

**SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY
OF THE CITY OF SANTA BARBARA**

OVERSIGHT BOARD AGENDA

**Monday, February 25, 2013 – 10:00 a.m. to Noon
Marine Center Building, Waterfront Classroom
125 Harbor Way, Santa Barbara CA 93109**

MEMBERS:

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|--------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| <u> X </u> Brian Fahnestock, Chair , California
Community Colleges | <u> A </u> Renee Bahl , Santa Barbara County
Flood Control and Water
Conservation District |
| <u> X </u> Carolle Van Sande, Vice Chair ,
Member of Public | <u> X </u> Meg Jetté , Santa Barbara County
Education Office |
| <u> X </u> Chandra Wallar , County of Santa
Barbara | <u> X </u> Liz Limón , Former Agency
Employee Representative, City of
Santa Barbara |
| <u> A </u> Jim Armstrong , City of Santa
Barbara | |

STAFF:

- X **Mark Manion**, Oversight Board Counsel
- A **Stephen Wiley**, City Attorney, City of Santa Barbara
- X **Sarah Knecht**, Assistant City Attorney, City of Santa Barbara
- X **Bob Samario**, Finance Director, City of Santa Barbara
- X **Brian J. Bosse**, Waterfront Business Manager, City of Santa Barbara
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ORDER OF BUSINESS

- I. CALL TO ORDER:** 10:00 a.m.
- II. CHANGES TO THE AGENDA:** None
- III. PUBLIC COMMENT:** None
- IV. APPROVAL OF MINUTES**
- A. January 10, 2013 Oversight Board Meeting
- Corrections to minutes: Fahnestock did not motion to approve as he was absent from previous meeting, Waller motioned to approve. Approved 6 – 1 with Fahnestock abstaining. All approvals are 7-0 as Mark Manion is not a voting member.
- The minutes were approved as corrected (M-Wallar/S-Jette). Motioned and passed: 5-0
- V. CONSENT AGENDA**
- A. City of Santa Barbara's Request for a Temporary Use Permit for 224 Chapala Street
- Bosse discussed PW's request for a Temporary Use Permit to use the unoccupied half of the former REA building for storage of equipment for approximately 10 weeks. PW is

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working on installing ventilation systems that redirect diesel exhaust from fire truck exhaust pipes to outside. This system is in place in several fire stations and will be installed in the remaining 7 fire stations.

Jette motions, Wallar seconds. Approved 5-0.

VI. ITEMS SCHEDULED FOR ACTION/DISCUSSION

- A. Update on Legislation (Mark Manion): None
- B. Review and Consider Approval of ROPS 4 (ROPS 13-14 A) for the period of July 1 thru December 31, 2013 and corresponding Oversight Board Resolution No. 009.

Bosse discussed ROPS 4 due March 1, highlighting changes since the last ROPS per Wallar's request. There were two changes:

Library Plaza Renovation

Originally approved in ROPS 1 for contract amount of \$64,000. We would like to complete the design that was previously approved by OB.

Mission Creek Flood Control Park Development

The park staff reduced the amount of funding required and now estimates \$247,760 for the project. They are requesting \$30,000 of that in ROPS 4 for design and engineering and would seek the remainder, \$217,760 in ROPS 5 to complete the project. It is a reduction of ~\$500,000 of what had been previously approved. This is an enforceable obligation as it is one of the projects anticipated with the bond proceeds.

Fahnestock raised a question as to how long the management obligations for Paseo Nuevo (PN) will run. Bosse confirmed the obligation runs through the end of August 2016. Van Sande voiced concern whether the City is being charged the correct amount. It looks as though PN is charging the City allocations that don't match the original contract and they need to provide support for their charges. Bosse added that he's asked PN for the documents but to no avail. Waller suggested withholding payments until they provide the desired documents.

Grant Agreement for Victoria Theater

They will be requesting the \$1 million in this coming fiscal year. Waller clarified that this project was approved for one purpose but they came back asking for approximately the same amount but for a slightly different purpose. The Loan Agreement still needs to be brought to the OB; they are hoping to do so in the next month.

Revised spending sheet: Fahnestock had a question regarding approval of the Helena Park Construction Development (HPCD) and if spending was over the approved amount. Sue Gray distributed an exhibit detailing expenditures. HPCD was approved in ROPS 1 but omitted on ROPS 2 and 3 as it was anticipated that the money would have been spent before the end of ROPS 1. We did not spend more than the total contract amounts approved, it was a timing issue as to how it was estimated on ROPS 1.

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The following obligations should be removed from ROPS: Mom's LP –complete, DDR Audit - complete, Oversight legal costs are included in the successor agency administrative budget per the Department of Finance.

Van Sande motions to approve ROPS and adopt resolution Jette seconds.
Passes unanimously (5-0).

C. Long Range Property Management Plan: Approach and Timing

Knecht explained the plan is due within 6 months after receiving "finding of completion" letter, which we have not received yet. However, we can start preparing the plan to bring in front of the board. Waller suggested bringing higher priority portions of the plan for the board to consider first. Paul agreed, stating they will try to prepare 5 distinct areas:

- Railroad Depot will be broken up into two pieces
 - 4 parcels that are the children's museum site, and
 - Amtrak depot and surrounding parking lots

The hope is to get them transferred as governmental assets; if we can make a transportation argument then the state would look at them as governmental assets.

- Paseo Nuevo
- Bath St
- Calle Cesar Chavez parcels will be grouped together; we expect to recommend selling.

Fahnestock asked if there are other rules unrelated to RDA for selling properties. Manion stated that these properties are governed by RDA law and follow the procedures used under the Community Development Act.

Wallar motions to adjourn, Jette seconds. Passed unanimously.

VII. ADJOURNMENT: 10:30 a.m.

A. Future Meeting(s): TBD