



## **OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE BRAWLEY REDEVELOPMENT AGENCY**

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### **AGENDA**

#### **REGULAR MEETING FRIDAY, APRIL 11, 2014 AT 9:30 AM COUNCIL CHAMBERS OF THE CITY OF BRAWLEY 383 MAIN STREET, BRAWLEY, CA 92227**

Board Members: George A. Nava, Chairperson  
Kristy Curry  
Jay Kruger  
John Lau  
Rosanna Bayon Moore  
Thomas Rutherford

Secretary: Lorena Savala  
Finance Director: Ruby Walla

This Oversight Board has been created pursuant to § 34161 through 34190 of the Health and Safety Code for the sole purpose of overseeing the actions of the Successor Agency to the Brawley Redevelopment Agency. In accordance with Health and Safety Code § 34179(h), all Oversight Board actions shall not be effective for three business days, pending a request for review by the State Department of Finance ("Department"). In the event that the Department requests a review of a given Oversight Board action, it shall have 10 days from the date of its request to approve the Oversight Board action or return it to the Oversight Board for reconsideration, and such Oversight Board action shall not be effective until approved by the Department. In the event that the Department returns the Oversight Board action to the Oversight Board for reconsideration, the Oversight Board shall resubmit the modified action for Department approval, and the modified Oversight Board action shall not become effective until approved by the Department. *Materials related to items on this agenda, including those received following posting/distribution are on file in the Office of the Secretary to the Successor Agency to the City of Brawley City Clerk and are available for public inspection during normal business hours, Monday – Friday, 8:00 am- 5:00 pm and closed for lunch from 12:00 – 1:00 pm at 383 Main Street, Brawley, CA 92227, telephone (760) 351-3059.*

#### **1. CALL TO ORDER**

#### **2. ROLL CALL**

### **3. ORAL COMMUNICATIONS**

- A. Any person wishing to discuss any item not on the agenda may address the Oversight Board of the Successor Agency to the Brawley Redevelopment Agency at this point by giving his/her name and address for the record. Remarks shall be limited to a maximum of three minutes unless the Oversight Board authorizes additional time.
- B. This is the time and place for any person who wishes to comment on agenda items. It should be noted that at the Oversight Board of the Successor Agency to the Brawley Redevelopment Agency's discretion, these comments may be deferred until such time on the agenda as the item is discussed. Remarks shall be limited to a maximum of three minutes unless the Oversight Board authorizes additional time.

### **4. APPROVAL OF MINUTES**

- A. Minutes of February 26, 2014.

### **5. NEW BUSINESS**

- A. Approve Revised 2013 Long-Range Property Management Plan.

### **6. REPORTS AND REMARKS**

- A. CHAIR
- B. MEMBERS OF THE OVERSIGHT BOARD

### **7. ADJOURNMENT**

**REGULAR MEETING  
OF THE OVERSIGHT BOARD OF THE  
SUCCESSOR AGENCY TO THE  
BRAWLEY REDEVELOPMENT AGENCY  
COUNCIL CHAMBERS OF THE CITY OF BRAWLEY  
383 MAIN STREET, BRAWLEY, CA 92227  
WEDNESDAY, FEBRUARY 26, 2014 AT 9:30 A.M.**

**MINUTES**

**1. CALL TO ORDER**

A Regular Meeting of the Oversight Board to the Successor Agency to the Brawley Redevelopment Agency was called to order on February 26, 2014 at 9:30 a.m. by George Nava, Chairperson of the Successor Agency to the Oversight Board in the Council Chambers, located at 383 Main Street, Brawley, California.

**2. ROLL CALL**

Present:

Board Members: Rosanna Bayon Moore, John Lau, George Nava and Thomas Rutherford

Staff: Ruby Walla, Finance Director

Absent: Christy Curry and Jay Kruger

**3. ORAL COMMUNICATIONS:**

A. Any person wishing to discuss any item not on the agenda may address the Oversight Board of the Successor Agency to the Brawley Redevelopment Agency at this point by giving his/her name and address for the record. Remarks shall be limited to a maximum of three minutes unless the Oversight Board authorizes additional time.

None

B. This is the time and place for any person who wishes to comment on agenda items. It should be noted that at the Oversight Board of the Successor Agency to the Brawley Redevelopment Agency's discretion, these comments may be deferred until such time on the agenda as the item is discussed. Remarks shall be limited to a maximum of three minutes unless the Oversight Board authorizes additional time.

None

**4. APPROVAL OF MINUTES**

- A. Motion by **Board Member Rutherford**, SECONDED BY **Board Member Lau** to approve Minutes of November 8, 2013. Motion 4-0, absent Member Curry and Kruger

**5. NEW BUSINESS**

**INSERT INFORMATION:**

- A. Adopt the attached resolution approving the establishment of the Recognized Obligation Payment Schedule ("ROPS") of the Successor Agency for the Brawley Community Redevelopment Agency for the period of July through December 2014.

Motion by **Board Member Rutherford**, SECONDED BY **Board Member Lau** to adopt Resolution No. 2014-01-OB of the Oversight Board for the Successor Agency for the Brawley Community Redevelopment Agency, approving the establishment of the Recognized Obligation Payment Schedule ("ROPS") of the Successor Agency for the Brawley Community Redevelopment Agency for the period of July through December 2014. Motion 4-0, absent Member Curry and Kruger

**6. REPORTS AND REMARKS**

**A. CHAIR-None**

**B. MEMBERS OF THE OVERSIGHT BOARD-None**

- 7. ADJOURNMENT:** There being no further business before the Oversight Board of the Successor Agency to the Brawley Redevelopment Agency the meeting was adjourned at 9:40 A.M.

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Lorena Savala, Secretary

Approved by:

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George A. Nava, Chairperson

**OVERSIGHT BOARD  
SUCCESSOR AGENCY FOR THE BRAWLEY COMMUNITY REDEVELOPMENT  
AGENCY**

**Meeting Date:** April 11, 2014

**To:** Oversight Board Members

**From:** Lorena Savala, Oversight Board Secretary

**Subject:** 2013 Long Range Property Management Plan, Prepared for the Successor Agency of the Brawley Community Redevelopment Agency, Revised March 2014

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**RECOMMENDATION:** Adopt Resolution No: 2014- \_\_\_\_ Resolution of the Successor Agency for the Brawley Community Redevelopment Agency Approving the Revised 2013 Long Range Property Management Plan Pursuant to California Health and Safety Code Section 34191.5 and Approving Certain Related Actions.

**DISCUSSION:** The Brawley Community Redevelopment Agency was dissolved February 1, 2012. On January 17, 2012, the City Council of the City of Brawley elected to serve as the Successor Agency to the Brawley Community Redevelopment Agency (the "Successor Agency") pursuant to part 1.85 of the California Health and Safety Code ("HSC"). The Oversight Board for the Successor Agency of the Brawley Community Redevelopment Agency ("Oversight Board") has been established pursuant to HSC § 34179 to assist in the wind-down of the dissolved redevelopment agency.

On May 24, 2013, the Successor Agency received its Finding of Completion (the "FOC") from the California Department of Finance (the "DOF") pursuant to HSC § 34179.7 (see attachment). Within six (6) months of the date of the FOC, HSC § 34191.5(b) requires the Successor Agency to prepare a Long-Range Property Management Plan (the "2013 LRPMP") to address the disposition and use of the real property assets held by the Successor Agency.

On November 5, 2013, the Successor Agency approved Successor Agency Resolution No. 2013-59 recommending the approval of the 2013 LRPMP and on November 8, 2013, the Oversight Board approved Oversight Board Resolution No. 2013-04-OB approving the 2013 LRPMP. With the approval of the Oversight Board, the Successor Agency submitted the 2013 LRPMP to the DOF on November 10, 2013.

On February 21, 2014, the Successor Agency received a letter from Justyn Howard, DOF staff member, stating that the DOF is not approving the 2013 LRPMP because it does contain an estimated current value for the property listed, even though the 2013 LRPMP contained an explanation that there was no supporting data for an estimated current value and one would be obtained through an appraisal. As a result of DOF's letter insisting that an estimated current value be included in the 2013 LRPMP in order to received DOF approval, it is now necessary that the Successor Agency submit a Revised 2013 LRPMP that indicates an estimated current value using valuation data that is not supportable by factual record.

In accordance with HSC § 34191.5, the Successor Agency has prepared its Revised 2013 LRPMP, which

is attached as Exhibit "A" to the attached Resolution. The Revised 2013 LRPMP identifies the disposition and uses of Successor Agency properties including, but without limitation, the use of land sale proceeds as more particularly described in HSC § 34191.5(c)2. Subject to approval by the Oversight Board, the Revised 2013 LRPMP will be submitted to the DOF. Once the Revised 2013 LRPMP has been approved by the Oversight Board and the DOF, the Successor Agency may act upon its implementation. Consistent with the applicable provisions of the HSC, it is recommended that the Successor Agency approve the attached Revised 2013 LRPMP.

**FISCAL IMPACT:** All costs related to the implementation of the Revised 2013 LRPMP, shall be reimbursed from the proceeds of the sale of the effected properties in accordance with the Revised 2013 LRPMP.

**ATTACHMENTS:** Resolution No: 2014-\_\_ Resolution of the Oversight Board of the Successor Agency of the Brawley Community Redevelopment Agency Approving the Revised 2013 Long Range Property Management Plan Pursuant to California Health and Safety Code Section 34191.5 and Approving Certain Related Actions

2013 LRPMP, Revised March 2014

**RESOLUTION NO. 2014 - \_\_ -OB**

**A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY OF THE BRAWLEY COMMUNITY REDEVELOPMENT AGENCY APPROVING THE REVISED 2013 LONG-RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34191.5**

**WHEREAS**, the Brawley Community Redevelopment Agency was dissolved February 1, 2012; and

**WHEREAS**, the Oversight Board for the Successor Agency of the Brawley Community Redevelopment Agency (the "Oversight Board") has been established pursuant to Health and Safety Code (the "HSC") § 34179 to assist in the wind-down of the dissolved redevelopment agency; and

**WHEREAS**, on May 24, 2013, the Successor Agency of the Brawley Community Redevelopment Agency (the "Successor Agency") received its Finding of Completion (the "FOC") from the California Department of Finance (the "DOF") pursuant to HSC § 34179.7; and

**WHEREAS**, within six (6) months of the date of the FOC, HSC § 34191.5(b) requires the Successor Agency to prepare a Long-Range Property Management Plan (the "2013 LRPMP") to address the disposition and use of the real property assets held by the Successor Agency; and

**WHEREAS**, on November 5, 2013, the Successor Agency approved Successor Agency Resolution No. 2013-59 recommending the approval of the 2013 LRPMP; and

**WHEREAS**, on November 8, 2013, the Oversight Board approved Oversight Board Resolution No. 2013-04-OB approving the 2013 LRPMP; and

**WHEREAS**, the Successor Agency submitted the 2013 LRPMP to the DOF on November 10, 2013; and

**WHEREAS**, on February 21, 2014, the Successor Agency received a letter from DOF staff, Justyn Howard, stating that the DOF is not approving the 2013 LRPMP because it does contain an estimated current value for the property listed, even though the 2013 LRPMP contained an explanation that there was no supporting data for an estimated current value and one would be obtained through an appraisal; and

**WHEREAS**, the DOF's insistence with obtaining an estimated current value, in order to received DOF approval, have necessitated the Successor Agency to submit a Revised 2013 LRPMP that indicates an estimated current values using valuation data that is not supportable by factual record; and

**WHEREAS**, in accordance with HSC § 34191.5, the Successor Agency has prepared its Revised 2013 LRPMP, which is attached as Exhibit "A" to this Resolution that identifies the disposition and uses of Successor Agency properties including, but without limitation, the use of land sale proceeds as more particularly described in HSC § 34191.5(c)2; and

**WHEREAS**, subject to approval by the Oversight Board, the Revised 2013 LRPMP will be submitted to the DOF; and

**WHEREAS**, once the Revised 2013 LRPMP has been approved by the DOF, the Successor Agency may act upon its implementation; and

**WHEREAS**, consistent with the applicable provisions of the HSC, it is recommended that the Oversight Board approve the attached Revised 2013 LRPMP; and

**WHEREAS**, all of the prerequisites with respect to the approval of this Resolution have been met.

**NOW, THEREFORE, BE IT RESOLVED** by the Oversight Board for the Successor Agency of the Brawley Community Redevelopment Agency, as follows:

**Section 1.** The foregoing recitals are true and correct and are a substantive part of this Resolution.

**Section 2.** The Revised 2013 Long-Range Property Management Plan attached to this Resolution as Exhibit "A" is hereby approved.

**Section 3.** This Resolution shall take effect upon the date of its adoption.

**PASSED, APPROVED AND ADOPTED** this 11th day of April 2014.

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Chairman

ATTEST

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Secretary