parker nominated Board Member John McPherson as the 2014 Oversight Board Chair, and Board Member Vicki Nakamura to serve as the Vice Chair.

Motion to approve the Successor Agency Oversight Board **Resolution** approving the Nomination of Chair and Vice Chair of the Oversight Board, whose terms will begin in March, 2014 was made by Board Member Parker, seconded by Board Member Matarazzo. AYES: Board Members McPherson, Parker, Miles, Nakamura, Scholink, Matarazzo, Addleman. NOES: None. ABSENT: None. ABSTAIN: None. Motion carried.

C. Update on Disbursements by the Sand City Successor Agency (SA) based on the Settlement Agreement between the Local Educational Agencies (LEAs) and the Successor Agency

Board Member Matarazzo reported that checks will be disbursed to Monterey Peninsula College for \$42,172, and Monterey County Office of Education for \$18,856, completing the amounts owed to these agencies. A partial payment of \$175,000 has been disbursed to the Monterey Peninsula Unified School District for this ROPS period.

3:08 P.M. Floor opened for Public Comment.

There was no comment from the Public.

3:08 P.M. Floor closed to Public Comment.

D. Consideration of Disposition of Successor Agency Properties and Long Term Property Management Plan

Board Member Matarazzo reported that the Successor Agency retains five properties for disposition which may be considered individually by a straw vote of the Oversight Board. The attached resolution can be amended following review of each property under consideration.

Property 1) Staff recommends that the Carroll Property be transferred to the City. This property was purchased with tax exempt bonds for the purpose of public parking. Surrounding businesses located within proximity of the Carroll Property could use the space for additional parking not currently available to them. The property was purchased for approximately \$1.4 million in 2008, and is currently appraised at \$750,000.

The Board discussed the Carroll Properties future use and what constitutes the definition of governmental purpose. Board Member

Matarazzo commented that when the Dissolution Act was established, it required properties to be sold immediately. Upon adoption of AB 1484, it required that a Long Range Property Management Plan be established in hopes of maximizing property values. Board Member Parker commented that if the property were to be transferred to the City, the taxing entities would not benefit from the transfer. Chair McPherson suggested that the Board return to this property following the consideration of the other properties.

Property 2) The Community Garden is approximately 5,000 square feet, and is used by residents as a gathering area. Staff recommends it be transferred to the City.

Board Member Parker commented that if the Community Garden is valuable to the City; the City should consider purchasing it for retention of its present use.

Property 3) Staff recommends the Sewer Pump Station be sold to DBO Development. DBO has assembled approximately 11 acres of surrounding property for future development. The developer would need to redesign the sewer system as part of his project. The sale of the pump station would maximize overall property values.

Property 4) The McDonald Site is approximately 17 acres and is currently under a Disposition and Development Agreement with King Ventures. It received Coastal Development Permit approval in December, 2013 from the City Council, and may be subject to appeal with the Coastal Commission. Staff recommends that no action be taken.

Board Member Nakamura commented on typographical corrections on pages 134 and page 151.

Property 5) The Public Easements at the Independent consist of a public plaza easement, well and utility easement, and parking structure easement. Staff recommends that the easements be transferred to the City.

3:20 P.M. Floor opened for Public Comment.

There was no comment from the public.

3:20 P.M. Floor closed to Public Comment.

Board Member Matarazzo clarified to the Board that the Long Range Property Management Plan needs to be submitted to the Department of Finance six months following the Finding of Completion. The Resolution may be amended following recommendations by the Board.

Property 1) Straw Vote to concur with Staff recommendations to transfer the Carroll Property to the City:

AYES: Board Members Matarazzo, Scholink
NOES: Board Members McPherson, Parker, Miles, Addleman,
Nakamura
ABSENT: None
ABSTAIN: None.
Straw vote declined 2-5.

Straw vote to offer the Carroll Property for Sale:
AYES: Board Members McPherson, Parker, Miles, Addleman, Nakamura
NOES: Board Members Matarazzo, Scholink.
ABSENT: None
ABSTAIN: None
Straw vote carried 5-2.

The Board discussed the disposition/sale of the community garden and Staff's recommendation to transfer it to the City.

3:42 P.M. Floor opened for Public Comment.

Successor Agency Attorney Jim Heisinger commented that the property could be designated as a park, and may be sold to the City with the condition that the property remains a park and/or garden.

3:43 P.M. Floor closed to Public Comment.

Property 2) Straw vote to sell the Community Garden at cost to the City for \$75,000, designating the property as a "community garden" or "public park". If the City does not accept this offer, then the property will be offered for sale in the open real estate market:

AYES: Board Members McPherson, Parker, Miles, Nakamura, Scholink,
Matarazzo, Addleman
NOES: None
ABSENT: None
ABSTAIN: None.
Straw vote carried 7-0.

Property 3) Straw vote to submit an updated appraisal of the Sewer Pump Station and offer the property for sale for a period of 60 days to said developer. Should the developer fail to purchase the property within the 60 day period, the property shall be placed on the open real estate market for sale:

AYES: Board Members McPherson, Parker, Nakamura, Scholink,
Matarazzo, Addleman
NOES: Board Member Miles
ABSENT: None.
ABSTAIN: None
Straw vote carried 6-1.

Property 4) No action taken.

Property 5) Straw vote to proceed with Staff recommendation that the public easements be transferred to the City:

AYES: Board Members McPherson, Parker, Miles, Nakamura, Scholink, Matarazzo, Addleman

NOES: None

ABSENT: None

ABSTAIN: None.

Straw vote carried 7-0.

Board Member Matarazzo clarified to the Board the amended changes to the language of the Resolution as indicated by the above mentioned recommendations for each property

3: 45 P.M. Board member Addleman was excused from the meeting.

Motion to approve the Oversight Board **Resolution** as amended, approving the Long Range Property Management Plan (LRPMP) and submitting said Plan for final review and approval to the Department of Finance (DOF) was made by Board Member McPherson, seconded by Board Member Scholink. AYES: Board Members McPherson, Parker, Miles, Nakamura, Scholink, Matarazzo. NOES: None. ABSENT: Board Member Addleman. None. ABSTAIN: None. Motion carried.

E. Consideration of Special Oversight Board Meeting for Monday, February 24, 2014 and Future Oversight Board Meetings for 2014

The Board discussed possible dates for future meetings of the Oversight Board. The Board agreed on the following dates for future meetings:

Friday, February 28, 2014 @ 3:00 p.m. (Special Meeting)

Monday, June 2, 2014 @3:00 p.m.

Monday, September 15, 2014 @ 3:00 p.m.

Board Member Parker requested that Staff send the Recognized Obligations Payment Schedule (ROPS 14-15A) to the Board for review prior to the meeting. Staff should have the information available following the February 17th Successor Agency/City Council meeting.

AGENDA ITEM 7, REQUEST FROM BOARD MEMBERS FOR FUTURE AGENDA ITEMS

Board Member Parker requested that a revised Resolution reflecting the amendments to the Long Range Property Management Plan be sent to the Board.

Board member Miles requested that Staff provide a map of properties owned by DBO Development to the Board.

AGENDA ITEM 8, ADJOURNMENT


There was consensus of the Board to adjourn the meeting to the Oversight Board Special meeting on Friday, February 28, 2014 at 3:00 P.M. The meeting was adjourned at 3:51 P.M.

Connie Horca, Board Secretary

SAND CITY OVERSIGHT BOARD
staff memorandum

DATE: February 18, 2014 (for Oversight Board Meeting of February 24, 2014)

TO: Sand City Oversight Board

FROM: Steve Matarazzo, staff 

SUBJECT: Consideration of Resolution Approving Recognized Obligation Payment Schedule (ROPS) For July, 2014 through December, 2014, Known As ROPS 14-15A

BACKGROUND

It is estimated that the Successor Agency (SA) may receive approximately \$610,000 in property tax revenue during the first half of Fiscal Year 2014/15. The attached Recognized Obligation Payment Schedule (ROPS) proposes to allocate those funds to pay bonded indebtedness in the sum of \$560,463 dollars; and, if there is any residual amount remaining (estimate of \$50,000), that amount would be equally disbursed to partially pay the settlement amount to the Monterey Peninsula Unified School District and some administrative costs for next fiscal year. This would still leave a future obligation to the MPUSD of approximately \$190,641 for future ROPS disbursements. The bulk of the bond payments are due during the first half of the next fiscal year. Therefore, more funding should be available in the second half of fiscal year 2014/15 to cover the MPUSD obligation and total administrative cost.) This ROPS, known as ROPS 14-15A, is due to the Department of Finance by March 1, 2014.

Next fiscal year's administrative costs should be less than this past fiscal year's costs based on the lessening of state reporting requirements related to redevelopment dissolution. The administrative budget of the Successor Agency will be addressed during the preliminary budget review and its budget cost can be covered in arrears as part of ROPS 14-15B, which will be submitted to the SA and Oversight Board after the next fiscal year begins.

RECOMMENDATION

It is therefore **RECOMMENDED** that the attached resolution approving ROPS 14-15A be adopted.

ATTACHMENTS:

**OVERSIGHT BOARD TO THE
SAND CITY SUCCESSOR AGENCY**

RESOLUTION OB _____, 2014

**RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY OF
THE FORMER REDEVELOPMENT AGENCY, APPROVING THE
RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) FOR
JULY 2014 THROUGH DECEMBER 2014 (ROPS 14-15A)**

WHEREAS, the Redevelopment Dissolution Act (AB xl 26 and AB 1484) requires Successor Agencies to prepare Recognized Obligation Payment Schedules (ROPS) and for Oversight Boards to approve them; and

WHEREAS, the City of Sand City has elected to be the Successor Agency for the former Sand City Redevelopment Agency and has therefore prepared ROPS 14-15A; and

WHEREAS, the fifth ROPS in this process is now known as ROPS 14-15A, the Recognized Obligation Payment Schedule for July 2014 through December 2014; and said ROPS has been reviewed by the Oversight Board ; and

NOW, THEREFORE, BE IT RESOLVED that the Oversight Board to the Sand City Successor Agency hereby approves ROPS 14-15A attached hereto and incorporated herein by this reference as Exhibit A, respectively, and directs staff to forward ROPS 14-15A to the Department of Finance for further review and approval.

PASSED AND ADOPTED by the Oversight Board to the Sand City Successor Agency on this 28th day of February, 2014 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

ATTEST:

John McPherson, Board Chair

Connie Horca, Board Secretary

EXHIBIT A

Recognized Obligation Payment Schedule (ROPS 14-15A) - Summary

Filed for the July 1, 2014 through December 31, 2014 Period

Name of Successor Agency: Sand City
Name of County: Monterey

Current Period Requested Funding for Outstanding Debt or Obligation	Six-Month Total
Enforceable Obligations Funded with Non-Redevelopment Property Tax Trust Fund (RPTTF)	
A Funding Sources (B+C+D):	\$ -
B Bond Proceeds Funding (ROPS Detail)	-
C Reserve Balance Funding (ROPS Detail)	-
D Other Funding (ROPS Detail)	-
E Enforceable Obligations Funded with RPTTF Funding (F+G):	\$ 610,463
F Non-Administrative Costs (ROPS Detail)	585,463
G Administrative Costs (ROPS Detail)	25,000
H Current Period Enforceable Obligations (A+E):	\$ 610,463
Successor Agency Self-Reported Prior Period Adjustment to Current Period RPTTF Requested Funding	
I Enforceable Obligations funded with RPTTF (E):	610,463
J Less Prior Period Adjustment (Report of Prior Period Adjustments Column S)	-
K Adjusted Current Period RPTTF Requested Funding (I-J)	\$ 610,463
County Auditor Controller Reported Prior Period Adjustment to Current Period RPTTF Requested Funding	
L Enforceable Obligations funded with RPTTF (E):	610,463
M Less Prior Period Adjustment (Report of Prior Period Adjustments Column AA)	-
N Adjusted Current Period RPTTF Requested Funding (L-M)	610,463

Certification of Oversight Board Chairman:
Pursuant to Section 34177(m) of the Health and Safety code, I hereby certify that the above is a true and accurate Recognized Obligation Payment Schedule for the above named agency.

Name Title
/s/ _____
Signature Date

Recognized Obligation Payment Schedule (ROPS) 14-15A - ROPS Detail
July 1, 2014 through December 31, 2014
 (Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K					O	P
										Funding Source						
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF			
										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin		
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	\$	\$	\$	\$	\$	\$	
								\$ 22,951,252		\$	\$	\$	\$ 585,483	\$ 25,000	\$ 610,483	
1	2008A Exempt Tax Allocation	Bonds Issued On or Before 12/31/10	1/18/2008	7/19/2005	US Bank	Finance and Refinance RDA Activities	Sand City	8,379,060	N				383,350		\$ 383,350	
2	2008B Tax Allocation Bonds	Bonds Issued On or Before 12/31/10	1/18/2008	7/15/2005	US Bank	Finance Redevelopment Activities	Sand City	2,235,675	N				177,113		\$ 177,113	
3	Sand City	Admin Costs	2/1/2012	6/30/2014	City acting as Successor Agency	Administrative Cost Allowance	Sand City	250,000	N					25,000	\$ 25,000	
4	Sand City	Legal	8/13/2012	6/30/2014	City acting as Successor Agency	Oversight Board Counsel	Sand City	-	Y						\$ -	
5	City of Sand City	Miscellaneous	1/1/1995	1/31/2012	City of Sand City	CDP Reimbursement	Sand City	1,454,768	N						\$ -	
6	SERAF Payment	SERAF/ERAF	5/10/2010	6/30/2015	County Auditor 34 177 (a)	Repay loan from LMRF	Sand City	568,062	N						\$ -	
7	SERAF Payment	SERAF/ERAF	5/10/2010	6/30/2015	County Auditor 34 177 (a)	Repay loan from LMRF	Sand City	116,960	N						\$ -	
10	McDonald Coastal Project	OPA/DDA/Construction	6/20/2001	1/31/2012	John King - DDA	Contingency Reimbursement	Sand City	1,455,000	N						\$ -	
11	Tax Sharing Agreement	Litigation	5/18/1989	1/31/2012	City of Seaside	1989 tax sharing agreement contingent	Sand City	-	N						\$ -	
12	Sand City Redevelopment Project	City/County Loans On or Before	1/20/1987	1/31/2012	City of Sand City	Repay loans for Staff and Facilities	Sand City	3,826,058	N						\$ -	
13	Sand City Redevelopment Project	City/County Loans On or Before	1/20/1987	1/31/2012	City of Sand City	Repay for Monetary Loans (Seaside)	Sand City	4,650,000	N						\$ -	
14	Pass Through Payment-Statutory	Miscellaneous	7/1/1989	1/31/2012	MCOE	Statutory Pass Through Payment	Sand City	-	Y						\$ -	
15	Pass Through Payment	Miscellaneous	7/1/1989	1/31/2012	MPCCD	Pass Through Payment	Sand City	-	Y						\$ -	
16	Pass Through Payment	Miscellaneous	7/1/1989	1/31/2012	MPUSD	Pass Through Payment	Sand City	215,641	N				25,000		\$ 25,000	