

PINOLE OVERSIGHT BOARD
(OF THE SUCCESSOR AGENCY TO THE FORMER
REDEVELOPMENT AGENCY OF THE CITY OF PINOLE)
MAY 6, 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 PM, and led the Pledge of Allegiance.

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

MEMBERS PRESENT

Whitney Dotson - EBRPD
 Mary Drazba, Vice Chair - City of Pinole
 Norma Martinez-Rubin – Office of the County Superintendent of Schools
 Peter Murray - City of Pinole
 Debbie Long, - Contra Costa County
 Maureen Toms, Chair - Contra Costa County

MEMBERS ABSENT

John Marquez - Contra Costa Community College

STAFF PRESENT

Hector De La Rosa, Assistant City Manager
 Sandra Sato, Interim Finance Director
 Patricia Athenour, City Clerk

City Clerk Athenour announced that the agenda for this meeting was posted on Thursday, April 30, 2015 at 4 PM and all legally required notice was provided. City Clerk Athenour asked the Board if there were any conflicts with any items on the agenda and none were reported.

3. PUBLIC COMMENT

No citizens addressed the Oversight Board

4. CONSENT CALENDAR MATTERS

- A. Approve the Oversight Board Minutes of February 4, 2015

ACTION: Motion by Board Members Long / Drazba, The Successor Agency Board Approved the February 4, 2015 Minutes.

Vote: **Passed: 4-0-1-2**
Ayes: **Toms, Drazba, Murray, Long**
Noes: **None**
Absent: **Marquez**
Abstain: **Dotson, Martinez-Rubin**

5. MATTERS FOR CONSIDERATION

- A. Approve Administrative Budget for FY 2015-16 for the Successor Agency to the Former Redevelopment Agency of the City of Pinole **[OB Report No. 2015-02; Action: Adopt Resolution (Sato)]**

Sandra Sato, Interim Finance Director presented Oversight Board Report 2015-02 into the record. She explained the budget was limited to \$250,000 to cover the combination of staffing expenses associated with the Successor Agency, including legal and board meeting expenses. Staff recommended approval of the Administrative FY 2015-16 Budget.

ACTION: Motion by Board Members Dotson/Murray, The Successor Agency Board Adopted Oversight Board Resolution 2015-02, Approved the Administrative Budget for FY 2015-16 for the Successor Agency to the Former Redevelopment Agency of the City of Pinole

Vote: Passed: 6-0-1

Ayes: Long, Dotson, Drazba, Martinez-Rubin, Murray, Toms

Noes: None

Absent: Marquez

Abstain: None

- B. Approving the Issuance of Refunding Bonds by the Successor Agency to the Former Redevelopment Agency of the City of Pinole and Authorizing Related Actions in Connection Therewith **[OB Report No. 2015-03; Action: Adopt Resolution Per Staff Recommendation (De La Rosa)]**

Hector De La Rosa, Assistant City Manager, entered Oversight Board Staff Report 2015-03 into the record. He reported the Agency had 32 Million in outstanding bonds, explained the processes to satisfy the Department of Finance, requiring Successor Agency and Oversight Board approval of the refunding, copy of the financial report, which they (the DOF) have sixty-five days to review. The refunding is estimated to save two to five million dollars. The extra savings will go to the taxing agencies, of which the City receives nineteen percent. De La Rosa said they were looking at both private and public offerings. With a private offering the sale is quicker, and there is the ability to negotiate with the banks. He said Chase Bank may be interested, as this fits their portfolio. The bond counsel is looking at front loading the savings rather than amortizing over the next 8 years. The benefit is that the City receives the funds much sooner. There is no cost to the agency; all costs are included in the amount saved from refunding.

Mr. De La Rosa said that the Successor Agency approved the action last evening, and staff was recommending approval by the Oversight Board. If approved, staff will submit the two resolutions to the DOF with the indenture and the financial reports for consideration.

Board questions and discussion followed.

Board Member Martinez-Rubin, asked if Chase Bank was the only private option. She also asked what could be a deal breaker for them to hamper the negotiations.

Mr. De La Rosa said it was the only bank expressing interest. He said the only thing that could quash the deal, was if the underwriter and financial advisor find it is more beneficial to move forward on a public offering, which is being analyzed by the consultants. There is no threshold amount that would make the decision for public vs. private.

Board Member Drazba noted an error on the draft resolution, noting a reference to Fort Bragg needed to be changed to Pinole.

Chair Toms asked if the underwriters say there was a particular threshold for savings and was curious if the DOF would block the refunding.

Mr. De La Rosa said he would check with the underwriters and advise the Board. He said if it was blocked by DOF there would be no fees or payments due by the City.

ACTION: Motion by Board Members Drazba / Martinez-Rubin, The Successor Agency Board Adopted Oversight Board Resolution 2015-03, Approved the Issuance of Refunding Bonds by the Successor Agency to the Former Redevelopment Agency of the City of Pinole and Authorizing Related Actions in Connection Therewith, With Minor Change in Text Noted Above

Vote: Passed: 6-0-1

Ayes: Dotson, Drazba, Long, Martinez-Rubin, Murray, Toms
Noes: None
Absent: Marquez
Abstain: None

Chair Toms asked the status of the ROPS.

Interim Finance Director Sato said it was approved on March 23, 2015, excluding the amount for pension for previous employee. Chair Toms asked if a Meet and Confer was scheduled and Ms. Sato said the DOF email notice was just received today.

Regarding the status of the Long Range Property Management Plan review by the DOF, Mr. De La Rosa said he was still looking at a date in June. He reminded the Board that there would definitely be an amendment to include the one property that was inadvertently excluded.

6. ADJOURNMENT to the Regular Meeting of August 5, 2015

Being no further business, at 4:20 p.m., Chair Toms adjourned the Oversight Board meeting to the Regular Meeting of August 5, 2015.

Submitted by:

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

Approved by Oversight Board: