



**CITY OF SAND CITY SUCCESSOR AGENCY
Oversight Board Meeting Agenda
January 23, 2017**

**3:00 p.m., Monday, January 23, 2017
City Hall, Council Chambers, 1 Sylvan Park, Sand City, CA 93955**

1. CALL TO ORDER

2. ROLL CALL & ESTABLISHMENT OF QUOROM

Dan Albert Jr., Monterey County Office of Education
Jane Parker, Monterey County Board of Supervisors
Vacant, Monterey County Board of Supervisors (Public Member)
Vicki Nakamura, Monterey Peninsula College
Linda Scholink, City of Sand City Successor Agency
Todd Bodem, 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 agendize 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 January 25, 2016



**CITY OF SAND CITY SUCCESSOR AGENCY
Oversight Board Meeting Agenda
January 23, 2017**

- B. Consideration of Oversight Board RESOLUTION Approving the Successor Agency Administrative Budget for Fiscal Year July 2017 through June 2018
 - C. Consideration of Oversight Board RESOLUTION Approving the Recognized Obligation Payment Schedule (ROPS) for July 2017 through June 2018 (ROPS 17-18A and ROPS 17-18B)
 - D. Consideration of Oversight Board RESOLUTION Approving the Nomination of Chair and Vice-Chair of the Oversight Board, whose Terms will begin March, 2017
 - E. Update on Long Range Property Management Plan
 - F. Consideration of Future Oversight Board Meetings
7. REQUEST FROM BOARD MEMBERS FOR FUTURE AGENDA ITEMS
8. ADJOURNMENT

The Next Scheduled Oversight Board Meeting:
TBD
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.

**AGENDA ITEM
6A**

SAND CITY SUCCESSOR AGENCY OVERSIGHT BOARD

RESOLUTION OB _____, 2017

**RESOLUTION OF THE OVERSIGHT BOARD FOR THE SAND CITY SUCCESSOR
AGENCY APPROVING THE OVERSIGHT BOARD MEETING MINUTES OF
JANUARY 25, 2016**

WHEREAS, the Oversight Board at its meeting of January 23, 2017 reviewed the Oversight Board draft meeting minutes of January 25, 2016; 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 January 25, 2016.

NOW, THEREFORE, THE OVERSIGHT BOARD hereby finds the subject minutes to be adequate and they are hereby approved as the approved meeting minutes of January 25, 2016

PASSED AND ADOPTED by the Sand City Successor Agency Oversight Board on this 23rd day of January, 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

Vicki Nakamura, Board Vice Chair

ATTEST:

Connie Horca, Board Secretary



**CITY OF SAND CITY SUCCESSOR AGENCY
Oversight Board Meeting Minutes
January 25, 2016**

AGENDA ITEM 1, CALL TO ORDER

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

AGENDA ITEM 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)
(*excused absence*)
Vicki Nakamura, Monterey Peninsula College
Linda Scholink, City of Sand City Successor Agency
Todd Bodem, City of Sand City Successor Agency
Jayanti Addleman, Monterey County Libraries

AGENDA ITEM 3, PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair McPherson.

AGENDA ITEM 4, COMMUNICATIONS FROM THE FLOOR

3:03 P.M. Floor opened for Public Comment.

There were no comments from the Public.

3:03 P.M. Floor closed to Public Comment.

AGENDA ITEM 5, BOARD MEMBER COMMENTS

3:04 P.M. Floor opened for Board Member Comment.

Board Member Bodem commented that the Long Range Property Management Plan was approved by the Department of Finance on December 30, 2015.

Chair McPherson announced that due to other commitments, he will be resigning as Chair of the Oversight Board. A replacement should be assigned by the next Sand City Oversight Board meeting. He commented that it has been challenging, productive, and very rewarding to serve on the Board and that it has been a pleasure to work with everyone.

AGENDA ITEM 6, ACTION/DISCUSSION ITEMS

A. Consideration of Oversight Board RESOLUTION Approving the Oversight Board Minutes of December 15, 2015

There were no changes or comments regarding the December 15, 2016 Minutes.

Motion to approve the Oversight Board **Resolution** approving the Oversight Board Minutes of December 15, 2015 was made by Board Member Addleman, seconded by Board Member Parker. AYES: Board Members McPherson, Parker, Nakamura, Scholink, Bodem, Addleman. NOES: None. ABSENT: Board Member Miles. ABSTAIN: None. Motion carried.

B. Consideration of Oversight Board RESOLUTION Approving the Administrative Budget for Fiscal Year July 2016 through June 2017

Board Member Scholink explained that the attached Administrative Budget is for the 2016-2017 fiscal year. The budget reflects a reduced amount for employee costs, an increase in attorney fees, and miscellaneous utility expenses (which are paid directly).

In response to Board Member Parker's inquiry regarding the amount allocated in the past for the Oversight Board Legal Counsel and whether the \$10,000 previously allocated was sufficient to meet expenses, Board Member Scholink answered that the increased amount serves as a placeholder should it go over budget.

There was Board discussion regarding the amounts allocated for the decrease of salaries, increased costs for Legal Counsel Services and Implementation of the Long Range Property Management Plan (LRPMP). Board Member Scholink clarified that the amounts for legal services and Implementation of the LRPMP serve as placeholders in the event services were needed and that it would be wise to have an amount budgeted for those services.

Motion to approve the Oversight Board **Resolution** approving the Administrative Budget for Fiscal Year July 2016 through June 2017 was made by Board Member Parker, seconded by Board Member Bodem. AYES: Board Members McPherson, Parker, Nakamura, Scholink, Bodem, Addleman. NOES: None. ABSENT: Board Member Miles. ABSTAIN: None. Motion carried.

C. Consideration of Oversight Board RESOLUTION Approving the Recognized Obligation Payment Schedule (ROPS) for July 2016

through June 2017 (ROPS 16-17A and ROPS 16-17B)

Board Member Scholink reported that this is the first attempt at a full year of the Recognized Obligation Payment Schedule (ROPS). Columns L through P show the ROPS 16-17A and Columns R through V is the ROPS 16-17B. What is being requested is funds for bond payments, Administrative Fees, SERAF and the Seaside Payment.

At the request of Chair McPherson, Board Member Scholink explained that the Seaside Payment request was based on the “[Proposed] Judgment of Stipulation for Entry of Judgment” as indicated in the attached (page 11). It was agreed that the Successor Agency would put \$364,521 dollars on the ROPS annually, and if there are funds available; it would be paid. If no funds are available, it would be placed on the ROPS for the following year as ordered by the court.

Board Member Parker commented on the Seaside Payment and agrees with the essential outcome of the agreement. She questioned the validity of the Seaside Payment without the Oversight Boards approval since it does have implications to the Oversight Board. Successor Agency Attorney Jim Heisinger responded that this is protracted litigation with several pre-trial motions. One of which was a Motion for Summary Judgement the city filed. In September of 2015, the court granted summary judgement in favor of Sand City. The only parties in the case were Seaside and the Successor Agency. In lieu of going to trial, the two parties entered into a Stipulation for Entry of Judgement (enclosed in the packet). The judgement outlines a detailed payment schedule and approval of the payment has to be included in the ROPS, which is now being presented to the Oversight Board.

Board Member Parker asked for clarification about why the payment is coming from property tax instead of sales tax revenue

City of Seaside Attorney Don Freeman commented that the original agreement was between the City of Seaside and the Sand City Redevelopment Agency. The reason the court granted summary judgement was because the City of Sand City was only the guarantor. The original contract was actually between the Sand City Redevelopment Agency and the City of Seaside. Seaside’s position has been that this was an enforceable obligation, and was left off the ROPS from the very beginning as to whether it was sales tax or property tax. The court granted the Summary of Judgement because without the vote of the people of the City of Sand City, the City could not be a guarantor.

There was Board discussion regarding the collection of sales tax by a redevelopment agency, and whether or not the Successor Agency could collect sales tax. Mr. Heisinger added that redevelopment agencies were able to collect sales tax during a four year period beginning in the late 1980's. State Legislation removed the collection of sales tax by redevelopment agencies in early 1990, and following the dissolution act, Successor Agencies would not have the ability to collect sales tax. The outcome of the case was that the guarantee was unconstitutional. The money owed to the City of Seaside would have been continually paid to Seaside if not for the dissolution act. Should the Oversight Board choose to not approve the ROPS, it would be up to the City of Seaside to challenge the Oversight Board.

3: 26 P.M. Floor opened to the Public.

There were no Public Comments.

3:26 P.M. Floor closed to Public Comment.

City Attorney Heisinger commented on the ROPS amount due. The monies received would go towards payment of the two Bonds, the payment allocated to Seaside, and then to the SERAF obligation. These payments would continue until 2027. The amount owed to Seaside would be reflected on the ROPS annually as ordered by the court whether or not there will be sufficient funds to repay the amount. The upcoming resort project should increase the amount of the property tax transfer funds, providing for more money to pay outstanding obligations. There was discussion regarding the McDonald property, coastal erosion impacts involving the McDonald project and other projects that may be considered along the coast.

Board Member Parker expressed her concerns regarding line item 11 (Tax Sharing Agreement) on the ROPS. Chair McPherson added that he is hopeful additional tax revenues would allow for funds to be received by the taxing entities.

Motion to approve the Oversight Board **Resolution** approving the Recognized Obligation Payment Schedule (ROPS) for July 2016 through June 2017 (ROPS 16-17A and ROPS 16-17B) was made by Board Member Bodem, seconded by Board Member Scholink. AYES: Board Members McPherson, Parker, Nakamura, Scholink, Bodem, Addleman. NOES: None. ABSENT: Board Member Miles. ABSTAIN: None. Motion carried.

D. Consideration of Future Oversight Board Meetings

Chair McPherson commented that an organizational meeting normally occurs in March.

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

There were no requests from Board Members for future agenda items.

AGENDA ITEM 8, ADJOURNMENT

There was consensus of the Board to adjourn the meeting at 3:36 p.m. to the next regularly scheduled meeting to be determined.

Connie Horca, Board Secretary

**AGENDA ITEM
6B**

OVERSIGHT BOARD TO THE SAND CITY SUCCESSOR AGENCY

RESOLUTION OB _____, 2017

**RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY OF THE
FORMER REDEVELOPMENT AGENCY APPROVING THE SUCCESSOR AGENCY
ADMINISTRATIVE BUDGET FOR THE
ROPS 17-18A and ROPS 17-18B (July 2017 – June 2018)**

WHEREAS, redevelopment dissolution law allows for administrative budgets of \$250,000 annually for smaller Successor Agencies like the Sand City Successor Agency; and

WHEREAS, Sand City Successor Agencies staff has prepared a draft administrative budget of \$125,000 for the ROPS 17-18A and ROPS 17-18B time frame of July, 2017 through June, 2018, as required by law and subject to the final approval of the Oversight Board; and

WHEREAS, the Sand City Successor Agency approved a draft administrative budget at its meeting of January 17, 2017 and has forwarded said budget for final review and approval of the Oversight Board; and

NOW, THEREFORE BE IT RESOLVED that the Oversight Board to the Sand City Successor Agency hereby approves the administrative budget for the ROPS 17-18A and ROPS 17-18B period of July 2017 through June 2018, as shown on "Exhibit A", attached hereto and incorporated herein by this reference.

PASSED AND ADOPTED by the Oversight Board to the Sand City Successor Agency on this 23rd, day of January, 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

Vicki Nakamura, Board Vice Chair

ATTEST:

Connie Horca, Board Secretary

**SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY OF THE CITY OF SAND CITY
 PROPOSED ADMINISTRATIVE BUDGET
 July 1, 2017 through June 30, 2018**

EMPLOYEE COSTS:	
Salaries	\$36,700.00
Deferred Compensation	\$400.00
PERS Retirement	\$7,000.00
Medicare	\$600.00
Health	\$4,950.00
Dental	\$600.00
Vision	\$200.00
LTD	\$450.00
Life	\$150.00
Workers Comp	\$1,100.00
Fitness	\$200.00
Auto	\$400.00
SUBTOTAL	\$52,750.00
SUPPLIES & SERVICES:	
Audit Services	\$5,000.00
Attorney/Legal Services	\$30,000.00
Legal - OB Board Counsel	\$10,000.00
Outside Legal Services	
Mgmt/Consultant Services (HdL, Hayashi, Planning)	\$10,000.00
Office Supplies	\$500.00
Financial Advisor	\$3,000.00
Implementation of LRPMP	\$5,000.00
Appraisals	\$3,000.00
Bond Expenses	
SUBTOTAL	\$66,500.00
ALLOCATED COSTS:	
Technical Support	\$500.00
Liability Insurance	\$2,500.00
Property Insurance	\$250.00
Misc. Expense (Property/Utilities/Taxes/Expenses) for Carroll Property/Community Garden	\$2,500.00
SUBTOTAL	\$5,750.00
TOTAL	\$125,000.00

MEMO TO SAND CITY OVERSIGHT BOARD

TO: SAND CITY OVERSIGHT BOARD
FROM: DIRECTOR OF ADMINISTRATIVE SERVICES
SUBJECT: ROPS 17-18
DATE: JANUARY 19, 2017

The Recognized Obligation Payment Schedule (ROPS) before you for your consideration today is the ROPS 17-18 which covers the period from July 1, 2017- June 30, 2018.

I have attached a detailed explanation of what is being requested for each half of the year. The first ROPS is labeled 17-18A which covers July 2017-December 2017. In that time period we are requesting funds to make up the balance due for the November 2017 2008A bond payment and what is needed for the 2008B bond payment. We are asking for the Seaside payment and the Administrative budget. I have also added estimates to line item 23 and 24, as we are currently working on a contract with Bartel and Associates, LLC to do an actuarial study to define what those numbers should be.

I have included a request for \$70,000 for the Unfunded Pers Pension and \$155,000 for the Pers Unfunded OPEB liability. The last addition for this half of the year is the \$6,000 for the Bartel contract to do the study on the Pers Unfunded Pension and OPEB. This totals a request for \$ 839,562.00 for the first half of the year.

In the second half of the year which is 17-18B and covers January 2018- June 2018 we are requesting the 2008 A & B bond payments that are due in May of 2018. We are also requesting ½ of the principal for both 2008A and 2008B November payment. The reason we do this, is because the November 2018 bond payment is always the larger payment and it is an accepted practice to ask for partial payment in advance. We are also requesting the payment to Seaside, the administrative payment, and the bond and fiscal agent fees that are usually expensed in the second half of the year. These requests total \$617,074.00 for 17-18B, bringing the total being requested for the full year to \$1,456,636.00.

I have also changed the total outstanding debt or obligation for line item 13, which is the Seaside loan. With the passing of Senate Bill -107, the loan has been recalculated at the 3% compounded quarterly interest rate. We are waiting for additional information from HdL to confirm this calculation and will bring additional information to the board if it is received before the meeting. We are not requesting funds for this item.

I have attached another more detailed report showing all of the descriptions and the dollars being requested. If you have any questions, please give me a call.

Thank you

JULY 17- JUNE 2018

ROPS 17-18

17-18A July 2017-December 2017

(receive in June 2017)

\$ 252,963.00 Requesting 17 -18A

2008A Request for balance of November 2017

2008A bond Payment	\$395,462.50
2008A received in 16-17B	<u>\$ 142,500.00</u>
Balance requested in 17-18A	\$252,962.50

\$110,838.00

2008B Request for balance of November 2017

2008B bond payment	\$185,837.50
2008B received in 16-17B	<u>\$ 75,000.00</u>
Balance needed	\$110,837.50

\$182,261.00

Seaside Payment
SERAF payment

\$ 70,000.00

Pers Unfunded Pension

\$155,000.00

Pers Unfunded – OPEB

\$ 6,000.00

Bartel Associates, LLC

\$ 62,500.

Admin Payment

\$839,562.00

Total Requested

17-18B January 2018-June 2018

(receive in December 2017)

\$254,050.00

2008A May 2018 payment	\$104,050.00
November 2018 (1/2 principal)	<u>\$150,000.00</u>

\$111,713.00

2008B May 2018 payment	\$ 31,712.50
November 2018 (1/2 principal)	<u>\$ 80,000.00</u>

\$182,261.00

Seaside Payment
SERAF payment

\$ 62,500.00

Admin payment

\$ 6,550.00

Bond Fees/Fiscal Agent Fees

\$617,074.00

Total Requested

Total for 17-18 = \$1,456,636.000

Td/rops178-18detail of request

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

RESOLUTION OB _____, 2017

**RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY OF
THE FORMER REDEVELOPMENT AGENCY, APPROVING THE
RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) FOR
JULY 2017 THROUGH JUNE 2018 (ROPS 17-18A and ROPS 17-18B)**

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 17-18A and ROPS 17-18B; and

WHEREAS, the tenth ROPS in this process is now known as ROPS 17-18, the Recognized Obligation Payment Schedule for July, 2017 through June, 2018, and said ROPS has been reviewed by the Oversight Board.

NOW, THEREFORE, BE IT RESOLVED that the Oversight Board to the Sand City Successor Agency hereby approves ROPS 17-18 attached hereto and incorporated herein by this reference as "Exhibit A", respectively, and directs staff to forward ROPS 17-18A and 17-18B 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 23rd, day of January, 2017 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

Vicki Nakamura, Board Vice Chair

ATTEST:

Connie Horca, Board Secretary

Recognized Obligation Payment Schedule (ROPS 17-18) - Summary

Filed for the July 1, 2017 through June 30, 2018 Period

Successor Agency: Sand City
County: Monterey

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	17-18A Total (July - December)	17-18B Total (January - June)	ROPS 17-18 Total
A Enforceable Obligations Funded as Follows (B+C+D):	\$ -	\$ -	\$ -
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	-	-	-
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G):	\$ 839,562	\$ 617,074	\$ 1,456,636
F RPTTF	777,062	554,574	1,331,636
G Administrative RPTTF	62,500	62,500	125,000
H Current Period Enforceable Obligations (A+E):	\$ 839,562	\$ 617,074	\$ 1,456,636

Certification of Oversight Board Chairman:
Pursuant to Section 34177 (o) 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 successor agency.

Name Title
/s/ _____
Signature Date

Sand City Recognized Obligation Payment Schedule (ROPS 17-18) - ROPS Detail

July 1, 2017 through June 30, 2018

(Report Amounts in Whole Dollars)

Table with columns A-W: 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, ROPS 17-18 Total, 17-18A (July - December) Fund Sources, 17-18B (January - June) Fund Sources, 17-18A Total, 17-18B Total.

**Sand City Recognized Obligation Payment Schedule (ROPS 17-18) - Report of Cash Balances
(Report Amounts in Whole Dollars)**

Pursuant to Health and Safety Code section 34177 (I), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation. For tips on how to complete the Report of Cash Balances Form, see [Cash Balance Tips Sheet](#).

A	B	C	D	E	F	G	H	I	
		Fund Sources							
		Bond Proceeds		Reserve Balance		Other	RPTTF		
	Cash Balance Information by ROPS Period	Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS period balances and DDR RPTTF balances retained	Prior ROPS RPTTF distributed as reserve for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	Comments	
ROPS 15-16B Actuals (01/01/16 - 06/30/16)									
1	Beginning Available Cash Balance (Actual 01/01/16)	1,056,351		150,693			2,369		
2	Revenue/Income (Actual 06/30/16) RPTTF amounts should tie to the ROPS 15-16B distribution from the County Auditor-Controller during January 2016	269				610	429,132		
3	Expenditures for ROPS 15-16B Enforceable Obligations (Actual 06/30/16)						232,129		
4	Retention of Available Cash Balance (Actual 06/30/16) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)	1,056,620					188,282		
5	ROPS 15-16B RPTTF Balances Remaining	No entry required							
6	Ending Actual Available Cash Balance C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 - 5)	\$ -	\$ -	\$ 150,693	\$ -	\$ 610	\$ 11,090		

MEMO

To: Sand City Successor Agency Oversight Board
From: Todd Bodem, Executive Director
Date: January 18, 2017
Subject: Nomination of Chair and Vice Chair of the Oversight Board

At the January 25, 2016 Oversight Board meeting, Chair John McPherson officially resigned and a new Chair was not nominated.

The Oversight Board by-laws states that the Chair and Vice Chair will serve one-year terms commencing in March of each calendar year; however, a meeting of the Oversight Board was not held for the remainder of the year 2016.

The attached Resolution will nominate a new Chair and Vice Chair whose terms will begin in March 2017 until Monterey County becomes the Oversight Board on and after July 1, 2018.

SAND CITY SUCCESSOR AGENCY OVERSIGHT BOARD

RESOLUTION OB ____, 2017

RESOLUTION OF THE OVERSIGHT BOARD FOR THE SAND CITY SUCCESSOR AGENCY APPROVING THE NOMINATION OF CHAIR AND VICE CHAIR OF THE OVERSIGHT BOARD, WHOSE TERMS WILL BEGIN IN MARCH, 2017

WHEREAS, the Sand City Oversight Board bylaws provide that one year terms are to be provided for the offices of Chair and Vice-Chair, to begin during the start of March of each year; and

WHEREAS, the current Chair and Vice-Chair of the Oversight Board have served the Oversight Board well during their terms of office; and

WHEREAS, it is the appropriate time to nominate a new Chair and Vice-Chair of the Oversight Board as prescribed in the bylaws.

NOW, THEREFORE, BE IT RESOLVED that the Oversight Board hereby nominates and approves Oversight Board Member _____ as the Chair of the Oversight Board, commencing on March 1, 2017; and further that the Oversight Board nominates and approves Oversight Board Member _____ as the Vice-Chair of the Oversight Board, commencing on March 1, 2017.

PASSED AND APPROVED by the Sand City Successor Agency Oversight Board on this 23rd, day of January, 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

Vicki Nakamura, Board Vice Chair

ATTEST:

Connie Horca, Board Secretary

MEMO

To: Sand City Successor Agency Oversight Board
From: Todd Bodem, Executive Director
Date: January 19, 2017
Subject: Implementation of the Long Range Property Management Plan

Long Range Property Management Plan (LRPMP) - Implementation

On December 30, 2015, the Department of Finance approved the Agency's use or disposition of all five properties/entitlements discussed in the LRPMP. The approved LRPMP shall govern and supersede all other provisions relating to the disposition and use of all the real property assets of the former redevelopment agency. The status of these properties is as follows:

Carroll Property (6 lots). On December 20, 2016, the Sand City Successor Agency (SA) approved a Resolution authorizing the Executive Director to enter into an agreement to sell 6 of the 14 lots to Urban Atelier, LLC. in the amount of \$318,000. Once the 6 lots are sold, the revenue shall be divided and distributed to each taxing entity.

City Attorney Jim Heisinger drafted 3 Grant Deeds facilitating the transfer of properties from the SA to the City. This transfer of the Grant Deeds from the SA, and acceptance to the City, will soon be considered for approval. The properties are:

1. Parking Structure Easement, Public Plaza Easement, and Well Site Easement and Utility Access Easement.
2. Community Garden.
3. Carroll Property remaining 8 lots.

All of the above aforementioned properties will be transferred for governmental use at no cost to the City.

The transfer of the following properties will take place at an even later time as certain actions must be taken first before City Council consideration:

1. Sewer Lift Station. The sewer lift station property located in the South of Tioga project area needs to be studied as is a part of the working sewer system controlled by the Seaside Sanitation District. The City Engineer will need to provide an engineers' estimate (as the structure may need to be moved/rebuilt in another location) in order for the appraiser to value its worth before approaching DBO to facilitate its sale. Several meetings will need to take place between the

developer, the Seaside Sanitation District staff, etc. Once sold, the revenue shall be divided and distributed to each taxing entity.

2. McDonald Site. The LRPMP states that the RDA will hold title of the McDonald site in order to fulfill an enforceable obligation. Only if King Ventures exercises its right to terminate the DDA will the McDonald site transfer to the City.