

## MINUTES

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

August 29, 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 3:04 p.m.*

*Board Members Christie, Orme and Turner, Vice Chairperson Elam and  
Chairperson Christakos were present.  
Board Member Callahan was absent.*

**2. Notice of Opportunity for Public Comment**  
*There were no public comments presented at this time.*

**3. Information / Discussion Items**

A. Resignation of Mr. Nakamura Representing City of Hemet  
By Mr. Mark Orme, Representing Successor Agency  
**Board Member Orme**, announced the resignation of Board Member Nakamura.  
*Staff will seek an appointment from the City Council on September 11, 2012.*

B. Update on DOF Review –  
By Ms. Mosesman, Representing Successor Agency  
**Hitta Mosesman, RSG**, the Department of Finance (DOF) has reviewed and approved the 1<sup>st</sup> and 2<sup>nd</sup> ROPS. All items were approved except the reimbursement to the City of Hemet pursuant to a previous agreement. The Successor Agency received disbursement of taxes on June 1, 2012 for the July through December 2012 obligations. The Housing Asset Transfer form was submitted on August 1, 2012. The DOF has requested additional information that staff will be providing.  
**Chairperson Christakos**, the ROPS do not include the obligation to the School District.  
**Ms. Mosesman**, the prior obligation does not qualify as an enforceable obligation. Any additional pledges would require an agreement with the Successor Agency and approval by the Oversight Board to be included on future ROPS.

C. Update on AB-1484

By: Ms. Mosesman, Representing Successor Agency  
**Hitta Mosesman, RSG, AB 1484, the budget trailer or "clean-up bill" adopted June 2012 (effective immediately). AB-1484 makes amendments to AB X1 26, its rules and deadlines. The Housing Asset list was due to the DOF by August 1<sup>st</sup>. AB 1484 requires that an audit of housing and non-housing funds. The audit of housing funds must be approved by the Oversight Board by October 1<sup>st</sup>. The non-housing audit is due by December 15<sup>th</sup>. There is a penalty of \$10,000 per day for late ROPS. AB 1484 also requires all Oversight Board actions to be adopted by resolution. Finding of Completions must be issued by Successor Agencies to meeting AB X1 26 and AB 1484 requirements. Followed by approval of all housing and non-housing reviews/audits and confirmations of all excess revenues submitted by the County. The Successor Agency must submit a "long range property management plan" to the Oversight Board and the DOF after the "Finding of Completion".**

**Board Member Turner, recommended that the cost to prepare the "long range property management plan" be included in the ROPS for consideration.**

**Ms. Mosesman, any additional obligations must include an agreement between the City of Hemet and the Successor Agency and be approved by the Oversight Board prior to being included on the ROPS. The reimbursement for the cost to prepare the plan can be included on a future ROPS if necessary.**

#### D. Conflict of Interest and Rules of Filing

By: Ms. Mosesman, Representing Successor Agency  
**Hitta Mosesman, RSG, this will be considered by the Successor Agency at its next meeting and will be brought back to the Oversight Board at a subsequent meeting for consideration.**

#### 4. Action Items:

##### A. Approval of Minutes from meeting of June 27, 2012

By: Chairman Christakos

Recommendation: Approve

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

##### B. Approval of Loan Agreement to create enforceable obligation for State mandated Audit expenses and Audit process overview.

By: Ms. Mosesman and Ms Conrad, Representing  
Successor Agency

Recommendation: Approve

**Hitta Mosesman, RSG, AB 1484 allows the Successor Agency to create new enforceable obligations to fulfill administrative and legal requirements. AB 1484 allows loans between the "sponsoring community" or City and Successor Agency for these purposes. The loan agreement is solely for the cost of housing/non-housing audits and due diligence reviews. The Successor Agency needs to repay the loan during the next ROPS period (January-June 2013).**

**Board Member Turner moved and Vice Chairperson Elam seconded a motion to approve this item as presented. Motion carried 5-0.**

C. Approval of 3<sup>rd</sup> Recognized Obligation Payment Schedule (ROPS) for the period January. 1, 2013 through June 30, 2013.

By: Ms. Mosesman, Representing Successor Agency

Recommendation: Approve

**Hitta Mosesman, RSG, the ROPS will be reported on the new State form which will be a different format. The line items are unchanged and previously approved by the DOF. The loan between the City and the Successor Agency was added. Payment amounts are based on requirements.**

**Vice Chairperson Elam moved and Board Member Turner seconded a motion to approve this item as presented. Motion carried 5-0.**

**5. Future Agenda Items**

- A. Seating and Oath of the new Successor Agency Representative
- B. Low & Moderate housing audit and due diligence review.

**6. Next Meeting Date – September 26, 2012 at 3:00 p.m.**

**7. Adjournment**

**Board Member Turner moved and Vice Chairperson Elam seconded a motion to adjourn the meeting at 4:00 p.m. Motion carried 5-0.**