

**PINOLE OVERSIGHT BOARD AGENDA
SPECIAL MEETING
(OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE PINOLE
REDEVELOPMENT AGENCY)
MINUTES
FEBRUARY 4, 2015**

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

The Special Meeting of the Oversight Board of the Successor Agency to the Pinole Redevelopment Agency (Oversight Board) was held in the Pinole City Council Chambers, 2131 Pear Street, Pinole CA. Chair Toms called the meeting to order at 4:30 PM, and led the Pledge of Allegiance.

2. ROLL CALL, CLERK'S REPORT & STATEMENT OF CONFLICT

Members Present:

Mary Drazba, Vice Chair - City of Pinole
John Marquez - Contra Costa Community College
Peter Murray - City of Pinole
Debbie Long, - Contra Costa County
Maureen Toms, Chair - Contra Costa County

Members Absent

Whitney Dotson - EBRPD
Norma Martinez-Rubin – Office of the County Superintendent of Schools

The voting record reflects their absence.

3. PUBLIC COMMENT

No speakers addressed the Oversight Board.

4. CONSENT CALENDAR MATTERS

ACTION: Motion by Board Members Drazba/ Marquez, the Oversight Board approved the Minutes of October 1, 2014, as presented.

Vote: Passed 4-0-2-1; Dodson & Martinez Rubin absent; Long abstained

- A. Approved the Oversight Board Minutes of October 1, 2014

5. MATTERS FOR CONSIDERATION

- A. Update on the Successor Agency's Long-Range Property Management Plan [Verbal Report; Action: Receive Report (De La Rosa)]

Hector De La Rosa, Assistant City Manager, provided a status update on the Long Range Property Management Plan (LRPMP), stating that the State requested further information on December 31, 2014, identifying documents related to the City Hall property acquisition, and

information on thirteen parcels, as well as inclusion of a property in Pinole Shores II which was omitted in the LRPMP. An amendment will be required in the future to include that parcel. Mr. De La Rosa said he had just conducted a phone conversation with the DOF representative who received the information but he had yet to review it because he was reassigned to another rush project, but would review the following week. Pinole's documents would be placed on hold again while the DOF reviews the ROPS, due on March 1. Once the initial LRPMP review is done, it will go through two more levels of review. Likely the first level review will be done by mid-April and it may be June before an approved plan is returned.

- B. Approve the Recognized Obligation Payment Schedule (ROPS 15-16A) For July – December, 2015 In the Amount of \$4,901,239 [**OB Report No. 2015-01; Action: Adopt Resolution Per Staff Recommendation (Loomis)**]

Richard Loomis, Finance Director presented OS Board Report 2015-01, recommending approval of the ROPS 15-16A, due to state on March 3, 2015. He said this is the larger of the two ROPS funding requests for the year containing bond and interest payments in this period. Loomis said that there is pending legislation in Sacramento that would streamline the ROPS to one filing instead of two, but will not take effect until after this board expires in June 2016. The documents before the Board are consistent with what has been presented in the past. Finance Director Loomis highlighted the following items:

Item 17 – 2300 San Pablo Avenue - Tina's Restaurant. The lease expires on October 31, 2015 and restaurant owners will be dealing with the property owners and this item will be closed out.

Item 20 – Mortgage Loan Processing Service – 1 Million in outstanding mixed use and rehabilitation loans. The note to the Successor Agency will pay out in six years. There was a delinquency on one loan (SA Item 5C- below) where the property in the process of being refinanced and the bank brought the 2nd mortgage current. Technically there is a default on the first mortgage, and there will be residual, approximately \$220,000 in other revenue to be received in late February / early March.

Item 37 – CRAF funding for housing program outstanding receivables \$4.2 Million, which will be discussed in the future with the Successor Agency but currently not requesting any funding..

Item 39 – OPEB – Post employment health insurance obligations – A determination was made with DOF guidance and that it would equate to 11 FTE and was nearly \$1.4 Million. Categorically the DOF has denied these requests but do recognize staffing allocations and if they deny it, the City plans to request a “meet and confer.”

Item 41 – Attorney fees allowed for the Asset Transfer Dispute with the DOF has been resolved. Superior Court ruling was issued in May 2014 and the Successor Agency decided not to appeal that decision and this item will be closed out.

Mr. Loomis and Assistant City Attorney Downs were present to answer questions.

Board Member Long raised a question on Item 17, asking if our contracts specify the length of time allowed to submit invoices for payment, referencing the grant document with Moore Construction which did not have a specific termination date.

Mr. Loomis said the City Manager was prepared to proceed with the documentation that was submitted and pay on it.

Board Member Long said in the future, there needs to be a written timeframe for accepting receipt of invoices.

Chair Toms asked if \$21,464 would close out Item 17, to which Mr. Loomis responded affirmatively.

Chair Toms also stated, with respect to the repayment of the CRAF, there is another 1.5 years where we can make findings to pay that, and stressed the importance to insure that this Board d make the determination about repayment before this board sunsets.

Chair Toms also shared a suggestion for the ROPS "B" period, which was suggested by the DOF and implemented by Contra Costa County, to include not only the interest on payment in February but also request 50% of the principal in RPTTF and then in the "A" period keep it on books and show as reserve funding or give to the trustee to hold. She said that rating agencies also like that method. .

ACTION: Motion by Board Member Murray / Marquez, the Oversight Board Adopted Resolution 2015-01 Approving The Final Recognized Obligation Payment Scheduled (ROPS) for July Through December 2015, As Submitted.

Vote: Passed 4-0-2-1; Dodson & Martinez Rubin absent; Long abstained

- C. Discuss Refund of Former Redevelopment Agency Loan to C&H Construction, 815 San Pablo Avenue, Pinole, CA [Verbal Report; Action: Receive Report (Reyes)]

This item was removed from the Agenda by staff.

6. ADJOURNMENT to the Special Meeting of May 6, 2015

At 5 PM, Chair Toms adjourned the Special Meeting to the Special Meeting of May 6, 2015,

Submitted by:

**Patricia Athenour, MMC
Pinole City Clerk / Clerk to the Oversight
Board of the Successor Agency to the
Pinole Redevelopment Agency**

APPROVED BY OVERSIGHT BOARD: