

**PINOLE OVERSIGHT BOARD AGENDA
SPECIAL MEETING
OVERSIGHT BOARD
(OF THE SUCCESSOR AGENCY TO THE FORMER
REDEVELOPMENT AGENCY OF THE CITY OF PINOLE)
NOVEMBER 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 4:00 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
Debbie Long - Contra Costa County
Peter Murray - City of Pinole
Norma Martinez-Rubin – Office of the County Superintendent of Schools
Maureen Toms, Chair - Contra Costa County

MEMBERS ABSENT

Whitney Dotson - EBRPD
John Marquez - Contra Costa Community College

The voting record reflects his absence.

STAFF PRESENT

Hector De La Rosa, Assistant City Manager
Stephanie Downs, Legal Counsel
Patricia Athenour, City Clerk

City Clerk Athenour announced that the agenda for this meeting was posted on October 22, 2015 to comply with a 10-day posting requirement to consider Item 5A- Eastbluff, and again posted October 29, 2015 at 4:00 p.m. 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.

Board Member Martinez-Rubin stated a conflict with Item 5A due to living within proximity to the subject property and would recuse herself from participation and leave the Chamber.

Chair Toms moved Item 5A to the end of the agenda to excuse Martinez-Rubin from the remainder of the meeting.

3. PUBLIC COMMENT

No speakers addressed the Oversight Board.

4. CONSENT CALENDAR MATTERS

- A. Approve the Oversight Board Minutes of September 2, 2015

ACTION: Motion by Board Members Murray / Drazba, the Oversight Board Approved the Minutes, As Presented.

Vote: Passed 4-0-2-1

Ayes: Drazba, Long, Murray, Toms

Noes: None

Absent: Dotson, Marquez

Abstain: Martinez-Rubin

5. MATTERS FOR CONSIDERATION

As indicated during the Secretary Report, Chair Toms reordered the Agenda and Item 5 was moved to the last item.

Board Member Martinez-Rubin announced her recusal and left the Chamber for the remainder of the meeting.

- 5B. Consider Approval of the Amended Long Range Property Management Plan (LRPMP) [OB Report No. 2015-08; Action: Adopt Resolution Per Staff Recommendation (De La Rosa)]

Hector De La Rosa, Assistant City Manager presented Oversight Board Report 2015-07 into the record. On October 29, 2015 he had discussions with the DOF and was advised of changes which have been incorporated. The main change was the addition of Item 18, involving a parcel in Pinole Shores II where it was omitted in the original submittal. The plan is now updated to reflect the change and also includes the Purchase and Sale Agreements for Gateway East and West. The DOF representative told De La Rosa it would take two to three weeks to review the plan and the City should expect a letter of approval by the end of November. The plan contained eighteen properties; nine to be transferred to the City for governmental use and seven to be transferred for Development and Future Sale (four comprise the Gateway project, 600 Tennent and the one parcel in Pinole Shores II).

Board Member Long said she thought the City had ownership of an entry sign on San Pablo Avenue and the sign at Pinole Vista. Assistant City Attorney Downs responded that the interest was sold.

ACTION: Motion By Board Members Drazba / Martinez Rubin, The Oversight Board Adopted Resolution 2015-08, Approved The Amended Long Range Property Management Plan.

Vote: Passed 5-0-2

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

Noes: None

Absent: Marquez, Dotson

Abstain: None

- 5A. Consider Resolution Of The Oversight Board To The Successor Agency Of The Redevelopment Agency Of The City Of Pinole Approving The Transfer Of A Loan Agreement, Deed Of Trust And Regulatory Agreement For The Real Property At 1813 Marlesta Court In The City Of Pinole Pursuant To Health And Safety Code Sections 34176(A) And 34181(C)
[OB Report No. 2015-07; Action: Adopt Resolution Per Staff Recommendation (Downs / De La Rosa)]

Stephanie Downs, Assistant City Attorney presented Staff Report 2015-07 into the record, proving background information on the matter. The property loan came due at the end of its 15-year term, and Eastbluff asked for City assistance to refinance the project. She reported that staff found this project was omitted from the Housing Asset Transfer Report. Discussion ensued with the Department of Finance who are ware this action will be forwarded for their approval. Ms. Joanna Carman, Eden Housing was available to respond to questions from the Board.

Hector De La Rosa, Assistant City Manager provided clarification, in response to a earlier question regarding fiscal impact, asked by Board Members Long and Murray when this matter came before Council that the City issued bonds and Eastbluff will repay, which was already included in the ROPS, so the monies will go to the County and back to taxing agencies. The City will receive 19% which is One Million dollars. He said \$975,000 was forgivable, the remainder is not and since these are non-housing funds they will go to the General Fund.

Joanna Carman, Eden Housing, said they took over ownership of Eastbluff in 2010. She said they are now, at Year 15 able to refinance the project and plan a substantial rehabilitation. Their proposal, including energy efficiencies, solar panels irrigation retrofit, many amenities, will be heard by the Planning Commission on November 9, 2015. Ms. Carman was available for questions.

ACTION: Motion By Board Members Toms / Long, Adopted Resolution 2015-07, Approving The Transfer Of A Loan Agreement, Deed Of Trust And Regulatory Agreement For The Real Property At 1813 Marlesta Court In The City Of Pinole Pursuant To Health And Safety Code Sections 34176(A) And 34181(C)

Vote: 4-0-3

Ayes: Drazba, Long, Murray, Toms

Noes: None

Absent: Martinez-Rubin, Dotson, Marquez

Abstain: None

Chair Toms followed up, stating that if there were assets other than financial assets, investigate if there if they can be added to the Asset Transfer List so it can be done by the City and not require going to the Successor Agency and the Department of Finance (DOF).

Mr. De La Rosa confirmed that he would look into her request.

6. **ADJOURNMENT** to the Regular Meeting of January 27, 2016.

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: