

MINUTES

REGULAR MEETING OF THE OVERSIGHT BOARD OF THE DISSOLVED HEMET REDEVELOPMENT AGENCY

June 27, 2012
3:00 p.m.

City of Hemet – City Hall
2nd Floor –Board Room Conference Room
445 E. Florida Avenue

1. Call to Order - ROLL CALL: Oversight Board Members:

Chairperson Christakos called the meeting to order at 3:03 p.m.

Board Members Callahan, Christie, Orme Vice-Chairperson Elam and Chairperson Christakos were present.

Board Members Nakamura, Paule and (Alternate) Turner were absent.

2. Notice of Opportunity for Public Comment

There were no comments from the public at this time.

3. Information / Discussion Items

- A. Update on Submission of ROPS and SCO & DOF determinations regarding 1st and 2nd ROPS: Update on Cooperative Agreements – Ms. Mosesman, Representing Successor Agency

Hitta Mosesman, RSG, gave the Board an update on the determinations made by the State Department of Finance. The Department of Finance will not allow the reimbursement agreement between the Redevelopment Agency and the City of Hemet. The Department of Finance also disallowed the cost for Housing Monitoring. The City will only receive the \$250,000 for administration. Funding for legal requirements are not being considered. The County of Riverside dispersed funding for Stetson Crossing in error, City staff is working with the County of Riverside to correct the error. AB1484 changed the timeframe for submitting ROPS, the next ROPS will be due October 12, 2012. The City Council approved a cooperative agreement on June 26th between the City of Hemet and the Riverside County Flood Control District.

- B. Update on consideration of Pass Through Payments to Taxing Agencies / Districts – Ms. Conrad, Successor Agency

John Jansons, Community Investment Director, announced that the City of Hemet has completed their pass through obligations.

C. Update on Real Property Disposition Policy – Mr. Jansons, Successor Agency

John Jansons, Community Investment Director, Board Member Paule provided staff with a copy of Moreno Valley's Real Property Disposition Policy. RSG will draft policy and AB1484 will create the policy and program.

Greg Murphy, Burke, Williams and Sorenson, the board will have to adopt a policy by January 2013. A list of assets will be developed. The policy will include directions for maintenance and disposition. Each property will be reviewed separately.

D. Conflict of Interest, Rules of Filing – Mr. Murphy, Successor Agency

Greg Murphy, Burke, Williams and Sorenson, AB 1484 requires the Successor Agency to file Conflict of Interest Forms. A policy and forms will be provided at the next meeting.

4. Action Items:

A. Approval of Minutes from meeting of April 25, 2012

By: Chairperson Christakos, Recommendation: Approve

Board Member Christie made a correction to the minutes.

Board Member Orme moved and Vice Chairperson Elam seconded a motion to approve the minutes as corrected. Motion carried 5-0.

B. Review and Consideration of Resolution OB 2012-001 supporting Successor Agency position that former Redevelopment Agency assets transferred to City and being used for public purposes withstand challenge by State to "claw back" real property assets and cause distress sale.

By: Jansons and Murphy, Successor Agency, Recommendation: Approve

John Jansons, Community Investment Director, the Board needs to review each property and confirm the Successor Agency's support that the former Redevelopment Agency assets transferred to the City of Hemet are being used for public purposes. Mr. Jansons described each property and its current use.

Property #1: a strip of public parking behind the Hemet Theater

Property #2: off street parking west of the Adult Literacy Program. The program was previously funded by the City, due to budget constraints this program is operated by a non-profit organization. This property is contiguous to property #4.

Property #3: Santa Fe and Kimball; public parking for the adjacent medical building and access to the motorcross facility.

Property #4: off street public parking lot Carmalita and Latham.

Property #5: Fire Station No. 5 located at Florida Avenue and Hemet Street, currently rented by AMR.

***Board Member Christie**, asked if the agreement with AMR will be a concern.*

***Mr. Jansons**, explained that any of the properties can be questioned, the primary use of the properties serve the community*

Property #6: Fire Station No. 4; Stetson Street and Walden Weaver, undeveloped portion is to be a Fire Training Center.

Property #7 and Property #8: consists of 401 N Jaunita and 319 E Oakland, used for PAL program and Police Dept secure evidence storage. All or part of this property is designated for the proposed Hemet Courthouse.

***Chairperson Christakos**, asked if the relocation of PAL to the school district will change the justification for this building.*

***Board Member Christie**, noted that this building also houses a heli-pad for medical helicopters.*

***Greg Murphy**, In general, at this time, the Department of Finance's position on these types of properties is that all municipalities should be operating their public parking for profit.*

***Ms. Mosesman**, this form will be forwarded to the State for their consideration.*

C. Consideration of draft Bylaws for Oversight Board operations

By: Murphy, Successor Agency, Recommendation: Approve

Vice Chairperson Elam moved and Board Member Christie seconded a motion to approve the Bylaws for Oversight Board operations. Motion carried 5-0.

5. Future Agenda Items

A. Update on status of Pass Through Payments to Taxing Agencies/Districts (no date certain)

B. If Members of the Oversight Board or Successor Agency have items for consideration at the next Oversight Board meeting, please state the agenda item to provide direction to the Successor Agency staff.

6. Next Meeting Date – August 29, 2012 at 3:00 p.m.

7. Adjourned at 4:14 p.m.