



AGENDA

REGULAR MEETING OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE FORMER ADELANTO REDEVELOPMENT AGENCY

FEBRUARY 25, 2016

**Adelanto Governmental Center
11600 Air Expressway, Adelanto**

Closed Session 5:00 p.m.
Open Session: Thereafter.

NOTE: PLEASE TURN **CELL PHONES OFF** OR PLACE THEM **ON VIBRATE** DURING THE OVERSIGHT BOARD MEETING AS A COURTESY TO OTHERS. *Thank you, Administrative Staff*

The Oversight Board packet may be reviewed by the public at the reception counter in City Hall. Any writings or documents pertaining to an open session item, provided to a majority of the Oversight Board Members within 72 hours of a regular meeting, shall be made available for public inspection at the reception counter in City Hall at 11600 Air Expressway, Adelanto, CA 92301, during normal business hours. **Members of the public can view the agenda or download any staff reports in advance by accessing the City website at www.ci.adelanto.ca.us on Thursday the week before the scheduled meeting.**

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk Department, (760) 246-2300 ext. 3018 no later than 72 hours prior to the meeting. (28 CFR 34.102.104 ADA TITLE II)

A. CALL TO ORDER - CLOSED SESSION

TIME IN: _____

ROLL CALL BOARD MEMBERS:

- Cynthia M. Herrera, MMC., City of Adelanto Employee Appointee _____
- Allen Christensen, County Board of Supervisors Public Member Appointee _____
- Ajay Mohindra County Superintendent of Education Appointee _____
- Mary O'Toole, County Board of Supervisors _____
- VACANT - County Special District Appointee _____
- Vice Chair Karen Hardy, Community College District Chancellor Appointee _____
- Chairman Charley B. Glasper, City of Adelanto Appointee _____

**REGULAR MEETING
OVERSIGHT BOARD OF THE SUCCESSOR AGENCY
TO THE FORMER ADELANTO REDEVELOPMENT AGENCY
FEBRUARY 25, 2016**

B. ANNOUNCEMENT OF CLOSED SESSION ITEM(S)

1. Properties: APNS 3129-261-27, 3129-261-66 and 3129-251-14

Agency Negotiator on Property: Julia Sylva, City Attorney

Negotiating Parties: Successor Agency to the Former City of Adelanto Redevelopment Agency and Kojima Development Company, LLC

Under Negotiation: Price and Terms of Payment

C. PUBLIC COMMUNICATIONS ON CLOSED SESSION ITEM(S)

D. CONVENE INTO CLOSED SESSION

TIME: _____

1. Motion to go into Closed Session.

E. CALL TO ORDER – REGULAR MEETING

M _____ S _____ ACTION _____

TIME IN: _____

ROLL CALL BOARD MEMBERS:

- Cynthia M. Herrera, MMC., City of Adelanto Employee Appointee _____
- Allen Christensen, County Board of Supervisors Public Member Appointee _____
- Ajay Mohindra County Superintendent of Education Appointee _____
- Mary O'Toole, County Board of Supervisors _____
- VACANT - County Special District Appointee _____
- Vice Chair Karen Hardy, Community College District Chancellor Appointee _____
- Chairman Charley B. Glasper, City of Adelanto Appointee _____

FLAG SALUTE: _____

**REGULAR MEETING
OVERSIGHT BOARD OF THE SUCCESSOR AGENCY
TO THE FORMER ADELANTO REDEVELOPMENT AGENCY
FEBRUARY 25, 2016**

F. DELETIONS/ADDITIONS TO AGENDA

1. City Manager to announce if there is any addition/removal of items from the agenda.

G. PUBLIC COMMUNICATION

Members of the public wishing to address the Oversight Board Members are required to fill out a speaker card and hand it to the Clerk of the meeting. This is the time and place for members of the public to comment on any matter within the jurisdiction of the Oversight Board. After receiving recognition from the Chair, the speaker will walk to the podium and state their name for the record. There is a time limit of three (3) minutes when giving your presentation.

Members of the audience may address the Oversight Board on non-agenda items; however, in accordance with Government Code Section 54954.2, the Oversight Board may not take action on an item not appearing on the posted agenda.

H. CONSENT CALENDAR

MOTION APPROVING THE CONSENT CALENDAR AS PRESENTED.

1. Approval of Meeting Minutes: January 25, 2016 – Special Meeting

**REGULAR MEETING
OVERSIGHT BOARD OF THE SUCCESSOR AGENCY
TO THE FORMER ADELANTO REDEVELOPMENT AGENCY
FEBRUARY 25, 2016**

I. BOARD MEMBER AND STAFF COMMENTS

- A. Chair.
- B. Members of the Oversight Board.

J. CALENDARING OF FUTURE AGENDA ITEMS

- 1.

K. ADJOURNMENT

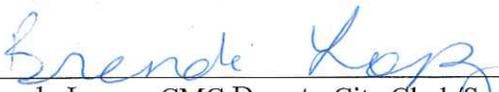
The next Regular Meeting of the Oversight Board will be held on a yearly basis. Unless a Special Meeting is called.

TIME OUT: _____

M _____ S _____ ACTION _____

L. DECLARATION OF POSTING

I, BRENDA LOPEZ, DEPUTY CITY CLERK/SECRETARY FOR THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE ADELANTO REDEVELOPMENT AGENCY HEREBY CERTIFY THAT A TRUE, ACCURATE COPY OF THE FOREGOING AGENDA WAS POSTED ON FEBRUARY 23, 2016, SEVENTY TWO (72) HOURS PRIOR TO THE MEETING PER GOVERNMENT CODE 54954.2 IN THE GOVERNMENTAL CENTER'S DISPLAY CASE, 11600 AIR EXPRESSWAY, ADELANTO, CALIFORNIA.



Brenda Lopez, CMC Deputy City Clerk/Secretary of the Board



**OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE
FORMER ADELANTO REDEVELOPMENT AGENCY**

ADELANTO GOVERNMENTAL CENTER | 11600 AIR EXPRESSWAY | ADELANTO, CALIFORNIA 92301

**NOTICE OF REGULAR MEETING
OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO
THE FORMER ADELANTO REDEVELOPMENT AGENCY**

NOTICE IS HEREBY GIVEN that the meeting of the Successor Agency to the Former Adelanto Redevelopment Agency will meet at the following time and place.

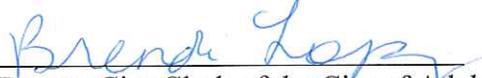
TIME

Regular Meeting

Thursday
February 25, 2016
Closed Session - 5:00 p.m.
Open Session –Soon thereafter

PLACE

Adelanto Governmental Center
Adelanto Council Chambers
11600 Air Expressway
Adelanto, CA 92301


Deputy City Clerk of the City of Adelanto
and Clerk of the Oversight Board



**MINUTES OF THE
SPECIAL MEETING OF THE
OVERSIGHT BOARD OF THE SUCCESSOR AGENCY
TO THE FORMER ADELANTO REDEVELOPMENT AGENCY**

JANUARY 25, 2016

A. CALL TO ORDER

The Oversight Board held a Special Meeting on Wednesday, January 25, 2016, in the Adelanto Council Chambers of the Governmental Center located at 11600 Air Expressway, Adelanto, California.

Board Chair Glasper called the meeting to order at 5:13 p.m.

Assistant City Clerk Lopez called roll.

Present Board Members: Herrera, Christensen, Hardy, and Glasper.

Vacant Board Member positions: County Superintendent of Education Appointee, County Special District Appointee, and County Board of Supervisors Appointee

Flag Salute: Pledge of Allegiance led by Board Chairman Glasper.

B. DELETIONS/ADDITIONS TO AGENDA

Interim City Manager Herrera stated they will table item E.1. First Step Plus LLC. needed more time for preparation.

C. PUBLIC COMMUNICATIONS

None.

D. CONSENT CALENDAR

MOTION APPROVING THE CONSENT CALENDAR AS PRESENTED.

1. Approval of Meeting Minutes: September 24, 2015 – Special Meeting
November 24, 2015 – Special Meeting
December 9, 2015 – Special Meeting

MOTION: Motion by Board Member Hardy, seconded by Board Member Christiansen to approve the Consent Calendar as presented.

Motion carried 4-0. (Board Members in favor: Herrera, Glasper, Hardy, and Christensen) and other (Vacant Board Member positions: County Superintendent of Education Appointee, County Special District Appointee, and County Board of Supervisors Appointee)

E. BOARD ACTIONS

1. ADOPT RESOLUTION 16-01 APPROVING A PURCHASE AND SALE AGREEMENT WITH FIRST STEP PLUS LLC.

RECOMMENDED ACTION:

- A. That the Oversight Board: Adopt a resolution (Attachment 1) authorizing execution of a Purchase and Sale Agreement in the total amount of \$376,628 (Attachment 2) with the First Step Plus, LLC for the sale of Agency-owned for the real property consisting of approximately 8 acres under Assessor's Parcel Numbers 3128-221-18, 3128-221-19, 3128-221-19, 3128-221-21, 3128-221-24, and approximately 27.42 acres under Assessor Parcel Numbers 0459-352-10 and 0459-352-12 with Improvements and Tangible Personal Property as outlined in the "Agreement". (Attachment 1).

- B. Authorize the City Manager or his/her designee to execute the Purchase and Sale Agreement with First Step Plus, LLC including making minor non-substantive changes, and to sign all documents and instructions necessary to complete the transaction.

RESOLUTION NO. 16-01

A RESOLUTION OF THE OVERSIGHT BOARD FOR THE CITY OF ADELANTO, AS SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF ADELANTO APPROVING A PURCHASE AND SALE AGREEMENT WITH FIRST STEP PLUS, LLC

CLERK'S NOTE: ITEM E.1. TABLED UNTIL FUTURE MEETING

- 1. APPROVAL OF RESOLUTION 16-02 BY THE OVERSIGHT BOARD OF THE JULY 1, 2016 TO JUNE 30, 2017 RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 16-17)

RECOMMENDED ACTION: Approve Resolution No. 16-02 approving the Successor Agency's Recognized Obligation Payment Schedule for the period of July 1, 2016 to June 30, 2017.

OB RESOLUTION NO. 16-02

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE ADELANTO REDEVELOPMENT AGENCY APPROVING AND ADOPTING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) FOR THE PERIOD COVERING JULY 1, 2016 TO JUNE 30, 2017

Accounting Supervisor Rose presented the Staff Report. Staff recommended approving Resolution No. 16-02. The Successor Agency is required to file a one year period Recognized Obligation Payment Schedule. This is necessary so the Auditor Control can disperse money for the debt payments.

Interim City Manager Herrera asked if this is a time sensitive document.

Accounting Supervisor Rose stated it has to be approved prior to the February 1, 2016, deadline.

Chairman Glasper asked if this gives her financial authority for the Fiscal Year of 2016-2017.

Accounting Supervisor Rose stated she has to review one item which is in the report cash balance for bonds issued. It is for unused bonds for the Hwy 395 project. By next year, some of these funds will be utilized. There is no other permissions needing by the Oversight Board.

Board Member Hardy asked if it was part of the debt service schedules.

Accounting Supervisor Rose stated it is not. It does not affect anything. She does not know what the balance will be. There might need to be an amendment made in the future for this project. She needs to see a budget before she can tell them an amount. It is sitting with the Trustee Bank for this specific project. She needs to review and see if they will be using this money then come back to the Oversight Board. She may need to come back with an amendment and it may not even come up this fiscal year.

Vice Chair Hardy asked what this project is?

Accounting Supervisor Rose stated it is for roadwork and infrastructure for Hwy 395.

Vice Chair Hardy asked to have some description other than misc. on the ROPS.

Board Member Christensen was in agreement with Vice Chair Hardy.

MOTION: Motion by Board Member Herrera, seconded by Board Member Christiansen to approve Resolution No. 16-02 approving the Successor Agency's Recognized Obligation Payment Schedule for the period of July 1, 2016 to June 30, 2017 with changes by adding a description of potential project in the notes section.

Motion carried 4-0. (Board Members in favor: Herrera, Glasper, Hardy, and Christensen) and other (Vacant Board Member positions: County Superintendent of Education Appointee, County Special District Appointee, and County Board of Supervisors Appointee)

F. BOARD MEMBER AND STAFF COMMENTS

Board Member Herrera talked about needing to be prepared for the next time they meet.

Board Member Christensen stated he will be out from February 19, 2016 to March 11, 2016.

Board Chair Glasper wanted to know what the property item could not be decided on.

Board Member Herrera stated they wanted to be better prepared.

Board Chair Glasper asked if it will be ready before Board Member Christiansen leaves.

Board Member Herrera mentioned they will try to.

There was a brief discussion on future land sales and if it would even profit the City.

G. CALENDARING OF FUTURE AGENDA ITEMS

None

H. ADJOURNMENT

The next Regular Meeting of the Oversight Board will be held on a yearly basis from this date. Unless a Special Meeting is called.

With no further business Board Member Glasper called for a motion to adjourn at 5:43 p.m. p.m.

MOTION: Moved by Board Member Christensen, seconded by Vice Chairman Hardy to adjourn the meeting at 5:43 p.m.

Charley B. Glasper, Chairman

Cindy Herrera, City Clerk, MMC
& Secretary of the Oversight Board

Clerk of the Meeting: Brenda Lopez
Prepared by: Jordyn Thomas, Intern
Reviewed by: Brenda Lopez, Deputy City Clerk