

Minutes of the Special Meeting of the Oversight Board to the Successor Agency
to the Oakley Redevelopment Agency held January 30, 2018
at 6:00 p.m.
Oakley City Council Chambers
3231 Main Street, Oakley, California

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 6:00 p.m. in the City Council Chambers located at 3231 Main Street in Oakley.

In addition to Chair Bill Swenson, Boardmembers Sue Higgins, Robert Kratochvil, Joshua McMurray and Brian Oftedal were present.

Board members John Amie and Eric Volta were absent.

1.2 Pledge of Allegiance

Chair Swenson led the Pledge of Allegiance.

1.3 Introduction of Brian Oftedal, East Contra Costa Fire Protection District Appointee to the Oversight Board (Bryan Montgomery, Exec. Director)

Chair Swenson introduced Brian Oftedal.

Mr. Oftedal shared his background and thanked the Board for welcoming him.

1.4 Administer Oath of Office to Brian Oftedal (Libby Vreonis, Secretary)

Secretary Libby Vreonis administered the Oath of Office to Brian Oftedal.

2.0 PUBLIC COMMENTS

None.

3.0 CONSENT CALENDAR

3.1 Approve the Minutes of the May 2, 2017 Special Annual Oversight Board Meeting (Libby Vreonis, Secretary)

It was moved by Boardmember Kratochvil and seconded by Vice Chair Higgins to approve the minutes. The motion was unanimous and so ordered.

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4.0 PUBLIC HEARINGS

None.

5.0 REGULAR CALENDAR

5.1 Adopt a Resolution Approving the Recognized Obligations Payment Schedule for the Fiscal Year July 2018 to June 2019 (Deborah Sultan, Finance Director)

Finance Director Deborah Sultan presented the staff report.

Chair Swenson inquired how much money will go to the County.

Ms. Sultan responded the County will receive approximately \$2.3 million which will cover all bond debt servicing.

Executive Director Bryan Montgomery added that the debt is not new; it was issued prior to the State dissolving the Redevelopment Agency; therefore, the obligations are required to be paid.

Chair Swenson requested clarification if approximately \$2.3 million is what the Oversight Board is asking from the County.

Ms. Sultan confirmed it is.

Mr. Montgomery added that the Oversight Board can only ask for recognized obligations.

It was moved by Boardmember McMurray and seconded by Vice Chair Higgins to adopt the resolution.

Boardmember Kratochvil inquired if the summary amount was calculated by adding \$2.1 + \$250k + \$644k. He commented the ledger format used is different and inquired if it is a format used by the Department of Finance.

Ms. Sultan confirmed it was calculated as such and added that the \$644k was set aside for debt reserve. She agreed the ledger format is different and the City is required to use this format that was issued by the Department of Finance.

The motion was unanimous and so ordered.

6.0 WORK SESSION DISCUSSION

None.

7.0 REPORTS/COMMENTS

7.1 EXECUTIVE DIRECTOR

a. Discussion regarding adjacent property owner's desire to utilize small portions of 3510 and 3540 Main St.

Executive Director Bryan Montgomery explained that after dissolution of the Oakley Redevelopment Agency, the State required the Oversight Board to approve a Long-Range Property Management Plan (LRPMP) which incorporated 14 properties owned by the Agency. He further explained that some properties in the Plan are designated for "government purpose". He shared that the property owner adjacent to 3510 and 3540 Main Street desires for the Successor Agency to grant easements to her for the very small area she is already encroaching upon with a patio and awning as well as a side access path for a trash enclosure that County Health is requiring she obtain. He mentioned the City Attorney has opined that as long as the property is not being sold for profit, easements can be granted; if the property is ever sold, the LRPMP must be amended and proceeds would be distributed to the local taxing agencies.

Boardmember Kratochvil inquired if the triangular property on the aerial photograph provided for discussion is for government purpose.

Mr. Montgomery responded that the Oakley Redevelopment Agency purchased 3510 and 3540 Main Street before the State dissolved redevelopment agencies and the triangular property was purchased by the City of Oakley and is not restricted. He added that the City is in the process of acquiring property shown to the left of 3510 Main Street.

Chair Swenson requested clarification regarding the term "government purpose" and inquired if it doesn't necessarily mean that the City will use it.

Mr. Montgomery explained that "government purpose" means that the property may not be sold for profit and it must be used for public purpose (i.e., open space, sidewalks, public parking lot). He indicated the City Attorney opined the property is still designated for government purpose if easements are granted to the adjacent property owner which will be a decision for the City Council.

Boardmember Kratochvil commented that the easement is of value to the person wanting it. He inquired if the process of amending the Plan would have to occur if value is exchanged.

Mr. Montgomery shared that there is a processing cost to exercise the easement (i.e., process documents, prepare a plat map and legal description, recording fees) in which the property owner would have to provide compensation, but there will be no profit. He explained the easement is not for a structure but rather it will be for an existing overhang and patio.

Boardmember Kratochvil inquired if the property owner would pay for the sidewalk.

Mr. Montgomery responded that the property owner would pay for the sidewalk. He explained the benefit is that if the property is viable, the property taxes increase. He also mentioned the sidewalk would be available for use by the public.

Vice Chair Higgins inquired if the Plan can only be amended once.

Mr. Montgomery confirmed the Plan can only be amended once for different use designations of the former Redevelopment properties.

Vice Chair Higgins inquired if it is impossible for the property owner to expand further into 3510 Main Street.

Mr. Montgomery confirmed the property cannot expand further at this time without a Plan amendment. He mentioned the sidewalk easement may be good as it provides a pedestrian link to the back parcel.

b. Update on possible property sale at 3980 Empire Ave.

Mr. Montgomery shared that property located at 3980 Empire Avenue is designated in the Property Management Plan for future development. He commented that if the property owner found development that makes sense, the current agreement calls for the property owner to pay the City 75% on the rest of the land if the City Council is interested. He mentioned an agreement was approved by the Oversight Board but it hasn't been executed yet. He added that it would likely be in the best interest of the property owner to execute an agreement prior to the Oversight Board disbands at the local level and organizes at the County level in July 2018.

Boardmember Kratochvil inquired if the property owner entertained the proposed percentage.

Mr. Montgomery responded that the property owner did not like it. He explained that when the City initially looked at the property, it didn't believe there was much value in it; however, the City had others look at it and realized it could get the same square footage for the sliver of property as for the remainder of the parcel which could possibly sell for \$75k-\$100k.

c. Update on formation of County-wide Oversight Board effective July 1, 2018

Mr. Montgomery explained that the current Oakley Oversight Board will disband before July 1, 2018 and matters will be reviewed thereafter by a County Oversight Board. He mentioned that Boardmember Kratochvil shared that Vicki Gordon has already been appointed by the Contra Costa Community College District to the County Oversight Board. He added that there may be other opportunities for current Oakley Oversight Board members to apply to be part of the County Oversight Board through the Independent Special District Selection Committee, County Superintendent of Education and County Board of Supervisors. He mentioned the Oakley Oversight Board will likely meet a couple more times before July.

Boardmember Kratochvil inquired which agency is referenced in item # 7 within the letter.

Mr. Montgomery responded that it is likely the County that is being referenced.

Boardmember Kratochvil inquired if item # 5 within the letter is supposed to state "Chancellor of the Contra Costa Community Colleges". He commented that the Chancellor of California Community Colleges is located in Sacramento.

Mr. Montgomery responded that it is probably a type error in the County's letter.

Chair Swenson inquired how large the County Oversight Board will be and if it will meet in Martinez.

Mr. Montgomery responded that the County Oversight Board will consist of 7 seats to oversee the former redevelopment agency matters for all cities in Contra Costa County which means it will likely be very active. He added the meetings could be held in Martinez and possibly during the day.

7.2 MEMBERS OF THE BOARD

There were no reports provided by the Board.

8.0 CLOSED SESSION - None

9.0 ADJOURNMENT

There being no further business, the meeting was adjourned at 6:33 p.m.

Respectfully Submitted,



Libby Vreonis
Secretary