

**OVERSIGHT BOARD
CITY OF PACIFICA AS SUCCESSOR AGENCY
TO THE CITY OF PACIFICA REDEVELOPMENT AGENCY**

**June 19, 2013 – 5:00 pm
MINUTES**

1. Roll Call

Present at the meeting were, Dave Holland, Mary Ann Nihart, Raymond Chow and Steve Rhodes.

Excused: Penny Bennett, Josie Peterson, Pete DeJarnatt.

Staff present: Ann Ritzma, Administrative Services Director

Staff excused: Craig Labadie, Legal Counsel.

2. Minutes: February 26, 2013 minutes continued to next meeting due to lack of quorum .

3. Recognized Obligation Payment Schedule The City has is required to submit a Recognized Obligation Payment Schedule to the Department of Finance and has successfully submitted ROPS 13-14A on March 1, 2013. The City will need to submit the ROPS 13-14B by October 1, 2013 and the Board will need to schedule a meeting to review the ROPS prior to submittal. The electronic submittal form is not yet available and staff will not be able to prepare the ROPS until August 2013. The new ROPS will also include any adjustments in projected expenditures from the ROPS submitted in March 2013 and if approved, the addition of the loan repayment obligation between the City and the former RDA.

The Board set a September 5, 2013 meeting for review and adoption of Recognized Obligation Payment Schedule ROPS 14-15B so that it can be submitted to the Department of Finance by October 1, 2013.

4. Loan Repayment between the former RDA and the City of Pacifica

Staff explained the process for approving the loan – 1) finding of completion 2) determining if the Loan was for legitimate redevelopment purposes and finally approving a resolution so that repayment of the Loan should be included as a recognized enforceable obligation pursuant to Health and Safety Code Section 34191.4(b). The repayment of the outstanding principal balance of the Loan and interest as allowed pursuant to Health and Safety Code Section 34191.4(b)(2) would be included in the upcoming ROPS submittal. The resolution to approve the repayment of amounts owed to the City of Pacifica by the former Redevelopment Agency was moved, seconded and approved unanimously.

5. Long Range Property Management Plan

Staff determined that the parking lots have been constructed and used for governmental purposes and also are needed for projects identified in the Rockaway Beach Specific Plan, Redevelopment Plan and Implementation Plans. It should also be noted that the market value of the parking lots is severely constrained by the absence of other parking to support existing development and by applicable City planning policies, rules and regulations which envision continued use of the parking lots for public parking. Further, the sale of these parking lots and conversion of these properties to other uses would be detrimental to local taxing entities because it would negatively impact the property values of existing developed properties which would then have little or no remaining available parking to support their customers and occupants, thereby causing a decline in property tax revenues.

The Board moved, seconded and approved the Long-Range Property Management Plan and directed staff to make such minor, technical and clarifying revisions to the Long-Range Property Management Plan as are deemed necessary to carry out the purposes and intent of the Plan. Staff was directed to submit the Long-Range Property Management plan to the Department of Finance for potential review pursuant to Health and Safety Code Sections 34179(h), 34181(f) and

34191.5(b) and to take such other and further actions as are deemed necessary to facilitate Department of Finance review and approval and to carry out the purposes and intent of this Resolution.

6. **Correspondence:** None

7. **Public Comment:** None

8. **Board Comments:** None

9. The Board adjourned at 5:15 pm – Next meeting September 5, 2013 at 5:00 pm

DRAFT