

Minutes of the Special Meeting of the Oversight Board to the Successor Agency to the Oakley Redevelopment Agency held November 14, 2016 at 6:00 p.m.

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

Chair Bill Swenson called the meeting to order at 6:01 p.m. in the City Council Chambers located at 3231 Main Street in Oakley.

John Amie, Sue Higgins, Robert Kratochvil, Joshua McMurray, Bill Swenson and Eric Volta were present. Meghan Bell was absent.

1.2 Pledge of Allegiance

Chair Swenson led the Pledge of Allegiance.

2.0 PUBLIC COMMENTS

None

3.0 CONSENT CALENDAR

3.1 Approve the Minutes of the September 19, 2016 Oversight Board Meeting (Libby Vreonis, Secretary)

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

4.0 PUBLIC HEARINGS - None

5.0 REGULAR CALENDAR

5.1 Consideration of Sale of Real Property located at 3201 Main Street, Oakley (APN 035-090-078) to James and Brenda D'Amico (dba Delta Black Bear Diner, Inc and/or D'Amico Investments, LLC) (Bryan Montgomery, Executive Director)

Executive Director Bryan Montgomery presented the staff report and mentioned that the property is currently being leased by James and Brenda D'Amico. He mentioned that the property was approved by the Department of Finance as a property to be sold with the proceeds being distributed to the various taxing entities, he mentioned that the property was appraised at 2.1 million dollars, he also mentioned the Successor Agency adopted a resolution of intent to sell the property to the existing tenants, James and Brenda D'Amico, the resolution of intent also called for other interested parties to submit bids, no other bids were received. On November 8th, the Successor Agency approved the sale and directed the Executive Director to present the proposed sale to the Oversight Board for final consideration.

Boardmember Volta asked about the first right of refusal and wanted to confirm that if the property were to be sold at any point that the sellers are not obligated to sell if they receive a low bid.

Mr. Montgomery responded that the first right of refusal would allow the City a period of time to beat any offer received if the city was not in agreement with the proposed use.

Special Counsel Bill Galstan responded that this procedure is to control the use of the building, it does not force them to sell if they receive a low offer.

It was moved by Boardmember Volta and seconded by Boardmember Higgins to adopt the resolution approving the sale of the real property located at 3201 Main Street to James and Brenda D'Amico and authorizing the Executive Director to execute all related documents to complete the transaction. AYES: Amie, Higgins, Kratochvil, McMurray, Swenson and Volta. ABSENT: Bell

6.0 CLOSED SESSION

6.1 CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code Section 54956.8)

Property: 3980 Empire Avenue, APN 034-010-033
Agency Negotiator: Bryan Montgomery, Executive Director
Negotiating Party: Roy and Erica Pantle
Under Negotiation: Price and terms of payment
Consideration of Sale of Real Property located at 3980 Empire Avenue (APN 034-010-033) to Roy and Erica Pantle (Bryan Montgomery, Executive Director)

7.0 WORK SESSION - None

8.0 REPORTS/COMMENTS

8.1 EXECUTIVE DIRECTOR

None

8.2 MEMBERS OF THE BOARD

None

9.0 ADJOURNMENT

There being no further business, the meeting was adjourned at 6:51 p.m.

Respectfully Submitted,

Kim Carmody
Records Management Clerk