

(NOT APPROVED)

CITY OF SANTA MONICA

REDEVELOPMENT SUCCESSOR AGENCY

OVERSIGHT BOARD MINUTES

MONDAY, AUGUST 27, 2012

A special meeting of the Santa Monica Redevelopment Successor Agency Oversight Board was called to order by Chair Silvern at 5:32 p.m., on Monday, August 27, 2012, at 1527 4th Street, Santa Monica.

Roll Call: Present: Chair Paul J. Silvern
Board Member David Dijkstra
Board Member Randal Lawson
Board Member Lisa Luboff
Board Member Janece L. Maez
Vice Chair Robert Moran

Absent: Board Member Melody Kanschat

Also Present: Director of Housing and Economic Development Andy Agle
Director of Finance Gigi Decavalles-Hughes
Chief Deputy City Attorney Alan Seltzer
Board Secretary Esterlina Lugo

CONVENE On order of Chair, the Oversight Board convened at 5:32 p.m., with Board Member Kanschat absent.

CONSENT ITEMS 1-A: **The minutes** of August 16, 2012, were presented.

MINUTES There was no one present for public comment.

Motion by Board Member Dijkstra, seconded by Board Member Maez, to approved the minutes as submitted. The motion was approved by voice vote, with Board Member Lawson abstaining and Board Member Kanschat absent.

APPROVAL OF ADMIN BUDGET (JAN – JUNE 2013) 2-A: **Approval of the Successor Agency Administrative Budget (January-June 2013)**, was presented.

There was no one present for public comment.

Staff noted corrections to the resolution under section 3, changing the language from “Successor Agency” to “Oversight Board,” and under

section 4, changing “Secretary of the Successor Agency” to “Secretary of the Oversight Board.”

Motion by Board Member Lawson, seconded by Board Member Luboff, to adopt Resolution No. 05 (SAS) entitled: “A RESOLUTION OF THE SANTA MONICA REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD APPROVING AND ADOPTING THE ADMINISTRATIVE BUDGET FOR THE PERIOD JANUARY 2013 – JUNE 2013, INCLUSIVE.” The motion was approved by the following vote:

AYES: Board Members Dijkstra, Lawson, Luboff, Maez
Vice Chair Moran, Chair Silvern
NOES: None
ABSENT: Board Member Kanschat

**APPROVAL OF
HOUSING ADMIN
BUDGET (JAN – JUNE
2013)**

2-B: Approval of the Successor Housing Administrative Budget (January-June 2013), was presented.

There was no one present for public comment.

Motion by Board Member Maez, seconded by Board Member Luboff, to adopt Resolution No. 06 (SAS) entitled: “A RESOLUTION OF THE SANTA MONICA REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD APPROVING AND ADOPTING THE HOUSING BUDGET FOR THE PERIOD JANUARY 2013 – JUNE 2013, INCLUSIVE.” The motion was approved by the following vote:

AYES: Board Members Dijkstra, Lawson, Luboff, Maez
Vice Chair Moran, Chair Silvern
NOES: None
ABSENT: Board Member Kanschat

**APPROVAL OF ROPS
(JAN – JUNE 2013)**

2-C: Approval of the Recognized Obligation Payment Schedule (January – June 2013), was presented.

Staff explained the changes on the updated ROPS and responded to follow-up questions and provided additional information requested by the board at the August 16, 2012 meeting.

Member of the public Sarah Letts spoke in support of High Place East, an Affordable Housing Development in the Pico Neighborhood.

The Chair proposed for discussion purposes grouping the Recognized Obligation Payment Schedule line items into like categories and voting on the categories by item numbers and then approving the schedule in its

entirety. There was a consensus from all Board Members present to proceed in this manner for voting.

Motion by Board Member Lawson, seconded by Vice Chair Moran, to adopt Resolution No. 07 (SAS) entitled: “A RESOLUTION OF THE SANTA MONICA REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD APPROVING AND ADOPTING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR JANUARY 2013 – JUNE 2013.” The motion was tabled to allow the board to proceed with voting on the various categories of the items listed on Exhibit 1 of the Resolution.

Motion by Board Member Dijkstra, seconded by Board Member Lawson, to approve items listed on Exhibit 1 of the Resolution as Bonds which are listed on lines 1, 2, 3, 4, 5, 6, 7, and 8. The motion was approved by the following vote:

AYES: Board Members Dijkstra, Lawson, Luboff, Maez,
Vice Chair Moran, Chair Silvern
NOES: None
ABSENT: Board Member Kanschat

Questions were raised of staff about the difference between Promissory Note listed as Item 16 and the Promissory Notes listed as items 9 and 10 on Exhibit 1 of the Resolution and the future payment of them. Staff responded to questions raised by the Board.

Motion by Board Member Luboff, seconded by Board Member Maez, to approve Promissory Notes listed on Exhibit 1 of the Resolution under Loans or Moneys borrowed by Agency which are listed as items 9 and 10. The motion was approved by the following vote:

AYES: Board Members Luboff, Maez, Lawson, Chair Silvern
NOES: Board Member Dijkstra, Vice Chair Moran
ABSENT: Board Member Kanschat

Staff was asked to explain the cost difference between the total Fiscal Year 12-13 Estimated Collective Bargaining Costs and the total 6 month period from January through June 2013. Staff responded to the question raised by the Board.

Motion by Vice Chair Moran, seconded by Board Member Lawson, to approve the Collective Bargaining Units item listed on Exhibit 1 of the Resolution as Payments which is listed as item 11. The motion was approved by the following vote:

AYES: Board Members Dijkstra, Lawson, Luboff, Maez
Vice Chair Moran, Chair Silvern
NOES: None
ABSENT: Board Member Kanschat

Motion by Board Member Luboff, seconded by Board Member Lawson, to approve items listed on Exhibit 1 of the Resolution as Contracts or Agreements Necessary for Continued Administration or Operation of Agency which are listed as items 25, 26, 27, 28, and 29, as well as item 30, the Administrative Allowance. The motion was approved by the following vote:

AYES: Board Members Dijkstra, Lawson, Luboff, Maez
Vice Chair Moran, Chair Silvern
NOES: None
ABSENT: Board Member Kanschat

Motion by Board Member Dijkstra, seconded by Vice Chair Moran, to approve items listed on Exhibit 1 of the Resolution as Legally Binding and Enforceable Agreements or Contracts which are listed as items 12 and 24. The motion was approved by the following vote:

AYES: Board Members Dijkstra, Lawson, Luboff, Maez
Vice Chair Moran, Chair Silvern
NOES: None
ABSENT: Board Member Kanschat

Motion by Board Member Luboff, seconded by Board Member Maez, to approve the affordable housing contracts listed on Exhibit 1 of the Resolution as Legally Binding and Enforceable Agreements or Contracts which are listed as items 19, 20, 21, and 22. The motion was approved by the following vote:

AYES: Board Members Dijkstra, Lawson, Luboff, Maez
Vice Chair Moran, Chair Silvern
NOES: None
ABSENT: Board Member Kanschat

Motion by Board Member Lawson, seconded by Board Member Maez, to approve items listed on Exhibit 1 of the Resolution as Legally Binding and Enforceable Agreements or Contracts, which are listed as items 14 and 16, with the understanding that these items remain on the ROPS because the City is still working on resolving unfinished business with the Department of Finance. The motion was approved by the following vote:

AYES: Board Members Lawson, Luboff, Maez Vice Chair Moran,
Chair Silvern
NOES: Board Member Dijkstra
ABSENT: Board Member Kanschat

Motion by Board Member Maez, seconded by Board Member Luboff, to approve item listed on Exhibit 1 of the Resolution as Legally Binding and Enforceable Agreements or Contracts which is listed as item 13. The motion was approved by the following vote:

AYES: Board Members Dijkstra, Lawson, Luboff, Maez
Vice Chair Moran, Chair Silvern
NOES: None
ABSENT: Board Member Kanschat

Motion by Board Member Maez, seconded by Board Member Lawson, to approve the Ocean Park Lease listed on Exhibit 1 of the Resolution as Legally Binding and Enforceable Agreements or Contracts which is listed as item 15. The motion was approved by the following vote:

AYES: Board Members Dijkstra, Lawson, Luboff, Maez
Vice Chair Moran, Chair Silvern
NOES: None
ABSENT: Board Member Kanschat

Questions were raised of staff about Promissory Notes payments, listed as items 17 and 18 on Exhibit 1 of the Resolution. Staff responded to questions raised by the Board.

Motion by Vice Chair Moran, seconded by Board Member Dijkstra, to approve 2003 Promissory Notes A and B listed on Exhibit 1 of the Resolution as Legally Binding and Enforceable Agreements or Contracts which are listed as items 17 and 18. The motion was approved by the following vote:

AYES: Board Members Dijkstra, Lawson, Luboff, Maez
Vice Chair Moran, Chair Silvern
NOES: None
ABSENT: Board Member Kanschat

Staff was asked to explain why item 23, affordable senior housing, on Exhibit 1 of the Resolution qualifies as an enforceable obligation. Staff responded to question raised by the Board.

Motion by Board Member Luboff, seconded by Chair Silvern, to approve affordable senior housing listed on Exhibit 1 of the Resolution as Legally

Binding and Enforceable Agreements or Contracts which is listed as item 23. The motion was approved by the following vote:

AYES: Board Members Dijkstra, Lawson, Luboff, Maez
Vice Chair Moran, Chair Silvern
NOES: None
ABSENT: Board Member Kanschat

RETURN TO MAIN MOTION

Motion by Board Member Dijkstra, seconded by Board Member Maez, to return and un-table main motion. The motion was unanimously approved by voice vote, with Board Member Kanschat absent.

Motion by Board Member Lawson, seconded by Chair Silvern, to approve the main motion made earlier, and to adopt Resolution No. 07 (SAS) entitled: "A RESOLUTION OF THE SANTA MONICA REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD APPROVING AND ADOPTING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR JANUARY 2013 – JUNE 2013," including all the line items voted on of the ROPS and the change to the notes page for line 13 clarifying that loan payments will be paid in the current period. The motion was approved by the following vote:

AYES: Board Members Dijkstra, Lawson, Luboff, Maez
Vice Chair Moran, Chair Silvern
NOES: None
ABSENT: Board Member Kanschat

PUBLIC INPUT

No public comment.

ADJOURNMENT

On order of the Chair, the Oversight Board meeting was adjourned at 6:26 p.m.

ATTEST:

APPROVED:

Esterlina Lugo
Secretary

Paul J. Silvern
Chair