

A G E N D A

REGULAR MEETING OF THE ORANGE COUNTYWIDE OVERSIGHT BOARD

Tuesday, April 30, 2019, 8:30 AM

RANCHO SANTIAGO COMMUNITY COLLEGE DISTRICT
2323 N. Broadway, Board Room
Santa Ana, California 92706

HON. BRIAN PROBOLSKY
Chair

HON. STEVE JONES
Vice Chair

CHARLES BARFIELD
Board Member

STEVE FRANKS
Board Member

CHRIS GAARDER
Board Member

DEAN WEST, CPA
Board Member

HON. PHILLIP E. YARBROUGH
Board Member

Staff

Hon. Eric H. Woolery, CPA, Auditor-Controller
Chris Nguyen
Clare Venegas

Counsel

Patrick Bobko

Clerk of the Board

Kathy Tavoularis

The Orange Countywide Oversight Board welcomes you to this meeting. This agenda contains a brief general description of each item to be considered. The Board encourages your participation. If you wish to speak on an item contained in the agenda, please complete a Speaker Form identifying the item(s) and deposit it in the Speaker Form Return box located next to the Clerk. If you wish to speak on a matter which does not appear on the agenda, you may do so during the Public Comment period at the close of the meeting. Except as otherwise provided by law, no action shall be taken on any item not appearing in the agenda. Speaker Forms are located next to the Speaker Form Return box. When addressing the Board, please state your name for the record prior to providing your comments.

****In compliance with the Americans with Disabilities Act, those requiring accommodation for this meeting should notify the Clerk of the Board 72 hours prior to the meeting at (714) 834-2450****

All supporting documentation is available for public review online at <http://ocauditor.com/ob/> or in person in the office of the Auditor-Controller located in 12 Civic Center Plaza, Room 200, Santa Ana, California 92701 during regular business hours, 8:00 a.m. - 5:00 p.m., Monday through Friday.

A G E N D A

REGULAR MEETING OF THE ORANGE COUNTYWIDE OVERSIGHT BOARD

8:30 A.M.

1. Call to Order
2. Pledge of Allegiance
3. Approval of the Minutes from January 29, 2019
4. Receive and File Successor Agency Survey/Snapshot – *Informational Item for Presentation Only; No Action to Be Taken*

COMMENTS & ADJOURNMENT:

PUBLIC COMMENTS:

At this time members of the public may address the Board on any matter not on the agenda but within the jurisdiction of the Board. The Board may limit the length of time each individual may have to address the Board.

STAFF COMMENTS:

- Date of September meeting

BOARD COMMENTS:

ADJOURNMENT:

NEXT MEETING:

Regular Meeting July 30, 2019, 8:30 AM

MINUTES

REGULAR MEETING OF THE ORANGE COUNTYWIDE OVERSIGHT BOARD

January 29, 2019, 8:30 a.m.

1. CALL TO ORDER

The regular meeting of the Orange Countywide Oversight Board was called to order at 8:33 a.m. on January 29, 2019 at 2323 N. Broadway, Santa Ana, California by Chairman Brian Probolsky, presiding officer.

Present:	5	Chairman:	Brian Probolsky
		Vice Chairman:	Steve Jones
		Board Member:	Chris Gaarder
		Board Member:	Dean West
		Board Member:	Charles Barfield

Absent:	2	Board Member:	Phillip E. Yarbrough
		Board Member:	Steve Franks

Also present were Chris Nguyen, Staff; Patrick Bobko, Counsel; Kathy Tavoularis, Clerk of the Board, and Clare Venegas, Consultant.

2. PLEDGE OF ALLEGIANCE

Led by Board Member Gaarder

3. APPROVAL OF MINUTES FROM JANUARY 22, 2019

Minutes from the January 22, 2019 Board meeting. On the motion of Vice Chair Jones, seconded by Board Member West with a correction to the reference to Vice Chair Jones as Mayor of Garden Grove, rather than Board Member West as Mayor, in the staff comments, the minutes were unanimously approved.

4. RECEIVE AND FILE LAST AND FINAL RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) AND ADMINISTRATIVE BUDGET

- Brea
- Lake Forest
- San Clemente
- Tustin
- Yorba Linda

5. ADOPT RESOLUTIONS REGARDING REQUESTS BY SUCCESSOR AGENCIES FOR ANNUAL RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS)

A. Anaheim

Board Member Gaarder made a motion to approve the resolution, seconded by Board Member Barfield. Board Member West asked about the final writ from the Superior Court. John Woodhead, Director of Community and Economic Development for the City of Anaheim, addressed the question, noting that it is expected before the meet-and-confer with the State Department of Finance (DOF). Board Member West asked about the determination letter on administrative costs. Woodhead noted administrative costs are going down, but there are still several complex items that the Successor Agency continues to oversee. The motion was unanimously approved.

B. Buena Park

Board Member West made a motion to approve the resolution, seconded by Board Member Gaarder. Board Member Gaarder asked if a Buena Park representative could provide background for Line Item 6 on the ROPS. Ruben Lopez, Economic Development Administrator for City of Buena Park, addressed the question, discussing a lawsuit by housing advocates. Board Member West asked about the determination letter on administrative costs. Lopez expects the administrative costs to go down, but they are still working with three properties. The motion was unanimously approved.

C. Huntington Beach

Board Member Gaarder made a motion to approve the resolution, seconded by Board Member West. Board Member Gaarder asked if staff can include the contact person for agenda items so Board Members can contact them with questions directly. Staff Member Nguyen said the template can be modified to do so. Board Members Gaarder and West questioned the appropriateness of including unfunded pension liabilities in the ROPS. Sunny Rief, a Project Manager for the City of Huntington Beach, replied that Huntington Beach has placed the unfunded liabilities ever since its first ROPS, with several approved by the DOF, and Huntington Beach has pending litigation at the State Supreme Court on this very issue. Board Member West asked how the agency intends to reduce its administrative costs. Rief replied that as some of the projects' debt is reduced over time, administrative costs will also be reduced. Chairman Probolsky asked about unfunded pension liabilities. Board Member West urged all Cities to ensure a true wind down of their respective Successor Agencies, not simply using Successor Agency funds for general City expenses. The motion was unanimously approved.

D. La Habra

On the motion of Board Member Barfield, seconded by Board Member West, the resolution was unanimously approved.

E. Placentia

Board Member West made a motion to approve the resolution, seconded by Board Member Gaarder. Board Member West questioning how 8 people all had exactly 270 hours (15%) of their time billed from the Successor Agency's administrative costs,. Brian Moncrief with Kosmont Companies, representing Placentia, addressed the administrative budget, noting that the eight individuals are all finance people and will work to wind down the administrative expenses. The motion was unanimously approved.

E. Santa Ana

Vice Chair Jones made a motion to approve the resolution, seconded by Board Member Gaarder. Board Member West asked about whether the Successor Agency shared DOF determination letters with the former local Oversight Board, and he asked about administrative costs. Susan Gorospe, a Senior Management Analyst for the City of Santa Ana, addressed the administrative costs, noting they have been significantly reduced over the past three years, however there will still be administrative costs related to the three properties in their Long Range Management Plan. The motion was unanimously approved.

PUBLIC COMMENTS:

None

STAFF COMMENTS:

Staff Member Nguyen congratulated Board Member Gaarder on becoming Chair of the Fullerton Planning Commission.

BOARD COMMENTS:

Chairman Probolsky asked Counsel Bobko to provide guidance to the Board about its authority and duties with regard to the ROPS, such as on specific line-items rather than the whole ROPS, the Board's authority over administrative costs, and the ability to separate out items within a ROPS. He also requested clarity regarding the inclusion of unfunded liabilities in future ROPS. Board Members Gaarder and West noted they would like to provide Successor Agencies with as much direction as possible for future Successor Agency ROPS and to provide direction far in advance of the February 1 filing deadline. Board Member West also suggested possibility of holding an Oversight Board meeting earlier in January.

ADJOURNMENT

Chairman Probolsky adjourned the meeting at 9:13 a.m. and noted the next regular meeting of the Countywide Oversight Board is scheduled for April 30, 2019.

BRIAN PROBOLSKY
CHAIRMAN OF THE COUNTYWIDE OVERSIGHT BOARD

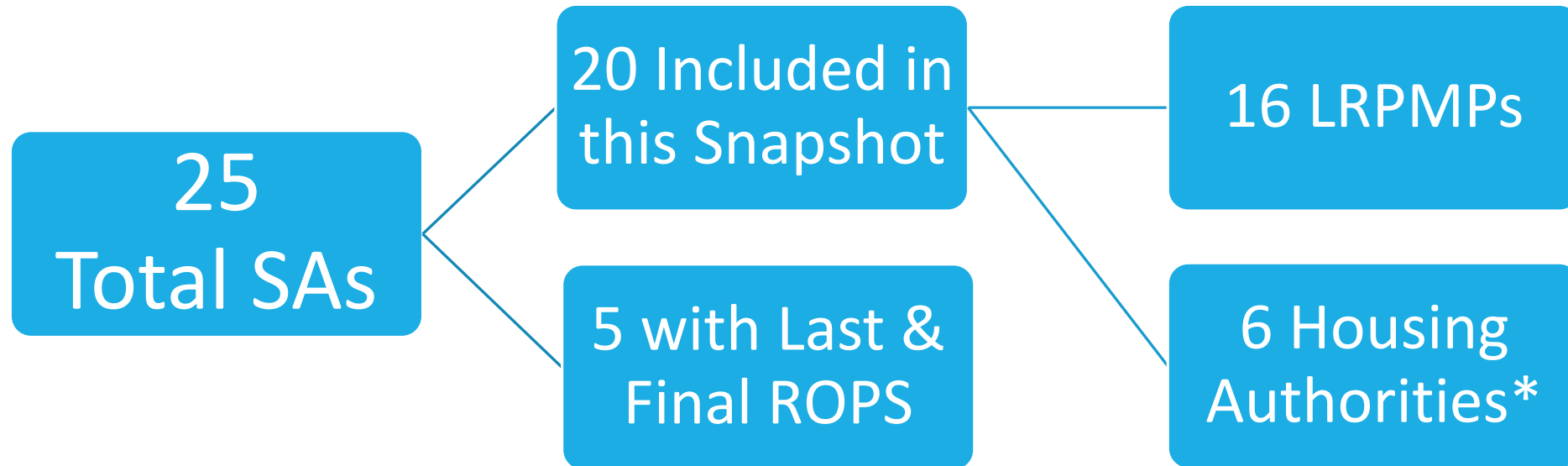
CLERK OF THE BOARD

DATE

Successor Agency Snapshot

COUNTYWIDE OVERSIGHT BOARD / APRIL 30, 2019

Successor Agency 'Snapshot' Survey



- Brea
- Lake Forest
- San Clemente
- Tustin
- Yorba Linda

Long Range Property Management Plans

	Date of Report	Number of Properties	Types of Properties	Use Plan / Disposition
County of Orange*	Dec 2013	12	Vacant, parks, roadways	Sell properties, retain for government use
Anaheim	Dec 2015	64	Commercial, government use, public use, parking, vacant, industrial, residential	Retain and sell properties for economic development, government use, public use, and eliminating unsuitable uses
Buena Park	June 2018	9	Entertainment, commercial, vacant	Retain and sell properties for economic development
Fountain Valley*	Sept 2014	1	Roadway	Retain for government use
Fullerton	Dec 2015	15	Commercial, government use, public use, entertainment, vacant, parking	Retain for economic development, government use, public use

Long Range Property Management Plans

	Date of Report	Number of Properties	Types of Properties	Use Plan / Disposition
Garden Grove	Nov 2013	8	Entertainment, public use, government use, vacant	Retain for residential, retail, economic development, government use
Huntington Beach	Mar 2015	7	Government use, public use, commercial	Retain for government use, public use, and enforceable obligations
La Habra*	Jul 2015	7	Parking, government use, commercial	Retain for government use, sell properties
La Palma	Aug 2013	1	Vacant commercial	Transfer to the City for retail and/or food service use leasing
Orange*	Dec 2014	14	Government use, vacant	Retain for government use, sell properties

Long Range Property Management Plans

	Date of Report	Number of Properties	Types of Properties	Use Plan / Disposition
Placentia	June 2014	2	Public use, government use, parking	Retain for government use and to provide public benefit
San Juan Capistrano*	Nov 2015	11	Parks, open space, roads, parking, public use, vacant, commercial	Transfer for government use
Santa Ana	Sept 2015	5	Parking, vacant	Sell properties, retain for existing use
Seal Beach	Jan 2014	3	Government use, public use, vacant	Retain for government use and public benefit
Stanton	Jan 2014	3	Government use, partially vacant, public use	Sell properties, government use and public benefit, economic development
Westminster	Dec 2015	9	Entertainment, parking, government use, public use	Transfer for government use, sell properties, economic development

Long Range Property Management Plans (Successor Agencies with No Properties or Not Required to Submit an LRPMP)

	Date of Report	Number of Properties	Types of Properties	Use Plan / Disposition
Costa Mesa*	Sept 2013	0	N/A	N/A
Cypress	N/A	N/A	N/A	N/A
Irvine	N/A	N/A	N/A	N/A
Mission Viejo	Sept 2013	0	N/A	N/A

Housing Assets*

	Date of Report	Quantity of Assets	Asset Types
Anaheim	Dec 2018	42	Real Property, Personal Property, Low-mod Encumbrances, Loans, Rent Payments, Deferrals
Buena Park	July 2012	372	Real Property, Low-mod Encumbrances, Loans, Rent Payments
Fullerton	July 2012	146	Real Property, Personal Property, Loans, Conditional Loans, Grants
Garden Grove	Dec 2018	69	Real Property, Personal Property, Low-mod Encumbrances, Loans, Rent Payments, Deferrals
Huntington Beach	Aug 2012	69	Real Property, Personal Property, Low-mod Encumbrances, Loans, Rent Payments, Deferrals
Stanton	July 2012	73	Real Property, Personal Property, Low-mod Encumbrances, Loans, Rent Payments