

AGENDA
THURSDAY SEPTEMBER 17, 2015
OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE
REDEVELOPMENT AGENCY FOR
THE COUNTY OF RIVERSIDE
CONFERENCE ROOM C, 5th FLOOR – COUNTY ADMINISTRATIVE CENTER
4080 Lemon Street, Riverside, California 92501
(Clerk 951-955-1060)

AND
VIDEO TELECONFERENCE LOCATION
73-710 FRED WARING DRIVE, SUITE 222
PALM DESERT, CA 92260
(760) 863-8211

1:30 P.M.

Pledge of Allegiance to the Flag

Roll Call

OPENING COMMENTS:

BOARD MEMBERS

ADMINISTRATIVE ACTION:

1. Approval of Meeting Minutes – June 18, 2015
2. Consideration of Resolution 2015-008, Approving the Successor Agency's Recognized Obligation Payment Schedule 15-16B for the Period of January 1, 2016 through June 30, 2016
3. Consideration of Resolution 2015-009, Approving the Successor Agency's Administrative Budget for the Period of January 1, 2016 through June 30, 2016
4. Consideration of Resolution 2015-010, Approving and Adopting the Amended Long-Range Property Management Plan (LRPMP)

ORAL COMMUNICATIONS FROM THE AUDIENCE ON ANY MATTER WHICH DOES NOT APPEAR ON THE BOARD'S AGENDA:

MEETING ADJOURNED TO: December 17, 2015

Accommodation under the Americans with Disabilities act and agenda in alternate formats are available upon request. ***Requests must be made at least 72 hours prior to the meeting.*** Later requests will be accommodated to the extent feasible. Please telephone Lisa Wagner at the Clerk of the Board office at (951) 955-1063, from 8:00 a.m. to 5:00 p.m., Monday through Thursday.

MINUTES OF THE
OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE
REDEVELOPMENT AGENCY FOR
THE COUNTY OF RIVERSIDE
CONFERENCE ROOM D, 5th FLOOR – COUNTY ADMINISTRATIVE CENTER
4080 Lemon Street, Riverside, California 92501
(Clerk 951-955-1060)

THURSDAY, June 18, 2015
1:30 P.M.

Pledge of Allegiance to the Flag

Roll Call

John J. Benoit and Paul Jessup were absent.

OPENING COMMENTS:

BOARD MEMBERS

ADMINISTRATIVE ACTION:

1. Approval of Meeting Minutes – April 16, 2015

On motion of Aaron Hake, seconded by Rohini Dasika and duly carried by unanimous vote, the Meeting Minutes of April 16, 2015, were received and filed.

2. Consideration of Resolutions 2015-006 and 2015-007, Approving the Issuance of Housing and Non-Housing Refunding Bonds, Making Certain Determinations with Respect to the Refunding Bonds and Providing Other Matters Relating Thereto.

On motion of Aaron Hake, seconded by Rohini Dasika and duly carried by unanimous vote, Resolution No. 2015-006 was approved as recommended.

On motion of Aaron Hake, seconded by Aaron Brown and duly carried by unanimous vote, Resolution No. 2015-007 was approved as recommended.

DISCUSSION:

No Discussion Matters

ORAL COMMUNICATIONS FROM THE AUDIENCE ON ANY MATTER WHICH DOES NOT APPEAR ON THE BOARD'S AGENDA:

No Public Speakers

MEETING ADJOURNED TO: Thursday, September 17, 2015, at 1:30 p.m.

Accommodation under the Americans with Disabilities act and agenda in alternate formats are available upon request. **Requests must be made at least 72 hours prior to the meeting.** Later requests will be accommodated to the extent feasible. Please telephone Lisa Wagner at the Clerk of the Board office at (951) 955-1063, from 8:00 a.m. to 5:00 p.m., Monday through Thursday.

OVERSIGHT BOARD
FOR THE
SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY
FOR THE
COUNTY OF RIVERSIDE

Reports, Discussion and Action Items

Meeting Date: September 17, 2015

Action: **Adoption of the Recognized Obligation Payment Schedule and Successor Agency Administrative Budget for the Period of January 1, 2016 through June 30, 2016, via Resolutions 2015-008 and 2015-009 – Successor Agency Item 4-2, of September 15, 2015**

Background:

Pursuant to California Health and Safety Code Section 34177(j) and 34177(l), Successor Agencies are required to prepare a proposed administrative budget and a Recognized Obligation Payment Schedule (“ROPS”) and submit it to the Oversight Board for approval.

Oversight Board Resolution No. 2015-008 includes Exhibit “A, which is the ROPS 15-16B for the January 1, 2016 through June 30, 2016 fiscal period.

Oversight Board Resolution No. 2015-009 addresses the Successor Agency’s Administrative Budget, and includes Exhibit “A”, which provides the estimated administrative cost for the January through June 2016 fiscal period, and serves as a summary of the direct and indirect costs for the given fiscal period.

The outstanding obligations by funding source for the January through June 2016 ROPS are as follows:

| | |
|--|----------------|
| A. Available Revenues Other Than Anticipated RPTTF Funding | 1,644,759 |
| B. Enforceable Obligations Funded with RPTTF | 23,285,862 |
| C. Enforceable Obligations Funded with Reserve Funds | 9,351,000 |
| D. Administrative Allowance funded with RPTTF | <u>678,229</u> |
| E. Total RPTTF Requested (B+D=E) | 34,281,621 |

On September 15, 2015, the Board of Supervisors for the County of Riverside, as the governing body of the Successor Agency to the Redevelopment Agency for the County of Riverside, approved ROPS 15-16B and the Successor Agency’s Administrative Budget for the period of January 1, 2016 through June 30, 2016, as Item 4-2.

Recommendation: Staff recommends that the Oversight Board for the Successor Agency to the Redevelopment Agency for the County of Riverside adopt the ROPS 15-16B and the Successor Agency Administrative Budget for the fiscal period of January 1, 2016 through June 30, 2016, via Resolutions 2015-008 and 2015-009.

Attachments:

- Resolution No. 2015-008 of the Oversight Board for the Successor Agency to the Redevelopment Agency for the County of Riverside Adopting the Recognized Obligation Payment Schedule 15-16B for the Period of January 1, 2016 through June 30, 2016
- Recognized Obligation Payment Schedule for the fiscal period of January 1, 2016 through June 30, 2016
- Resolution No. 2015-009 of the Oversight Board for the Successor Agency to the Redevelopment Agency for the County of Riverside Adopting the Successor Agency's Administrative Budget for the Period of January 1, 2016 through June 30, 2016
- http://www.rivcocob.org/agenda/2015/09_15_15_files/04-02.pdf, Staff Report to the Board of Supervisors for the County of Riverside, Item 4-2 of September 15, 2015

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4 **RESOLUTION NO. 2015-008**

5 **A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE**
6 **REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE ADOPTING THE**
7 **RECOGNIZED OBLIGATION PAYMENT SCHEDULE 15-16B, FOR THE PERIOD OF**
8 **JANUARY 1, 2016 THROUGH JUNE 30, 2016**

9
10 **WHEREAS**, redevelopment agencies were dissolved as of February 1, 2012, following
11 a California Supreme Court ruling in *California Redevelopment Association v. Matosantos*
12 upholding Assembly Bill x1 26 (“ABX1 26”); and

13 **WHEREAS**, the Successor Agency to the Redevelopment Agency for the County of
14 Riverside (Successor Agency) is responsible for implementing ABX1 26; and

15 **WHEREAS**, provisions of ABX1 26 require that each Successor Agency have an
16 oversight board to oversee and review the actions of the Successor Agency as it winds down
17 the affairs of the former Redevelopment Agency; and

18 **WHEREAS**, an oversight board has been formed, pursuant to Health and Safety Code
19 Section 34179; and

20 **WHEREAS**, Health and Safety Code Sections 34177(l) and (m) require the Successor
21 Agency to prepare a Recognized Obligation Payment Schedule (“ROPS”) for each sixth
22 month fiscal period and submit it to the Oversight Board for approval; and

23 **WHEREAS**, the Successor Agency recommends Oversight Board adoption of the
24 ROPS 15-16B for the period of January 1, 2016 through June 30, 2016.

25 **NOW, THEREFORE, BE IT RESOLVED, FOUND, AND DETERMINED** by the
26 Oversight Board for the Successor Agency to the Redevelopment Agency for the County of
27 Riverside as follows:

1 1. The Oversight Board adopts the Recognized Obligation Payment Schedule attached
2 hereto as Exhibit "A," the period of January 1, 2016 through June 30, 2016.

3 2. The Board Clerk shall electronically transmit this resolution to the Department of
4 Finance as required pursuant to Health and Safety Code Section 34179(h).

5 3. Pursuant to Health and Safety Code Section 34177(m), the Department of Finance
6 shall make its determination of the enforceable obligations and the amounts and funding
7 sources of the enforceable obligations no later than 45 days after the Recognized Obligation
8 Payment Scheduled is submitted. Pursuant to Health and Safety Code Section 34179(h), all
9 actions taken by the Oversight Board may be reviewed by the State of California Department
10 of Finance, and, therefore, this Resolution shall not be effective until five (5) business days
11 after approval, subject to a request for review by the State of California Department of
12 Finance.

13 **PASSED, APPROVED, AND ADOPTED** by the Oversight Board for the Successor
14 Agency to the Redevelopment Agency for the County of Riverside on September 17, 2015.

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16 Approved as to Form:
17 Oversight Board Legal Counsel

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20 By: _____

21 James M. Casso
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4 **RESOLUTION NO. 2015-009**

5 **A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE**
6 **REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE ADOPTING THE**
7 **SUCCESSOR AGENCY’S ADMINISTRATIVE BUDGET FOR THE PERIOD OF**
8 **JANUARY 1, 2016 THROUGH JUNE 30, 2016**
9

10 **WHEREAS**, redevelopment agencies were dissolved as of February 1, 2012, following
11 a California Supreme Court ruling in *California Redevelopment Association v. Matosantos*
12 upholding Assembly Bill x1 26 (“ABX1 26”); and

13 **WHEREAS**, the Successor Agency to the Redevelopment Agency for the County of
14 Riverside (“Successor Agency”) is responsible for implementing ABX1 26; and

15 **WHEREAS**, provisions of ABX1 26 require that each Successor Agency have an
16 oversight board to oversee and review the actions of the Successor Agency as it winds down
17 the affairs of the former Redevelopment Agency; and

18 **WHEREAS**, an oversight board has been formed, pursuant to Health and Safety Code
19 Section 34179; and

20 **WHEREAS**, Health and Safety Code Section 34177(j) requires the Successor Agency
21 to prepare an administrative budget for each sixth month fiscal period and submit it to the
22 Oversight Board for approval; and

23 **WHEREAS**, the Successor Agency recommends Oversight Board adoption of the
24 Successor Agency’s Administrative Budget for the period of January 1, 2016 through June 30,
25 2016.

26 **NOW, THEREFORE, BE IT RESOLVED, FOUND, AND DETERMINED** by the
27 Oversight Board for the Successor Agency to the Redevelopment Agency for the County of
28 Riverside as follows:

1 1. The Oversight Board adopts the Successor Agency's Administrative Budget
2 attached hereto as Exhibit "A" for the period of January 1, 2016 through June 30, 2016.

3 2. The Board Clerk shall electronically transmit this resolution to the Department of
4 Finance as required pursuant to Health and Safety Code Section 34179(h).

5 3. Pursuant to Health and Safety Code Section 34177(m), the Department of Finance
6 shall make its determination of the enforceable obligations and the amounts and funding
7 sources of the enforceable obligations no later than 45 days after the Recognized Obligation
8 Payment Scheduled is submitted. Pursuant to Health and Safety Code Section 34179(h), all
9 actions taken by the Oversight Board may be reviewed by the State of California Department
10 of Finance, and, therefore, this Resolution shall not be effective until five (5) business days
11 after approval, subject to a request for review by the State of California Department of
12 Finance.

13 **PASSED, APPROVED, AND ADOPTED** by the Oversight Board for the Successor
14 Agency to the Redevelopment Agency for the County of Riverside on September 17, 2015.

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16 Approved as to Form:
17 Oversight Board Legal Counsel

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20 By: _____
21 James M. Casso

OVERSIGHT BOARD
FOR THE
SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY
FOR THE
COUNTY OF RIVERSIDE

Reports, Discussion and Action Items

Meeting Date: September 17, 2015

Action: **Approval and Adoption of the Amended Long-Range Property Management Plan, via Resolution 2015-010 – Successor Agency Item 4-1, of September 15, 2015**

Background:

The Successor Agency to the Redevelopment Agency for the County of Riverside originally submitted the LRPMP to the Department of Finance (DOF) on October 1, 2014. After initial DOF review, in May 2015, DOF notified the Successor Agency that the properties identified for transfer for governmental use are not developed and therefore do not qualify for that category, pursuant to HSC Section 34181. The properties in question are listed below:

| Property | APN |
|---|--|
| Lakeland Village Property | 371-210-028 |
| In Fill Housing – Rubidoux | 177-051-001 thru 003 |
| Wallace Street Surplus Property | 181-111-015 |
| In Fill Housing – Mission Plaza | 181-030-011 |
| In Fill Housing – North Hemet | 443-050-006 |
| North Shore First Station Relocation Property | 723-222-003, 002 |
| Future Thermal Library Property | 757-062-003 |
| Future Oasis Fire Station Property | 749-160-012 |
| Mecca Triangle Park | 727-184-036 |
| Mecca Comfort Station | 727-193-047, 727-193-013, 727-193-046, 727-193-038 |
| Mecca Fire Station Surplus Property | 727-193-041, 727-193-028, 727-193-027 |
| Mecca Roundabout Surplus Property | 727-161-025, 727-161-026, 727-161-028, 727-161-027, 727-161-030 |
| Lakeview/Nuevo Surplus Property | 426-180-020 |

In lieu of transfer, the Successor Agency is requesting for these properties to be placed in the “retain for future development” category.

In accordance with the requirements of Health and Safety Code Section 34180 (f), staff is prepared to reach a compensation agreement with the affected taxing entities for those properties for future development activities. The Agency will provide payments to them in proportion to their shares of the base property tax, as determined pursuant to Section 34188, for the value of the property retained.

In addition, DOF directed the Successor Agency to conduct appraisals on all properties. The appraisal of all properties were undertaken by a certified appraiser, and the values are shown in each property profile.

The attached amended LRPMP shows that the Agency is the owner of record of 87 Assessor Parcel Numbers, amounting to approximately 639 acres of land. The table below shows a summary of the use and disposition strategy for the parcels, based on the permissible categories as set forth in Health and Safety Code Section 34191.5.

| Successor Agency to the Redevelopment Agency for the County of Riverside Summary of Properties | | |
|---|---------------------------------------|----------------------------|
| | # of Assessor Parcel Number(s) | Approximate Acreage |
| Future Development | 24 | 20 |
| Sale of Property | 58 | 604 |
| Enforceable Obligation | 5 | 15 |
| Total: | 87 | 639 acres |

The Agency received its Finding of Completion (FOC) from the State Department of Finance (DOF) on April 18, 2014. Pursuant to Health and Safety Code Section 34191.5, six months after receiving the FOC from the DOF, the Agency submitted its LRPMP to the Oversight Board and DOF for review and approval October 2014.

On September 15, 2015, the Board of Supervisors for the County of Riverside, as the governing body of the Successor Agency to the Redevelopment Agency for the County of Riverside, approved the amended LRPMP via Agenda Item 4-1.

Recommendation: Staff recommends that the Oversight Board for the Successor Agency to the Redevelopment Agency for the County of Riverside approve and adopt the Long-Range Property Management Plan, via Resolution 2015-010.

Attachments:

- Resolution No. 2015-010 of the Oversight Board for the Successor Agency to the Redevelopment Agency for the County of Riverside Approving and Adopting the Long-Range Property Management Plan
- Long-Range Property Management Plan
- http://www.rivcocob.org/agenda/2015/09_15_15_files/04-01.pdf
- http://www.rivcocob.org/agenda/2015/09_15_15_files/04-01part2.pdf

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4 **RESOLUTION NO. 2015-010**

5 **A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE**
6 **REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE APPROVING AND**
7 **ADOPTING THE AMENDED LONG-RANGE PROPERTY MANAGEMENT PLAN (LRPMP)**
8

9 **WHEREAS**, redevelopment agencies were dissolved as of February 1, 2012, following
10 a California Supreme Court ruling in *California Redevelopment Association v. Matosantos*
11 upholding Assembly Bill x1 26 (“ABX1 26”); and

12 **WHEREAS**, the Successor Agency to the Redevelopment Agency for the County of
13 Riverside (Successor Agency) is responsible for implementing ABX1 26; and

14 **WHEREAS**, provisions of ABX1 26 require that each Successor Agency have an
15 oversight board to oversee and review the actions of the Successor Agency as it winds down
16 the affairs of the former Redevelopment Agency; and

17 **WHEREAS**, an oversight board has been formed, pursuant to Health and Safety Code
18 Section 34179; and

19 **WHEREAS**, AB 1484 was enacted in June 2012, requiring all successor agencies for
20 the former redevelopment agencies that owned property at the time of the dissolution in 2011
21 to prepare a Long-Range Property Management Plan (LRPMP) that addresses the disposition
22 and use of the identified real properties vested under the former redevelopment agency for
23 consideration by the Oversight Board and the Department of Finance (DOF) for purposes of
24 administering the winding down of redevelopment activity;

25 **WHEREAS**, pursuant to Health and Safety Code Section 34191.5(c), the LRPMP shall
26 include an inventory of all properties owned by the former Redevelopment Agency for the
27 County of Riverside at the time of dissolution, and provide recommendations for appropriate
28 means of disposal and use of each parcel as identified in the LRPMP;

1 **WHEREAS**, the Successor Agency received it's Finding of Completion (FOC) from the
2 DOF on April 18, 2014;

3 **WHEREAS**, pursuant to Health and Safety Code Section 34191.5 (b) the LRPMP was
4 submitted to the Oversight Board on September 18, 2014 and to the and DOF October 1,
5 2014;

6 **WHEREAS**, the DOF requested clarification regarding certain properties and a change
7 in the permissible use for those properties under the Governmental Use category;

8 **NOW, THEREFORE, BE IT RESOLVED, FOUND, AND DETERMINED** by the
9 Oversight Board for the Successor Agency to the Redevelopment Agency for the County of
10 Riverside as follows:

11 1. The Oversight Board approves and adopts the amended Long-Range Property
12 Management Plan in substantially the form attached hereto as Exhibit A, as required by
13 Health and Safety Code Section 34191.5.

14 2. The Board Clerk shall electronically transmit this resolution to the Department of
15 Finance as required pursuant to Health and Safety Code Section 34179(h).

16 3. Pursuant to Health and Safety Code Section 34177(m), the Department of Finance
17 shall make its determination of the enforceable obligations and the amounts and funding
18 sources of the enforceable obligations no later than 45 days after the Recognized Obligation
19 Payment Scheduled is submitted. Pursuant to Health and Safety Code Section 34179(h), all
20 actions taken by the Oversight Board may be reviewed by the State of California Department
21 of Finance, and, therefore, this Resolution shall not be effective until five (5) business days
22 after approval, subject to a request for review by the State of California Department of
23 Finance.

24 **PASSED, APPROVED, AND ADOPTED** by the Oversight Board for the Successor
25 Agency to the Redevelopment Agency for the County of Riverside on September 17, 2015.

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1 Approved as to Form:
2 Oversight Board Legal Counsel

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By: _____
James M. Casso