

# MINUTES

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

October 3, 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 3:02 p.m.*

*Board Members Orme and Vasquez, Vice Chairperson Elam and Chairperson Christakos were present.  
Board Members Christie, Callahan and Paule were absent.*

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

**3. Oath of Office**  
*Board Member Vasquez was sworn in at this time.*

**4. Information / Discussion Items**

A. Introduction of Mr. Vasquez and other Board Members  
By: Chairman Christakos  
*Board Member Vasquez introduced himself to the Board of Director. The Board of Directors and staff present introduced themselves to Board Member Vasquez.*

B. Update on Successor Agency Action.  
By Mr. Jansons, Representing Successor Agency  
**John Jansons**, updated the Board on the two required audits. *Item No. 5.B is the Audit and Due Diligence Review required by AB1484. The second Housing Inventory Audit is currently being prepared. The Board will have to meet two times in November to open the public comment period and the subsequently approve the Housing Inventory Audit.*

C. Update on AB -1484 and 3<sup>rd</sup> ROPS Submission

By: Ms. Mosesman, Representing Successor Agency  
**Hitta Mosesman, RSG, Item No. 5.B the Due Diligence Review is a requirement of AB 1484. The previous law required agencies to set aside 20% of their Redevelopment Agency funds for Low & Moderate Income Housing. The funds were to be accounted separately for that purpose. AB 1484 requires a 5 day public comment period prior to the Approval of the Audit. The 3<sup>rd</sup> ROPS were submitted to the Department of Finance. Staff received one follow up call from DOF requesting evidence of the Tri-Party Agreement with Stetson Crossing.**

**5. Action Items:**

- A. Approval of Minutes from meeting of August 29, 2012  
By: Chairman Christakos  
Recommendation: Approve

**Vice Chairperson Elam moved and Board Member Orme seconded a motion to approve this item as presented. Motion carried 4-0.**

- B. Public Hearing: Approval of completed Audit and Due Diligence Review (DDR) for transmittal to State of CA.  
By: Ms. Mosesman and Ms Conrad, Representing Successor Agency  
Recommendation: Conduct Public Hearing and approve and adopt Resolution OB 2012-003

**John Jansons, comments received including the comment from Board Member Christie will be addressed at the next Board Meeting.**

**Board Member Orme moved and Vice Chairperson Elam seconded a motion to receive and file the Audit and Due Diligence Review and Adopt Resolution No. 2012-003 convening a public comment period. Motion carried 4-0.**

- C. Reaffirm by vote, and adopt OB Resolution 2012-004, Oversight Board's decision to support Successor Agency position as related to real property assets presented to Oversight Board on June 27, 2012.  
By: Mr. Jansons, Successor Agency  
Recommendation: Approve and adopt Resolution OB 2012-004

**John Jansons, on June 27, 2012 staff presented to the Board a list and detailed explanation of the Commercial Property Inventory. The minutes and notes from the meeting show the Boards support of the assets and their public uses. No formal action was requested. It has been brought to our attention by the auditors, working on the Commercial side of our audit, that a formal action should have been taken. AB 1484 requires that all action by the Board be done by Resolution. Mr. Jansons gave Board Member Vasquez a brief description of the properties and their uses. If the Department of Finance does not feel that these properties are for necessary public use, they could require the Successor Agency to dispose of the properties and remit the proceeds to the State.**

**Vice Chairperson Elam moved and Board Member Orme seconded a motion to adopt Resolution No. 2012-004. Motion carried 4-0.**

**6. Future Agenda Items**

*There were no future agenda items requested at this time.*

**7. Next Meeting Date**

*The next meeting was scheduled for Wednesday, October 10, 2012 at 3:00 p.m.*

**8. Adjournment**

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