

Minutes of the Special Meeting of the Oversight Board to the Successor Agency  
to the Oakley Redevelopment Agency held January 28, 2016

**1.0 OPENING MATTERS**

**1.1 Call to Order and Roll Call of the Oversight Board to the Successor Agency  
to the Oakley Redevelopment Agency (Bill Swenson, Chair)**

Chair Bill Swenson called the meeting to order at 6:03 p.m. in the City Council  
Chambers located at 3231 Main Street in Oakley.

Roll Call – The following Board Members were present:

**John Amie**, County Appointee  
**Sue Higgins**, City Appointee  
**Robert Kratochvil**, Contra Costa County Community College District Appointee  
**Joshua McMurray**, City Appointee  
**Bill Swenson**, City Appointee

The following Board Members were absent:

**Jon Michaelson**, East Contra Costa Fire Protection District Appointee  
**Eric Volta**, County Office of Education Appointee

**1.2 Pledge of Allegiance (Bill Swenson, Chair)**

Chair Swenson led the Pledge of Allegiance.

**2.0 PUBLIC COMMENTS**

None.

**3.0 CONSENT CALENDAR**

**3.1 Approval of the Minutes of the Special Meeting of the Oversight Board held  
December 17, 2015 (Libby Vreonis, Secretary)**

It was moved by Boardmember Kratochvil and seconded by Boardmember Amie to  
approve the Consent Calendar. AYES: Amie, Higgins, Kratochvil, McMurray and  
Swenson. ABSENT: Michaelson and Volta.

#### 4.0 PUBLIC HEARINGS-None

#### 5.0 REGULAR CALENDAR

##### **5.1 Resolution Approving a Recognized Obligations Payment Schedule (ROPS) for the Fiscal Year July 2016 to June 2017 (Deborah Sultan, Finance Director)**

Finance Director Deborah Sultan presented the staff report.

Chair Swenson requested clarification with regard to the summary page. He inquired if it explains everything on the attached spreadsheets.

Executive Director Bryan Montgomery affirmed the summary page explains everything on the attached spreadsheets.

Boardmember Kratochvil requested clarification regarding the total. He inquired if it was the figure located at the top of the spreadsheet.

Ms. Sultan confirmed the total is the figure at the top of the spreadsheet.

Chair Swenson inquired if the amount of approximately \$3.8 million represents the amount the City will make.

Ms. Sultan explained it is the amount needed to fulfill all obligations.

Mr. Montgomery added that if the Redevelopment Agency were still in place, this amount would have been funds coming to the City.

It was moved by Boardmember Higgins and seconded by Boardmember Kratochvil to approve Item 5.1. AYES: Amie, Higgins, Kratochvil, McMurray and Swenson.  
ABSENT: Michaelson and Volta.

##### **5.2 Approval of Sale to Thomas Properties, Inc. of Undeveloped Property located at 101 Carol Lane in Oakley (Bryan Montgomery, Executive Director)**

Executive Director Bryan Montgomery presented the staff report. He explained the City followed the proper notice and bid process to try and sell the property, received two bids, one from Thomas Properties, Inc., and thereafter the Department of Finance determined the property must be included in the Property Management Plan. He further explained the Property Management Plan was submitted to the Department of Finance in November 2014 and was approved in December 2015. He mentioned the Successor Agency approved the sale on January 26, 2016; however, it will also require approval by the Oversight Board. He added the purchaser plans to have Popeyes Louisiana Kitchen as a tenant on the property.

Chair Swenson inquired if Popeyes is a firm deal.

Boardmember Amie inquired if the tenant has submitted any renderings.

Mr. Montgomery affirmed the tenant is set and design was approved by the City Council in December. He explained the City does not get to decide what type of restaurant is placed on the property, as it is zoned commercial and this is a permitted use.

Chair Swenson inquired if the City will receive tax revenue from the restaurant.

Mr. Montgomery explained the City will receive tax revenue from the restaurant but also property taxes will be distributed to all the agencies with increased assessment value once the restaurant is constructed. He added the schools receive about 60% of the property taxes.

Chair Swenson inquired if \$314,000 goes to the general fund and \$25,000 to the Successor Agency.

Mr. Montgomery confirmed that \$314,000 will be deposited to the general fund and \$25,000 will be deposited into the Successor Agency account to pay for enforceable obligations. He added the value of the property may appear low at \$25,000; however, the City previously discussed selling it to tenants located across the street at the same price and it was rejected. He mentioned the Department of Finance approved the property value of \$25,000 in the Long Range Property Management Plan.

Boardmember Kratochvil inquired if the housing nearby is mixed use.

Mr. Montgomery explained that the housing is residential; the conditional use permit process required staff to notify neighbors that the lot will be used for a commercial purpose and there has been no objection.

Chair Swenson inquired if it is too late for residents to address any concerns regarding Popeyes.

Mr. Montgomery responded it is too late for residents to address concerns regarding Popeyes. He explained that prior to the City Council meeting when the item was heard a sign was posted, notices were mailed to residents of the surrounding neighborhood and the City Council agendas are available online, all of which informed residents of Popeyes. He added that it is important for the Board to be aware that if a matter is approved by the Successor Agency, but does not meet the Board's approval, the Board can direct staff to revisit the item.

Boardmember Kratochvil requested a larger scope property map in the future.

It was moved by Boardmember Kratochvil and seconded by Boardmember Higgins to approve Item 5.2. AYES: Amie, Higgins, Kratochvil, McMurray and Swenson. ABSENT: Michaelson and Volta.

## 6.0 WORK SESSION DISCUSSION -None

## 7.0 REPORTS/COMMENTS

### **7.1 EXECUTIVE DIRECTOR**

#### **(a) Long Range Property Management Plan**

Executive Director Bryan Montgomery commented that the Long Range Property Management Plan was submitted to the Department of Finance and approved without modification; however, the Department of Finance approved it with clarification regarding properties located at 3330 Main Street and 1731 Main Street that the City will work with the entities to ensure the entities receive the funds they are supposed to receive. He added that the Black Bear Diner property will need to be addressed soon. He explained the tenant is interested in purchasing the property and has the first option to purchase; however, the State wants it to be bid which could provide some advantage to the tenant if the bid is lower than the City's sale price. He added the City could also purchase it and the lease amount could be distributed to the taxing entities. He mentioned staff will return with more detail and options regarding the property for the Oversight Board to consider soon.

Boardmember Kratochvil inquired if the restaurant is a franchise.

Mr. Montgomery confirmed it is a franchise and the restaurant is very successful.

Chair Swenson inquired if the same options would apply for 3330 Main Street.

Mr. Montgomery explained that the Department of Finance will allow a plan with Oversight Board approval to lease space on the bottom portion of the building and have incubator office space for small businesses located within the top portion of the building that would have a shared reception and conference room area. He further explained the idea is to assist home-based businesses in obtaining a store-front beginning at a low lease rate with a limited lease term so the businesses can develop and then move on for further growth.

Boardmember Higgins inquired how it would be funded.

Mr. Montgomery explained the lease revenue from the bottom portion of the building would support the top portion for improvements needed such as an elevator in the building.

Boardmember Amie inquired who pays for retrofitting for ADA compliance.

Mr. Montgomery responded the City would pay for it.

## **7.2 MEMBERS OF THE BOARD**

Chair Swenson inquired when the next meeting will be held.

After discussing some possible dates, the Board decided to allow Mr. Montgomery to email the Board with potential dates and the meeting date would be later determined.

## **8.0 CLOSED SESSIONS-None**

## **9.0 ADJOURNMENT**

There being no further business, the meeting was adjourned at 6:39p.m.

Respectfully Submitted,

Libby Vreonis  
Secretary