

**OVERSIGHT BOARD – SUCCESSOR AGENCY TO THE  
FORMER REDEVELOPMENT AGENCY OF THE  
COUNTY OF VENTURA**

---

**REGULAR MEETING  
AGENDA**

**August 8, 2013**

**2:00 PM**

County Government Center  
Hall of Administration  
County Executive Office  
CEO Atrium Conference Room – 4<sup>th</sup> Floor  
800 S. Victoria Avenue  
Ventura, California 93009

**Members of the Board:** Bill Bartels - Chair  
Paula Driscoll - Vice Chair  
Matt Carroll  
Tom Kasper  
David Keebler  
Heather Kurpiewski  
Christy Madden

Persons who require accommodation for any audio, visual or other disability in order to review an agenda, or to participate in a meeting of the Oversight Board per the American Disabilities Act (ADA), may obtain assistance by requesting such accommodation in writing addressed to the County Executive Office, 800 South Victoria Avenue, Loc. #1940, Ventura, CA 93009 or telephonically by calling (805) 477-1994. Any such request for accommodation should be made at least 48 hours prior to the scheduled meeting for which assistance is requested.

All agenda reports and supporting data, including those filed in accordance with Government Code Section 54957.5 (b) (1) and (2) are available from the County Executive Office, Ventura County Government Center, Hall of Administration, 4<sup>th</sup> Floor, 800 South Victoria Avenue, Ventura, California. The same materials will be available and attached with each associated agenda item, when received, at the following website: [www.countyofventura.org/ceo/divisions/communitydevelopment/RDA](http://www.countyofventura.org/ceo/divisions/communitydevelopment/RDA).

Welcome to the Meeting of the Oversight Board to the Successor Agency to the Former Redevelopment Agency of the County of Ventura.

The following information is provided to help you understand, follow, and participate in the Board meeting:

Pursuant to California Government Code Section 54953 (a) et al., time is set aside for citizen presentations regarding Oversight Board related matters. Those wishing to speak must fill out a speaker card and submit it to the Secretary. Speaker cards for issues not on the agenda must be submitted to the Secretary prior to the beginning of the public comment period. Agendized item, speaker cards must also be submitted before the item is taken up for consideration. The Secretary may not accept any additional speaker cards once an item commences.

Members of the public making oral presentations to the Board in connection with one or more agenda or non-agenda items at a single meeting are limited to a cumulative total of time not to exceed five (5) minutes for all of their oral presentations at such meeting unless otherwise provided. The entire public comment period is limited to no more than thirty (30) minutes total for all speakers.

Members of the public who desire to augment their comments with visual or audio presentations using County equipment must submit their materials to the County Executive Office and the Chair for review before use of County equipment will be allowed. The review will be conducted to determine only whether the materials are on matters within the jurisdiction of the Board, would be disruptive of the meeting, or would foster illegality, such as identity theft. If it is determined the materials are about matters not within the Board's jurisdiction, or would be disruptive of the meeting, or would foster illegality, use of County equipment will not be allowed.

### OPENING

1. Call to Order.
2. Roll Call.
3. Pledge of Allegiance to the Flag of the United States of America.
4. Public Comments – Citizen presentations regarding Board related matters NOT appearing on this agenda. (See Guidelines above)
5. **Receive and File Without Objection or Amendment the Minutes for May 9, 2013 Regular Meeting.**

Minutes for May 9, 2013 Regular Meeting are submitted for your receipt and review.

Staff Recommends: Receive and file as submitted.

6. **Review the Successor Agency (SA) Monthly Administrative Financial Status Report (FSR) and Take Action as Needed Thereon.**
7. **Review the Transfer of the Town Square Project and Storm Drain Project to the County of Ventura and Take Action as Needed Thereon.**
8. **Review the Department of Finance (DOF) Response to the SA Inquiry Regarding Accelerated Bond Payments and its Impact on the Potential Transfer of the Town Square and the Storm Drain Projects to the County of Ventura and Take Action as Needed Thereon.**
9. **Review the Possession of Lechler Museum Items and Communication with DOF Regarding How to Handle the Items and Take Action as Needed Thereon.**
10. **Adoption of Resolution No. 13-06 Approving the Long Range Property Management Plan (LRPMP) and Directing SA Staff to Submit the LRPMP to the DOF.**

Consider Adoption of a Resolution No. 13-06 Approving the LRPMP and Directing SA Staff to Submit the LRPMP to the DOF.

Staff Recommends: Adoption of Resolution No. 13-06.

11. **Announcements and Future Agenda Items**

A. Announcements

- Pending Legislation
- DOF July 18, 2013 Letter and Spreadsheet: Summary of Residual Payments

B. Future Agenda Items

- ROPS 13-14B
- Other Administrative Issues

Next Regular Oversight Board meeting is scheduled for September 12, 2013 at 2:00 p.m.

Adjournment

**OVERSIGHT BOARD – SUCCESSOR AGENCY TO THE  
FORMER REDEVELOPMENT AGENCY OF THE  
COUNTY OF VENTURA**

---

**OFFICIAL SUMMARY  
MINUTES  
May 9, 2013  
2:00 PM**

County Government Center  
Hall of Administration  
County Executive Office  
CEO Atrium Room - 4<sup>th</sup> Floor  
800 S. Victoria Avenue  
Ventura, California 93009

**OPENING**

1. Call to Order.
2. Roll Call.

Quorum established.

**Members Present:** Bill Bartels, Matt Carroll, Heather Kurpiewski, and Christy Madden  
**Members Absent:** Paula Driscoll, David Keebler, and Tom Kasper  
**Staff Present:** Donna McKendry, Mary Ann Guariento, Rosanna Bati, Roberto Orellana, Jaclyn Smith and Beverly Monnier  
**Staff Absent:** Mike Powers

3. Pledge of Allegiance to the Flag of the United States of America.
4. Public Comments

Jeff Burgh, Interim Auditor/Controller, attended the meeting as a member of the public to gain insight on Agenda Item 9 for his role on other Oversight Board Committees.

5. **Introductions of Board Members and Staff**
6. **Receive and File Ventura County Office of Education Letter, Dated March 21, 2013, Regarding the Appointment of the Second Member from the Chancellor of California Community Colleges, Filling the Seventh Seat on the Oversight Board, and Conduct an Oath of Office Administered to the New Oversight Board Member, Heather Kurpiewski. Direct Staff to Discuss Form 700 Responsibilities and Report the Appointment to the Department of Finance (DOF) and the Governor’s Office.**

Oversight Board Member Heather Kurpiewski was sworn in by Senior Deputy Clerk of the Board, Rosa Gonzalez.

“Chancellor of California Community Colleges” was amended to “County Office of Education.”

Donna McKendry reported all Oversight Board members are now in the County’s electronic system and that next Year’s FPPC Form 700 reporting is therefore expected go smoothly.

*Motion to Receive and file Ventura County Office of Education letter dated March 21, 2013 regarding the appointment of the second member from the County Office of Education of California Community Colleges, filling the seventh seat on the Oversight Board.*

*Moved by Christy Madden, seconded by Matt Carroll*

*Vote: 4-0*

*Yes: Bill Bartels, Matt Carroll, Heather Kurpiewski, and Christy Madden*

7. **Receive and File Without Objection or Amendment the Minutes for February 14, 2013 Regular Meeting.**

*Motion to receive and file without objection or amendment the Minutes for February 14, 2013.*

Without objection or modification, the Minutes were received and filed.

8. **Review the Successor Agency Monthly Administrative Financial Status Report (FSR) and Take Action as Needed Thereon.**

*Motion to Receive and file FSR and in support of Successor Agency’s payment plan, as detailed by MaryAnn Guariento, CEO Fiscal Dept.*

*Moved by Christy Madden, seconded by Heather Kurpiewski*

*Vote: 4-0*

*Yes: Bill Bartels, Matt Carroll, Heather Kurpiewski, and Christy Madden*

**9. Review the Process of the Submittal of the Long Range Property Management Plan (LRPMP) and Take Action as Needed Thereon.**

Donna McKendry, Successor Agency Secretary, reported that Staff received guidance and a template example from the DOF to begin working on the LRPMP. As of May 9<sup>th</sup>, the plan was 80% complete. As presented in Agenda Item 14, Successor Agency received the required Finding of Completion from the DOF on April 26, 2013. That date triggered a 6-month deadline for the Successor Agency to submit the LRPMP to the Oversight Board for approval and then to the DOF. Staff received necessary direction from the Board to complete the draft LRPMP, as detailed below.

**10. Review the Long Range Property Management Plan Options as They Apply to the Disposition of the Bank Building and Provide Direction to Staff.**

Ms. McKendry outlined the direction that Successor Agency staff was seeking from the Oversight Board regarding the disposition of the Piru Bank Building and the required LRPMP. Three options were discussed:

1. A sale of the building to a private entity or government entity (possibly County of Ventura). Fiscal impact: 100% of net proceeds to taxing entities.
2. Retention of the building for future leasing purposes. Fiscal impact: 100% of net income to taxing entities.
3. Retention of the building for future development which could include a transfer of the building, at no cost to the County for governmental use purposes. Fiscal impact: County would be responsible for all maintenance and operating costs and would retain any and all revenue. Taxing entities would receive their proportionate share of base property tax that would be generated if property were held by private party.

Successor Agency staff recommended that Oversight Board provide initial direction as to the disposition of the Bank Building in order for it to complete the LRPMP review no later than 6 months after the date the DOF issued its Finding of Completion (April 26, 2013). Staff stated it will present the draft LRPMP for OB's review and approval at earliest opportunity.

DISCUSSION: The property's assessed value is estimated at upwards of \$110,000. There is, however, only one current offer, at only \$35,000. Another interested party has contacted Staff but no offer had been made at the time of the May meeting. Ms. McKendry agreed to contact the interested party after the Board provided direction on this item.

Ms. McKendry confirmed that no action can be taken until DOF approves the LRPMP – perhaps around July or August.

*Motion: To market the property through a commercial real estate broker and to move forward with selling the property for the highest and best offer, in order to maximize cash flow and minimize costs, once the LRPMP is approved by the DOF.*

*Moved by Bill Bartels, seconded by Christy Madden*

*Vote: 4-0*

*Yes: Bill Bartels, Matt Carroll, Heather Kurpiewski, and Christy Madden*

**11. Review the Transfer of the Town Square Project and Storm Drain Project to the County of Ventura and Take Action as Needed Thereon.**

No report or action taken on this item.

**12. Review the DOF Response to the SA Inquiry Regarding Accelerated Bond Payments and Take Action as Needed Thereon.**

No report or action taken on this item.

**13. Receive and File DOF Determination Letter, Dated March 19, 2013, and Proof of Remittance of Funds Regarding Resolution No. 12-16, Approving and Transmitting the Second Required Due Diligence Review of All Other Funds and Accounts, and Take Action as Needed Thereon.**

*Motion: To Receive and File DOF Determination Letter, Dated March 19, 2013, and Proof of Remittance of Funds Regarding Resolution No. 12-16, Approving and Transmitting the Second Required Due Diligence Review of All Other Funds and Accounts.*

*Moved by Matt Carroll, seconded by Christy Madden*

*Vote: 4-0*

*Yes: Bill Bartels, Matt Carroll, Heather Kurpiewski, and Christy Madden*

**14. Adoption of Resolution No. 13-03 Ratifying the Submission of the Finding of Completion Determination Request to the Department of Finance and Receiving and Filing the Department of Finance's Response Granting the Finding of Completion.**

Consider Adoption of a Resolution No. 13-03.

Staff Recommends: Adoption of Resolution No. 13-03.

Ms. McKendry reported that the Successor Agency submitted the required proof to

the DOF and that two required Due Diligent Reviews were approved by the DOF. Staff sent the DOF proof that the Successor Agency and Auditor Controller's Office had complied with the "July True Up Process" and proof that all monies owed various taxing entities had been timely paid. Ms. McKendry reported that staff submitted a Finding of Completion request to the DOF on April 19, 2013. On April 23, the DOF granted the County's request for a Finding of Completion.

*Motion: To Adopt Resolution No. 13-03 Ratifying the Submission of the Finding of Completion Determination Request to the Department of Finance and Receiving and Filing the Department of Finance's Response Granting the Finding of Completion.*

*Moved by Christy Madden, seconded by Matt Carroll*

*Vote: 4-0*

*Yes: Bill Bartels, Matt Carroll, Heather Kurpiewski, and Christy Madden*

**15. Adoption of Resolution No. 13-04 Authorizing the Successor Agency to Reenter into Four Agreements with the County of Ventura, and Delegation of Authority to Successor Agency's Secretary to Sign Agreements.**

Consider Adoption of a Resolution No. 13-04 Authorizing the Successor Agency to Reenter into Four Agreements with the County of Ventura, and Delegation to Successor Agency Secretary to Sign Agreements.

Staff Recommends: Adoption of Resolution No. 13-04.

Ms. McKendry reviewed each of the four agreements proposed for renewal for fiscal year 2013-14, that is, from July 1, 2013, through June 30, 2014. The amounts paid under all four agreements, when combined, cannot exceed \$250,000, the maximum amount permitted by law for each fiscal year. The not-to-exceed amounts set for fiscal year 2013-14 for each contract are as follows:

1. Auditor/Controller's Office - not to exceed \$20,000.
2. County Counsel's Office - not to exceed \$100,000.
3. County Executive Office - not less than \$55,00 and not to exceed \$120,000.
4. General Services Agency not to exceed \$75,000.

*Motion: To Adopt Resolution No. 13-04 Authorizing the Successor Agency to Renew Four Agreements with the County of Ventura for Fiscal Year 2013-14, and Delegating Authority to Successor Agency's Secretary to Sign the Agreements.*

*Moved by Matt Carroll, seconded by Heather Kurpiewski*

*Vote: 4-0*

*Yes: Bill Bartels, Matt Carroll, Heather Kurpiewski, and Christy Madden*



16. **Receive and File DOF Determination Letter, Dated April 6, 2013, Regarding Resolution No. 13-02 Accepting the Recognized Obligation Payment Schedules (ROPS 13-14A) for July 1, 2013, through December 31, 2013.**

*Motion: To Receive and File DOF Determination Letter, Dated April 6, 2013, Regarding Resolution No. 13-02, Accepting the Recognized Obligation Payment Schedules (ROPS 13-14A) for July 1, 2013, through December 31, 2013.*

*Moved by Christy Madden, seconded by Bill Bartels*

*Vote: 4-0*

*Yes: Bill Bartels, Matt Carroll, Heather Kurpiewski, and Christy Madden*

17. **Adoption of Resolution No. 13-05 Establishing Further Successor Agency's Procedures for Meet and Confer Requests and Directing Staff to Report Back Whenever the Adopted Procedures are Implemented.**

Consider Adoption of a Resolution No. 13-05 Approving Revised Successor Agency's Procedures for Meet and Confer Requests and Directing Staff to Report Back Whenever the Revised Procedures are Implemented.

Staff Recommends: Adoption of Resolution No. 13-05

Ms. McKendry stated that on September 14, 2012, the Oversight Board adopted Resolution 12-11, requiring the Successor Agency to file Meet and Confer request whenever necessary to preserve the Oversight Board's right to dispute DOF determinations adverse to its prior actions. Resolution 13-05 would allow Successor Agency staff, with County Counsel and Oversight Board chair approval, the option of not filing Meet and Confer requests when the facts indicate no negative impact on the Oversight Board or Successor Agency if a Meet and Confer request is not filed.

*Motion: To Adopt Resolution No. 13-05 Establishing Further Successor Agency's Procedures for Meet and Confer Requests and Directing Staff to Report Back Whenever the Adopted Procedures are Implemented.*

*Moved by Matt Carroll, seconded by Christy Madden*

*Vote: 4-0*

*Yes: Bill Bartels, Matt Carroll, Heather Kurpiewski, and Christy Madden*

**18. Announcements and Future Agenda Items**

A. Announcements

- 700 Forms

B. Future Agenda Items

- Long Range Property Management Plan

- Other Administrative Issues

Bill Bartels asked if there is any new RDA legislation.

- **Staff Response:** Homes and Jobs Act imposes \$75.00 recording fee on all documents filed in the Recorder's Office and fees will be remitted to Housing and Community Development (HCD). There is significant support for the bill. The County has concerns about the legislation and State Recorder's Office will oppose.
- Jeff Burgh commented that he had learned from a meeting with State Controller's Office that the State Controller and the DOF are now coordinating their efforts and that the State Controller will now be auditing all RDAs' activities. He also stated that properties subject to bonds were discussed at the meeting and the DOF is maintaining its position that bond payments cannot be accelerated.

Donna McKendry asked direction from the Oversight Board regarding the LRPMP and making bond payments. The Oversight Board directed Staff to state, in the LRPMP, that (for now) the Successor Agency will hold the Storm Drain and Town Square assets until the bonds are paid in full.

Next Regular Oversight Board meeting is scheduled for June 13, 2013 at 2:00 p.m.

Adjournment: The Board adjourned at 2:48 P.M.

OVERSIGHT BOARD – SUCCESSOR AGENCY TO THE  
FORMER REDEVELOPMENT AGENCY OF THE  
COUNTY OF VENTURA

REGULAR MEETING  
August 8, 2013

**AGENDA ITEM #6:**

Review the Successor Agency Monthly Administrative Financial Status Report (FSR) and Take Action as Needed Thereon.

Exhibit A – Year End FY 2013 FSR

Exhibit B – July 2013 FSR

SUCCESSOR AGENCY TO THE VENTURA COUNTY (PIRU) REDEVELOPMENT AGENCY

6900 ROF 9700

FINANCIAL STATUS REPORT

For the Period Ending June 30, 2013 - AP13 FINAL REPORT

|                                       | Fiscal Year 2011-12 |                   |                  | Fiscal Year 2012-2013 |                |                       | Fiscal Year    |                |                 | Notes            |
|---------------------------------------|---------------------|-------------------|------------------|-----------------------|----------------|-----------------------|----------------|----------------|-----------------|------------------|
|                                       | ROPS I              |                   |                  | ROPS II               |                |                       | ROPS III       |                |                 |                  |
|                                       | 2/1/12 - 6/30/12    | 7/1/12 - 12/31/12 | 1/1/13 - 6/30/13 | Budget                | Actuals        | Admin Line Item Limit | Budget         | Actuals        | Year End Actual |                  |
| <b>Expenditures</b>                   |                     |                   |                  |                       |                |                       |                |                |                 |                  |
| RPTTF                                 |                     |                   |                  |                       |                |                       |                |                |                 |                  |
| Maintenance Contract                  | 73,476              | 31,864            |                  | 37,500                | 1,716          |                       | 37,500         | 31,863         | 33,399          | 41,601           |
| Utilities - Electric                  | 2,903               | 2,568             |                  | 3,600                 | 2,958          |                       | 3,600          | 2,365          | 5,323           | 1,877            |
| Utilities - Gas                       | 155                 | 161               |                  | 120                   | 19             |                       | 120            | 162            | 181             | 59               |
| Utilities - Water                     | 1,585               | 1,769             |                  | 2,100                 | 1,575          |                       | 2,100          | 1,250          | 2,824           | 1,376            |
| Utilities - Sewer                     | 439                 | 344               |                  | 360                   | 286            |                       | 360            | 422            | 708             | 12               |
| Skate Park Project Management         | 6,049               | 6,049             |                  | -                     | -              |                       | -              | -              | -               | -                |
| Auditing Services                     | 6,780               | 6,780             |                  | -                     | -              |                       | -              | -              | -               | -                |
| Tax Allocation Bonds - 2002           | 77,772              | 77,772            |                  | 10,865                | 10,865         |                       | 66,866         | 66,865         | 77,730          | 1                |
| Tax Allocation Bonds - 2008           | 48,474              | 48,474            |                  | 15,761                | 15,761         |                       | 32,701         | 32,701         | 48,462          | 0                |
| Low/Mod Housing                       | 55,801              | 55,801            |                  | -                     | -              |                       | -              | -              | -               | -                |
| CDBG Loan                             | -                   | -                 |                  | -                     | -              |                       | -              | -              | -               | -                |
| 5-year Plan                           | -                   | -                 |                  | -                     | -              |                       | -              | -              | -               | -                |
| <b>Total RPTTF</b>                    | <b>273,434</b>      | <b>237,552</b>    |                  | <b>70,306</b>         | <b>33,180</b>  |                       | <b>143,247</b> | <b>135,447</b> | <b>188,627</b>  | <b>44,626</b>    |
| Administrative Allowance              |                     |                   |                  |                       |                |                       |                |                |                 |                  |
| Purchase Order Processing             | 400                 | 21                |                  | 1,000                 | 31             |                       | 106,500        | 286            | 317             |                  |
| CEO Admin                             | 90,000              | 45,074            |                  | 15,000                | 25,636         |                       | 60,000         | 34,364         | 60,000          |                  |
| Accounting/Auditing Services          | 13,000              | 13,000            |                  | -                     | -              |                       | 20,000         | 21,003         | 21,003          |                  |
| Accounting/Auditing Services          | -                   | -                 |                  | -                     | -              |                       | 1,000          | 20,000         | 20,000          |                  |
| Accounting/Auditing Services          | -                   | -                 |                  | -                     | -              |                       | 18,000         | 16,802         | 16,802          |                  |
| Training                              | 5,000               | -                 |                  | 4,500                 | -              |                       | -              | -              | -               |                  |
| Legal Counsel                         | 10,000              | -                 |                  | 10,500                | -              |                       | -              | -              | 16,141          |                  |
| Legal Counsel                         | -                   | -                 |                  | -                     | 16,141         |                       | 16,141         | 60,106         | 64,798          |                  |
| Legal Counsel                         | -                   | -                 |                  | -                     | 4,892          |                       | 100,000        | -              | -               |                  |
| Legal Counsel                         | -                   | -                 |                  | -                     | -              |                       | -              | -              | -               |                  |
| Auditing Services                     | 4,000               | -                 |                  | 6,000                 | -              |                       | -              | -              | -               |                  |
| Auditing Services                     | -                   | -                 |                  | 8,000                 | -              |                       | -              | -              | -               |                  |
| Auditing Services                     | -                   | -                 |                  | -                     | -              |                       | -              | -              | -               |                  |
| Auditing Services                     | -                   | -                 |                  | -                     | -              |                       | -              | -              | -               |                  |
| Auditing Services                     | -                   | -                 |                  | 500                   | -              |                       | 500            | -              | -               |                  |
| Meeting expenses                      | -                   | -                 |                  | 1,000                 | -              |                       | -              | -              | -               |                  |
| Successor HA Admin                    | 2,000               | -                 |                  | -                     | -              |                       | -              | -              | -               |                  |
| <b>Total Administrative Allowance</b> | <b>124,400</b>      | <b>58,095</b>     |                  | <b>46,500</b>         | <b>46,500</b>  |                       | <b>106,500</b> | <b>152,561</b> | <b>199,061</b>  | <b>(46,061)</b>  |
| Other                                 |                     |                   |                  |                       |                |                       |                |                |                 |                  |
| Skate Park Construction & Planning    | 34,051              | 23,230            |                  | 24,250                | -              |                       | -              | -              | 24,250          |                  |
| Skate Park Construction & Planning    | 15,427              | 1,592             |                  | -                     | -              |                       | -              | -              | -               |                  |
| Skate Park Planning                   | 7,059               | 7,444             |                  | -                     | -              |                       | -              | -              | -               |                  |
| Skate Park Construction               | -                   | -                 |                  | 13,835                | -              |                       | -              | -              | 13,835          |                  |
| Skate Park Planning                   | -                   | -                 |                  | 379                   | -              |                       | -              | -              | 379             |                  |
| Skate Park Construction & Planning    | -                   | -                 |                  | 6,000                 | -              |                       | -              | -              | 6,000           |                  |
| Skate Park Construction               | -                   | -                 |                  | 240,000               | -              |                       | -              | -              | 240,000         |                  |
| Total Other                           | <b>56,536</b>       | <b>32,266</b>     |                  | <b>284,464</b>        | <b>-</b>       |                       | <b>284,464</b> | <b>-</b>       | <b>284,464</b>  | <b>240,000</b>   |
| <b>Total Expenditures</b>             | <b>454,370</b>      | <b>327,914</b>    |                  | <b>401,270</b>        | <b>79,680</b>  |                       | <b>249,747</b> | <b>288,008</b> | <b>367,688</b>  | <b>283,330</b>   |
| Revenue                               |                     |                   |                  |                       |                |                       |                |                |                 |                  |
| Apportionment Revenue (RDA)           | 260,996             | 260,996           |                  | -                     | -              |                       | -              | -              | -               |                  |
| RPTTF Distribution                    | -                   | -                 |                  | -                     | -              |                       | -              | -              | -               |                  |
| Rental Income                         | 2,700               | 2,700             |                  | 116,806               | 116,806        |                       | 41,284         | 41,264         | 158,030         |                  |
| Interest Earned                       | 1,831               | 1,831             |                  | -                     | -              |                       | -              | -              | 12,820          |                  |
| CDBG Grant Revenue                    | 56,536              | 32,266            |                  | 284,464               | 506            |                       | 284,464        | 1,066          | 1,573           |                  |
| <b>Total Revenue</b>                  | <b>322,064</b>      | <b>297,794</b>    |                  | <b>401,270</b>        | <b>117,313</b> |                       | <b>41,284</b>  | <b>55,170</b>  | <b>172,463</b>  | <b>(270,071)</b> |
| Net Gain / (Loss)                     | (132,306)           | (30,120)          |                  | -                     | 37,632         |                       | (208,463)      | (232,837)      | (195,205)       | 13,256           |

Excess RPTTF to reduce future RPTTF payment: 0  
 Unfunded liability; to be applied as Enforceable Obligation on future ROPS: (232,837)

## CASH FLOW PROJECTION

|   | ROPS III          |                   | ROPS 13-14A          | ROPS 13-14B          |
|---|-------------------|-------------------|----------------------|----------------------|
|   | May<br>Actual     | June<br>Actual    | Jul-Dec<br>Projected | Jan-Jun<br>Projected |
| <b>Beginning Cash Balance</b>             | 106,092.80        | 286,637.76        | 82,713.23            | 11,045.63            |
| <b>Required Expenditures</b>              |                   |                   |                      |                      |
| RPTTF                                     |                   |                   |                      |                      |
| GSA Maintenance                           | 25,439.74         | 41.03             | 39,841.58            | 35,158.42            |
| Utilities: Water and Sanitation           | 57.27             | 76.19             | 412.93               | 353.94               |
| Utilities: So Cal Edison                  | 376.33            | 100.46            | 2,878.16             | 3,033.72             |
| Utilities: Gas Co.                        | -                 | -                 | 300.00               | 300.00               |
| Utilities: Warring Water                  | 177.23            | 280.53            | 1,613.93             | 1,376.82             |
| Tax Allocation Bonds - 2002               |                   | 66,865.12         | 9,535.13             | 68,235.13            |
| Tax Allocation Bonds - 2008               |                   | 32,701.00         | 15,411.62            | 33,011.62            |
| <b>Other Expenditures</b>                 |                   |                   |                      |                      |
| PWA - FY12 payable                        | 2,124.60          |                   |                      |                      |
| RMA - RDA Expenses                        |                   | 6,228.03          |                      |                      |
| Legal Counsel - ROPS I (FY 12)            |                   | 16,141.25         |                      |                      |
| Legal Counsel - Jul '12-Apr '13           |                   | 59,051.25         |                      |                      |
| Legal Counsel - May-Jun '13               |                   | 4,072.50          | 1,674.25             |                      |
| <b>Total RPTTF</b>                        | <b>28,175.17</b>  | <b>185,557.36</b> | <b>71,667.60</b>     | <b>141,469.65</b>    |
| Administrative Allowance                  |                   |                   |                      |                      |
| Accounting - ACO                          |                   | 20,000.00         |                      | 20,000.00            |
| <b>Total Administrative Allowance</b>     | <b>-</b>          | <b>20,000.00</b>  | <b>-</b>             | <b>20,000.00</b>     |
| <b>Total Expenditures</b>                 | <b>28,175.17</b>  | <b>205,557.36</b> | <b>71,667.60</b>     | <b>161,469.65</b>    |
| <b>Revenue</b>                            |                   |                   |                      |                      |
| Apportionment Revenue (RDA)               |                   |                   |                      |                      |
| RPTTF Distribution                        | 208,720.13        |                   |                      | 417,440.26           |
| Rental Income                             |                   | 1,200.00          |                      |                      |
| Interest Earned                           |                   | 432.83            |                      |                      |
| CDBG Grant Revenue                        |                   |                   |                      |                      |
| <b>Total Revenue</b>                      | <b>208,720.13</b> | <b>1,632.83</b>   | <b>-</b>             | <b>417,440.26</b>    |
| <b>Ending Cash Balance (Projected)</b>    | <b>286,637.76</b> | <b>82,713.23</b>  | <b>11,045.63</b>     | <b>267,016.24</b>    |
| <b>Deferred Expenditures</b>              |                   |                   |                      |                      |
| Administrative Allowance                  |                   |                   |                      |                      |
| CEO Admin - Oct '12-Jun '13               |                   | 54,278.84         |                      |                      |
| CEO Admin - Add'l charges for Jul-Sep '12 |                   | 1,088.40          |                      |                      |
| Legal Counsel - ROPS 13-14A               |                   |                   | 50,000.00            |                      |
| CEO Admin - ROPS 13-14A                   |                   |                   | 60,000.00            |                      |
| Legal Counsel - ROPS 13-14B               |                   |                   |                      | 50,000.00            |
| CEO Admin - ROPS 13-14B                   |                   |                   |                      | 60,000.00            |
| <b>Total Deferred Expenditures</b>        | <b>-</b>          | <b>55,367.24</b>  | <b>110,000.00</b>    | <b>110,000.00</b>    |
| <b>Adjusted Cash Balance</b>              | <b>286,637.76</b> | <b>27,345.99</b>  | <b>(154,321.61)</b>  | <b>(8,351.00)</b>    |

SUCCESSOR AGENCY TO THE VENTURA COUNTY (PIRU) REDEVELOPMENT AGENCY

6900 ROF 9700  
 FINANCIAL STATUS REPORT  
 For the Period Ending July 31, 2013 - AP01

| Expenditures                          | Fiscal Year 2012-2013        |                |                              | Fiscal Year 2013-2014 |                                  |                          |                          |
|---------------------------------------|------------------------------|----------------|------------------------------|-----------------------|----------------------------------|--------------------------|--------------------------|
|                                       | ROPS II<br>7/1/12 - 12/31/12 |                | ROPS III<br>1/1/13 - 6/30/13 |                       | ROPS 13-14A<br>7/1/13 - 12/31/13 |                          |                          |
|                                       | Budget                       | Actuals        | Budget                       | Actuals               | Admin Line<br>Item Limit         | Period to Date<br>Actual | Period End<br>Projection |
| Maintenance Contract                  | 37,500                       | 1,716          | 37,500                       | 31,683                | 37,500                           | 390                      | 37,500                   |
| Utilities - Electric                  | 3,600                        | 2,958          | 3,600                        | 2,365                 | 3,600                            | 390                      | 3,600                    |
| Utilities - Gas                       | 120                          | 19             | 120                          | 162                   | 120                              | -                        | 120                      |
| Utilities - Water                     | 2,100                        | 1,575          | 2,100                        | 1,250                 | 2,100                            | -                        | 2,100                    |
| Utilities - Sewer                     | 360                          | 286            | 360                          | 422                   | 360                              | -                        | 360                      |
| Tax Allocation Bonds - 2002           | 10,865                       | 10,865         | 66,866                       | 66,865                | 9,535                            | -                        | 9,535                    |
| Tax Allocation Bonds - 2008           | 15,761                       | 15,761         | 32,701                       | 32,701                | 15,412                           | -                        | 15,412                   |
| CDBG Loan                             | -                            | -              | -                            | -                     | -                                | -                        | -                        |
| <b>Total RPTTF</b>                    | <b>70,306</b>                | <b>33,180</b>  | <b>143,247</b>               | <b>135,447</b>        | <b>68,627</b>                    | <b>390</b>               | <b>68,627</b>            |
| Administrative Allowance              | 1,000                        | 31             | 106,500                      | 286                   | 50,000                           | -                        | 300                      |
| Purchase Order Processing             | 15,000                       | 25,636         | -                            | 45,000                | 60,000                           | -                        | 15,000                   |
| CEO Admin                             | -                            | -              | -                            | 21,003                | -                                | -                        | -                        |
| Accounting/Auditing Services          | -                            | -              | -                            | 20,000                | -                                | -                        | -                        |
| Accounting/Auditing Services          | -                            | -              | -                            | 1,000                 | -                                | -                        | -                        |
| Accounting/Auditing Services          | -                            | -              | -                            | 18,000                | -                                | -                        | -                        |
| Training                              | 4,500                        | -              | -                            | 16,802                | -                                | -                        | -                        |
| Legal Counsel                         | 10,500                       | -              | -                            | -                     | -                                | -                        | -                        |
| Legal Counsel                         | -                            | 16,141         | -                            | 60,106                | -                                | -                        | -                        |
| Legal Counsel                         | -                            | 4,692          | -                            | -                     | -                                | -                        | -                        |
| Legal Counsel                         | -                            | -              | -                            | -                     | -                                | -                        | -                        |
| Auditing Services                     | 6,000                        | -              | -                            | -                     | -                                | -                        | -                        |
| Auditing Services                     | 8,000                        | -              | -                            | -                     | -                                | -                        | -                        |
| Auditing Services                     | -                            | -              | -                            | -                     | -                                | -                        | -                        |
| Auditing Services                     | -                            | -              | -                            | -                     | -                                | -                        | -                        |
| Meeting expenses                      | 500                          | -              | -                            | -                     | -                                | -                        | -                        |
| Successor HA Admin                    | 1,000                        | -              | -                            | -                     | -                                | -                        | -                        |
| <b>Total Administrative Allowance</b> | <b>46,500</b>                | <b>46,500</b>  | <b>106,500</b>               | <b>152,661</b>        | <b>153,000</b>                   | <b>199,061</b>           | <b>50,000</b>            |
| Other                                 | 24,250                       | -              | -                            | -                     | 24,250                           | -                        | -                        |
| Skate Park Construction & Planning    | 13,835                       | -              | -                            | -                     | 13,835                           | -                        | -                        |
| Skate Park Construction               | 379                          | -              | -                            | -                     | 379                              | -                        | -                        |
| Skate Park Planning                   | 6,000                        | -              | -                            | -                     | 6,000                            | -                        | -                        |
| Skate Park Construction & Planning    | 240,000                      | -              | -                            | -                     | 240,000                          | -                        | -                        |
| Skate Park Construction               | 284,464                      | -              | -                            | -                     | 284,464                          | -                        | -                        |
| <b>Total Other</b>                    | <b>401,270</b>               | <b>79,680</b>  | <b>249,747</b>               | <b>288,008</b>        | <b>651,017</b>                   | <b>390</b>               | <b>118,627</b>           |
| <b>Total Expenditures</b>             | <b>116,806</b>               | <b>117,313</b> | <b>41,284</b>                | <b>41,284</b>         | <b>118,627</b>                   | <b>390</b>               | <b>118,627</b>           |
| Revenue                               | 116,806                      | 117,313        | 41,284                       | 41,284                | 208,720                          | 208,720                  | 208,720                  |
| RPTTF Distribution                    | -                            | -              | -                            | -                     | -                                | -                        | -                        |
| Rental Income                         | -                            | 506            | -                            | 1,066                 | -                                | -                        | -                        |
| Interest Earned                       | -                            | -              | -                            | -                     | -                                | -                        | -                        |
| CDBG Grant Revenue                    | -                            | -              | -                            | -                     | -                                | -                        | -                        |
| <b>Total Revenue</b>                  | <b>116,806</b>               | <b>117,313</b> | <b>41,284</b>                | <b>55,170</b>         | <b>208,720</b>                   | <b>208,720</b>           | <b>208,720</b>           |
| Net Gain / (Loss)                     | 37,632                       | 0              | (232,837)                    | (232,837)             | 90,093                           | 0                        | 90,093                   |

Excess RPTTF, to reduce future RPTTF payment: 37,632  
 Undeclared liability, to be applied as Enforceable Obligation on fu 0  
 ROPS 13-14 A excess will be applied to ROPS III Shortfall 0

Notes  
 Town Square Maintenance: County GSA  
 Southern California Edison  
 The Gas Company  
 Warming Water Services  
 County of Ventura - WPD  
 USDA Town Square Loan  
 USDA Storm Drain Loan  
 Balance of CDBG Loan, due 6/2016

County of Ventura - GSA  
 County of Ventura - CEO  
 County of Ventura - CEO; supplemental, pending available budget  
 County of Ventura - ACO  
 FY 12-13 Successor Agency Audit; no longer anticipated  
 Due diligence review per 34179.5 - 34179.6  
 Training and Seminars  
 Outside Legal Counsel  
 County Counsel fees Feb '12 - Jun '12  
 County Counsel fees Jul '12 - Jun '13  
 County Counsel  
 FY 11-12 RDA Final Audit  
 FY 11-12 Successor Agency Audit  
 FY 12-13 Successor Agency Audit  
 Successor Agency Audit  
 Cost of Oversight Board meetings  
 Admin costs of Successor Housing Agency

NOTE: Skate Park transferred to County; no further expenses incurred subsequent to ROPS I  
 County of Ventura - PWA  
 Community Works Design Group  
 County of Ventura - BDS  
 County of Ventura - Various  
 TBD

Actual amounts received  
 Bank building film rentals  
 Skate Park; transferred to County so no longer applicable

**CASH FLOW PROJECTION**

|   | ROPS 13-14A      |                      | ROPS 13-14B          |
|---|------------------|----------------------|----------------------|
|   | July<br>Actual   | Aug-Dec<br>Projected | Jan-Jun<br>Projected |
| <b>Beginning Cash Balance</b>             | 82,713.23        | 78,551.24            | 11,045.63            |
| <b>Required Expenditures</b>              |                  |                      |                      |
| RPTTF                                     |                  |                      |                      |
| GSA Maintenance                           | 1,841.58         | 38,000.00            | 37,000.00            |
| Utilities: Water and Sanitation           | 58.99            | 353.94               | 353.94               |
| Utilities: So Cal Edison                  | 350.06           | 2,528.10             | 3,033.72             |
| Utilities: Gas Co.                        | -                | 300.00               | 300.00               |
| Utilities: Warring Water                  | 237.11           | 1,376.82             | 1,376.82             |
| Tax Allocation Bonds - 2002               | -                | 9,535.13             | 68,235.13            |
| Tax Allocation Bonds - 2008               | -                | 15,411.62            | 33,011.62            |
| <b>Other Expenditures</b>                 |                  |                      |                      |
| PWA - FY12 payable                        |                  |                      |                      |
| RMA - RDA Expenses                        |                  |                      |                      |
| Legal Counsel - ROPS I (FY 12)            |                  |                      |                      |
| Legal Counsel - Jul '12-Apr '13           |                  |                      |                      |
| Legal Counsel - May-Jun '13               | 1,674.25         |                      |                      |
| <b>Total RPTTF</b>                        | <b>4,161.99</b>  | <b>67,505.61</b>     | <b>143,311.23</b>    |
| Administrative Allowance                  |                  |                      |                      |
| Accounting - ACO                          |                  |                      | 20,000.00            |
| County Counsel                            |                  |                      |                      |
| <b>Total Administrative Allowance</b>     | <b>-</b>         | <b>-</b>             | <b>20,000.00</b>     |
| <b>Total Expenditures</b>                 | <b>4,161.99</b>  | <b>67,505.61</b>     | <b>163,311.23</b>    |
| <b>Revenue</b>                            |                  |                      |                      |
| Apportionment Revenue (RDA)               |                  |                      |                      |
| RPTTF Distribution                        |                  |                      | 417,440.26           |
| Rental Income                             |                  |                      |                      |
| Interest Earned                           |                  |                      |                      |
| CDBG Grant Revenue                        |                  |                      |                      |
| <b>Total Revenue</b>                      | <b>-</b>         | <b>-</b>             | <b>417,440.26</b>    |
| <b>Ending Cash Balance (Projected)</b>    | <b>78,551.24</b> | <b>11,045.63</b>     | <b>265,174.66</b>    |
| <b>Deferred Expenditures</b>              |                  |                      |                      |
| Administrative Allowance                  |                  |                      |                      |
| CEO Admin - Oct '12-Jun '13               | 54,278.84        |                      |                      |
| CEO Admin - Add'l charges for Jul-Sep '12 | 1,088.40         |                      |                      |
| Legal Counsel - ROPS 13-14A               |                  | 50,000.00            |                      |
| CEO Admin - ROPS 13-14A                   |                  | 60,000.00            |                      |
| Legal Counsel - ROPS 13-14B               |                  |                      | 50,000.00            |
| CEO Admin - ROPS 13-14B                   |                  |                      | 60,000.00            |
| <b>Total Deferred Expenditures</b>        | <b>55,367.24</b> | <b>110,000.00</b>    | <b>110,000.00</b>    |
| <b>Adjusted Cash Balance</b>              | <b>23,184.00</b> | <b>(154,321.61)</b>  | <b>(10,192.58)</b>   |

OVERSIGHT BOARD – SUCCESSOR AGENCY TO THE  
FORMER REDEVELOPMENT AGENCY OF THE  
COUNTY OF VENTURA

REGULAR MEETING  
August 8, 2013

**AGENDA ITEM #7:**

Review the Transfer of the Town Square Project and the Storm Drain Project to the County of Ventura and Take Action as Needed Thereon.



OVERSIGHT BOARD – SUCCESSOR AGENCY TO THE  
FORMER REDEVELOPMENT AGENCY OF THE  
COUNTY OF VENTURA

REGULAR MEETING  
August 8, 2013

**AGENDA ITEM #8:**

Review the Department of Finance Response to the Successor Agency Inquiry Regarding Accelerated Bond Payments and its Impact on the Potential Transfer of the Town Square and the Storm Drain Projects to the County of Ventura and Take Action as Needed Thereon.

OVERSIGHT BOARD – SUCCESSOR AGENCY TO THE  
FORMER REDEVELOPMENT AGENCY OF THE  
COUNTY OF VENTURA

REGULAR MEETING

August 8, 2013

**AGENDA ITEM #9:**

Review the Possession of Lechler Museum Items and Communication with the Department of Finance Regarding How to Handle the Items and Take Action as Needed Thereon.

Exhibit A – Email Requesting DOF Direction

Exhibit B – Disposal of the Rock Crusher

**From:** "Hill, Chris" [Chris.Hill@dof.ca.gov](mailto:Chris.Hill@dof.ca.gov)  
**To:** "Donna.McKendry@ventura.org" <[Donna.McKendry@ventura.org](mailto:Donna.McKendry@ventura.org)>  
**Date:** 7/1/2013 4:22 PM  
**Subject:** FW: Requesting DOF Direction - Ventura County

Item #9 – Exhibit A

Good afternoon-

Given the nature of these items and their apparently minimal value, the Department of Finance believes the most appropriate course of action would be for the Oversight Board to adopt a resolution authorizing the Successor Agency to donate the items to a local non-profit museum. The Piru Neighborhood Council may not be the most appropriate recipient of this material, since they failed to honor their initial agreement to fully reimburse the former RDA for the \$4,948 in tax increment monies spent to purchase the items. It would be advisable for the Oversight Board resolution to describe the items being donated (either individually or by grouping), and to provide an approximate cash value for each individual item or grouping of items. The resolution should be forwarded to Finance for review.

From: Donna McKendry [<mailto:Donna.McKendry@ventura.org>]  
Sent: Thursday, June 27, 2013 9:07 AM  
To: Redevelopment Administration  
Cc: Christy Madden; Jaclyn Smith; Robert Orellana  
Subject: Re: Requesting DOF Direction - Ventura County

Dear DOF,

The following email was sent to your agency on June 5, 2013. Aside from your automatic reply, we have not heard from your office regarding the questions outlined in the message. It is now June 27th. Could you let us know when we can expect a response?

Thank you,  
Donna McKendry  
Successor Agency Secretary

>>> Donna McKendry 6/5/2013 4:23 PM >>>  
Dear DOF,

One of the goals of the County of Ventura's Redevelopment Agency (RDA) was to promote economic development by bringing new businesses into the town of Piru, increase commerce for existing businesses and promote tourism.

For many years the town had the "Lechler Museum" that was privately owned and operated. In early 2000, the owners of the museum decided to close the museum and auction off all of the items. This spurred the community into action, with a desire to obtain as many of the artifacts as possible and place them in, what the town hoped would be, a future Piru museum. The RDA staff thought it would be a good tourism tool to help with their economic development efforts.

So, on August 26, 2000, RDA staff spent \$4,948.13 of RDA money on museum items for the town of Piru. The Piru Neighborhood Council (PNC), a 501(c)3, purchased \$2,550 worth of items. In November 2000, the PNC reimbursed the RDA for \$1,965. The intent was for the PNC to reimburse the RDA for remaining \$2,983.13. However, the Piru museum never materialized and the PNC never paid the RDA back for the balance.

In the meantime, the artifacts, listed below, have been stored in a County facility in Piru at no charge. All of the items are partially owned by the PNC and partially by the RDA. The items include: a butter dish, old photos, ceiling fan, adding machine, grocery market scale, lanterns, citrus exchange stamp, cow skull, 2 stain glass windows and a door bell.

Unfortunately, the Successor Agency (SA) staff only recently found out about the ownership of these items. Therefore, they were never added onto the asset list or accounted for in any of the reports. We could not find any reference in the legislation of what to do with property/assets that are newly discovered.

Could you provide us with direction on how to handle this situation? Would it be acceptable to the DOF if the SA's Oversight Board disposed of this personal property by donating it to the PNC or to a local museum? Should the OB adopt a resolution for your review prior to carrying out such action?

Thank you for any assistance you can provide.

Best Regards,  
Donna McKendry  
Successor Agency Secretary

Donna McKendry  
Management Analyst II  
Ventura County Executive Office  
Hall of Administration L#1940  
800 South Victoria Avenue  
Ventura, CA 93009  
Office: 805-654-2876  
FAX: 805-654-5106  
[donna.mckendry@ventura.org](mailto:donna.mckendry@ventura.org)<<mailto:donna.mckendry@ventura.org>>

**From:** Donna McKendry Item #9 – Exhibit B  
**To:** Inc. Piru Neighborhood Council  
**CC:** Christy Madden; Fredie Galan; Janet Bergamo; Martin Hernandez; Monica McGrath; Ron VanDyck; Sally Harrison; Stephanie Acosta; Theresa Lubin; Tim Cohen; Tim Hagel  
**Date:** 7/31/2013 2:13 PM  
**Subject:** Re: Disposal of the Rock Crusher  
**Attachments:** Disposal of the Rock Crusher

Dear PNC et al,

As of today's date, July 31, 2013, no one has come forward indicating any interest in the Rock Crusher. Therefore, based on the notice given below (and attached), the County will take possession of the item effective immediately.

Best Regards,  
Donna McKendry

>>> Donna McKendry 6/5/2013 4:55 PM >>>  
Dear PNC et al,

After researching the origins of the Rock Crusher, it does appear the item was brought into the town of Piru for a future museum that never came to fruition. We do not believe the RDA owns it, but it has been stored on the RDA Town Square property. Currently, it is in the way of the construction of the skate park and the connecting path to Town Square. We have authorized the County's GSA department to secure the item in temporary storage.

Please accept this as an official notification of our intent to hand this item over to the PNC or, if the PNC does not want it, to anyone else in Piru who would like to take ownership of and preserve it. We are giving the PNC the first right of refusal. The deadline to submit a written request to take ownership of the Rock Crusher and, upon approval, remove it from the Town Square property is July 21, 2013.

If no one has submitted a written request by July 19, 2013, the County will either donate it to a local museum or scrap it (if no museum is interested). Please send the written request to my email address or mail it to the address below. Please feel free to send this message to others in the community of Piru.

If you have any questions, you may contact me at 805-654-2876.

Best Regards,  
Donna McKendry

*Donna McKendry*  
Management Analyst II  
Ventura County Executive Office  
Hall of Administration L#1940  
800 South Victoria Avenue  
Ventura, CA 93009  
Office: 805-654-2876  
FAX: 805-654-5106  
donna.mckendry@ventura.org

>>> "Piru Neighborhood Council, Inc." <piruneighborhoodcouncilinc@yahoo.com> 4/22/2013 3:28 AM >>>  
Dear Donna,

Do you know anything about the antique rock crusher, and it's parts. The People working on the Skate park would like it to be removed, and placed elsewhere. I am also CC this letter to Fred Galan, as he may know its purpose.

I had heard that it was bought for the town?

## **Piru Neighborhood Council, Inc.**

**facebook.com/PNC ( <https://www.facebook.com/pages/Piru-Neighborhood-Council-Inc/182720045091568> )**

### **Board of Directors, 2013 - 2015**

*C. S. King ~ Madame President*  
*Rita Avila ~ Madame Vice President*  
*Yvonne Gonzalez ~ Madame Secretary*  
*Jazmin Gonzalez ~ Madame Treasurer*  
*Antonina Henderson ~ Member at Large (events coordinator)*

**OVERSIGHT BOARD – SUCCESSOR AGENCY TO THE  
FORMER REDEVELOPMENT AGENCY OF THE  
COUNTY OF VENTURA  
AGENDA REPORT**

---

**DATE:** August 8, 2013

**TO:** Oversight Board to Successor Agency

**FROM:** Donna McKendry, CEO Management Analyst

**SUBJECT:** Adoption of Resolution No. 13-06 Approving the Long Range Property Management Plan (LRPMP) and Directing Successor Agency (SA) Staff to Submit the LRPMP to the Department of Finance (DOF)

**STAFF RECOMMENDATION:**

1. Adoption of a Resolution No. 13-06 (Exhibit A) approving the LRPMP (Exhibit B-1-5).
2. Direct SA Staff to submit the LRPMP to the DOF.

**FISCAL IMPACT:**

The following are estimated fiscal impacts:

1. Sale of the Bank Building to a private party or government entity, including (possibly) the County of Ventura: 100% of the *net* proceeds of any sale would be distributed to the taxing entities in amounts proportionate to their property tax share in the building, unless otherwise directed by the DOF after review of the SA's LRPMP (§§ 34177(e), 34188, 34191.5). The last Real Estate Services estimate of the current fair market value of the Bank Building was between \$100,000 to \$110,000 (summer 2012).
2. Retention of Storm Drain infrastructure would require continued payments on the 2008 Tax Allocation Bond, Series A, loan amount of \$750,000 through its maturity date of July 1, 2038.
3. Retention of the Town Square facility would require continued payments on the 2002 Tax Allocation Bond, Series A, loan amount of \$750,000 through its maturity date of July 1, 2017. The SA will be responsible for ongoing

maintenance costs and facility rental income will be generated and distributed to the taxing entities.

## **DISCUSSION:**

### ***Background***

Pursuant to AB 1484, the following steps need to be completed, in the following order, before any property can be sold or otherwise disposed:

- 1) The SA must request and receive a Finding of Completion from the DOF. To do so, the SA must:
  - a. Complete and obtain DOF approval of two, statutorily required Due Diligence Reviews (DDRs) and remit to the County Auditor-Controller any monies owed for distribution to all local taxing entities.
  - b. Demonstrate to the DOF that the SA and Auditor-Controller have complied with the "July True Up Process" and that the Auditor-Controller has notified the DOF that all monies owed to local taxing entities for the January through June 2012 period have been properly adjusted.
  - c. Submit the above to the DOF with a Finding of Completion Determination Request, in which the SA demonstrates the previous items have been satisfactorily completed.
- 2) Upon receipt of a Finding of Completion, the SA must submit a draft LRPMP to the OB for approval and transmit the approved LRPMP to the DOF within six months of the DOF's issuance of the Finding of Completion.
- 3) DOF must approve the SA's proposed LRPMP, at which time the property will be placed in a Community Redevelopment Property Trust Fund governed by the terms of the approved LRPMP. If the LRPMP requires sale of the property, use of revenues (e.g., rent) from the property for purposes other than a project identified in an approved redevelopment plan, or for uses other than to fulfill an enforceable obligation, the proceeds are to be distributed as property taxes to the taxing entities (§ 34191.5(c)(2)(A) and (B); see attached Appendix for complete statutory language).

The SA has satisfied each of the requirements listed under item 1), above. On April 26, 2013, the DOF issued a Finding of Completion (Exhibit C).

### ***Action Required***

As required by AB 1484, after receipt of a Finding of Completion, the SA is required to submit a draft LRPMP to your Oversight Board (OB) for approval and, after your review and approval, to transmit the LRPMP to the DOF. This process must be completed within six (6) months of the DOF's issuance of the Finding of Completion. The deadline

for SA Staff to submit an approved LRPMP is, therefore, October 25, 2013.

Pursuant to Health and Safety Code Section 34191.5(c)(2) (see Appendix), your OB may approve a LRPMP that permits property to be used for any of the following purposes:

1. Retention of the property for governmental use;
2. Retention of the property for future development;
3. Sale of the property; or
4. Use of the property to fulfill an enforceable obligation.

Regarding the Bank Building:

At your May 11, 2012, meeting, your Board decided the Bank Building asset did not have any permitted future development purpose (e.g., low income housing). Therefore you voted unanimously in favor of selling the Piru Bank Building asset as soon as practicable. Staff reported that the County could offer the building for sale on the Internet, hold a public auction, or hire a broker to list and sell the asset.

At your May 9, 2013, meeting, your Board decided to market the Bank Building property through a commercial real estate broker and to move forward with the selling of the property for the highest and best offer, in order to maximize cash flow and minimize costs.

Regarding the Piru Storm Drain and Piru Town Square Depot:

At your May 11, 2012, meeting, your Board considered the Piru Storm Drain (Exhibit D) and Piru Town Square Depot as public assets and decided to transfer these former Redevelopment Agency (RDA) assets to the County of Ventura.

At your September 14, 2012, meeting, your Board discussed the staff determination that transferring the Bonds on the Piru Storm Drain and the Piru Town Square Depot would create a financial risk for the County. Your Board directed staff to ask the DOF if accelerated payments to the bonds would be allowed. At your October 12, 2012, meeting, staff reported the DOF's response, which was that the DOF was not prepared, at that time, to authorize the accelerated repayment of any bonded indebtedness because it would reduce the amount of property tax monies received by the other taxing entities in the short-term. Your Board discussed the alternative of delaying the transfer of the Piru Storm Drain and Piru Town Square Depot to the County until the bonds were paid off. Your Board decided to not pursue the issue of accelerated payments at that time, but to maintain the topic as an Agenda item for discussion at future meetings.

The LRPMP states that the SA will retain the Piru Storm Drain and Piru Town Square Depot to fulfill an enforceable obligation (item "4") until the bond debt is paid in full. Once the debt is paid in full, the Piru Storm Drain and Piru Town Square Depot will be transferred to the County of Ventura at no cost. After transfer, the County of Ventura will retain and maintain the property for government use, serving the residents of Piru.

***Recommendation***

The above-described, preferred alternatives have been incorporated into the draft LRPMP that is attached as Exhibit B (1-5). Staff is recommending that your Board adopt Resolution No. 13-06 (Exhibit A), approving the draft LRPMP and directing the SA staff to submit the LRPMP to the DOF.

- Exhibit A – Resolution No. 13-06 Long Range Property Management Plan
- Exhibit B-1 – Long Range Property Management Plan Checklist
- Exhibit B-2 – Long Range Property Management Plan: Property Tracking Worksheet
- Exhibit B-3 – Long Range Property Management Plan: Bank Building
- Exhibit B-4 - Long Range Property Management Plan: Storm Drain
- Exhibit B-5 - Long Range Property Management Plan: Town Square Depot
- Exhibit C – Finding of Completion dated April 26, 2013
- Exhibit D - Long Range Property Management Plan: Storm Drain Map



## APPENDIX

### Health and Safety Code Section 34191.5:

*(a) There is hereby established a Community Redevelopment Property Trust Fund, administered by the successor agency, to serve as the repository of the former redevelopment agency's real properties identified in subparagraph (C) of paragraph (5) of subdivision (c) of Section 34179.5.*

*(b) The successor agency shall prepare a long-range property management plan that addresses the disposition and use of the real properties of the former redevelopment agency. The report shall be submitted to the oversight board and the Department of Finance for approval no later than six months following the issuance to the successor agency of the finding of completion.*

*(c) The long-range property management plan shall do all of the following:*

*(1) Include an inventory of all properties in the trust. The inventory shall consist of all of the following information:*

*(A) The date of the acquisition of the property and the value of the property at that time, and an estimate of the current value of the property.*

*(B) The purpose for which the property was acquired.*

*(C) Parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.*

*(D) An estimate of the current value of the parcel including, if available, any appraisal information.*

*(E) An estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.*

*(F) The history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.*

*(G) A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.*

*(H) A brief history of previous development proposals and activity, including the rental or lease of property.*

*(2) Address the use or disposition of all of the properties in the trust. Permissible uses include the retention of the property for governmental use pursuant to subdivision (a) of Section 34181, the retention of the property for future development, the sale of the property, or the use of the property to fulfill an enforceable obligation. The plan shall separately identify and list properties in the trust dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation. With respect to the use or disposition of all other properties, all of the following shall apply:*

*(A) If the plan directs the use or liquidation of the property for a project identified in an approved redevelopment plan, the property shall transfer to the city, county, or city and county.*

*(B) If the plan directs the liquidation of the property or the use of revenues generated from the property, such as lease or parking revenues, for any purpose other than to fulfill an enforceable obligation or other than that specified in subparagraph (A), the proceeds from the sale shall be distributed as property tax to the taxing entities.*

*(C) Property shall not be transferred to a successor agency, city, county, or city and county, unless the long-range property management plan has been approved by the oversight board and the Department of Finance.*

**RESOLUTION NO. 13-06**

**RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO  
THE FORMER REDEVELOPMENT AGENCY OF THE COUNTY OF VENTURA,  
STATE OF CALIFORNIA, APPROVING THE LONG RANGE PROPERTY MANAGEMENT PLAN AND  
DIRECTING SUCCESSOR AGENCY STAFF TO SUBMIT THE LONG RANGE PROPERTY MANAGEMENT PLAN  
TO THE DEPARTMENT OF FINANCE**

The Oversight Board for the Successor Agency to The Former Redevelopment Agency of the County of Ventura does resolve as follows:

WHEREAS, Assembly Bill x1 26 ("ABx1 26") was passed by the State Legislature on June 15, 2011 and signed by the Governor on June 28, 2011, and AB 1484 was approved by Governor, effective June 27, 2012; and

WHEREAS, among other things, ABx1 26 adds and AB 1484 amends Part 1.85 to the California Health and Safety Code, including Health and Safety Code section 34170 et seq.; and

WHEREAS, by enactment of Part 1.85 of Division 24 of the Health and Safety Code, The Redevelopment Agency of the County of Ventura was dissolved as of February 1, 2012, and the County of Ventura was designated the Successor Agency to The Redevelopment Agency of the County of Ventura ("Successor Agency") under Health and Safety Code Section 34173(a); and

WHEREAS, pursuant to Health and Safety Code Section 34179.7, upon full payment of the amounts determined in of the Low and Moderate Incoming Housing Fund review and the Other Funds and Accounts review done pursuant to Section 34179.6, upon review of any other amounts due, as required by Section 34183.5, and upon a final determination of the amounts due and confirmation that those amounts have been paid by the county auditor-controller, the Department of Finance (DOF) is required to issue, within five business days, to the Successor Agency a Finding of Completion of the requirements of Section 34179.6; and

WHEREAS, on April 19, 2013, the Successor Agency submitted a Finding of Completion Determination Request to the DOF; and

WHEREAS, on April 26, 2013, the DOF responded in a letter granting the Successor Agency's request for a Finding of Completion; and

WHEREAS, on May 9, 2013, the DOF's letter granting the Successor Agency the requested Finding of Completion was received by this Board; and

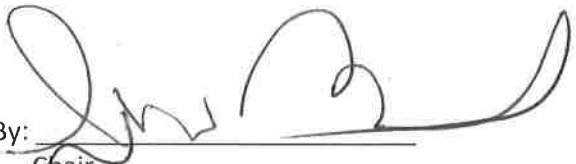
WHEREAS, pursuant to Health and Safety Code Section 34191.5(b), the Successor Agency shall prepare a long-range property management plan that addresses the disposition and use of the real properties of the former redevelopment agency and the report shall be submitted to the oversight board and the Department of Finance for approval no later than six months following the issuance to the successor agency of the finding of completion; and

WHEREAS, Successor Agency staff has prepared and this Board has reviewed and approved a Long Range Property Management Plan that complies with Section 34191.5.

NOW, THEREFORE, BE IT FOUND AND RESOLVED AS FOLLOWS:

1. The above recitations are true and correct.
2. The Oversight Board hereby adopts this Resolution 13-06, and approves the Long Range Property Management Plan prepared by Successor Agency staff and presented to this Board.
3. The Oversight Board directs Successor Agency staff to submit the approved Long Range Property Management Plan to the Department of Finance.

PASSED, APPROVED AND ADOPTED by the Oversight Board, on a motion by Board Member Christy Madden, seconded by Member David Keebler, this 8<sup>th</sup> day of August 2013.

By:   
Chair  
Oversight Board

ATTEST:

By:   
Successor Agency Secretary



# LONG-RANGE PROPERTY MANAGEMENT PLAN CHECKLIST

**Instructions:** Please use this checklist as a guide to ensure you have completed all the required components of your Long-Range Property Management Plan. Upon completion of your Long-Range Property Management Plan, email a PDF version of this document and your plan to:

Redevelopment\_Administration@dof.ca.gov

The subject line should state “[Agency Name] Long-Range Property Management Plan”. The Department of Finance (Finance) will contact the requesting agency for any additional information that may be necessary during our review of your Long-Range Property Management Plan. Questions related to the Long-Range Property Management Plan process should be directed to (916) 445-1546 or by email to [Redevelopment\\_Administration@dof.ca.gov](mailto:Redevelopment_Administration@dof.ca.gov).

Pursuant to Health and Safety Code 34191.5, within six months after receiving a Finding of Completion from Finance, the Successor Agency is required to submit for approval to the Oversight Board and Finance a Long-Range Property Management Plan that addresses the disposition and use of the real properties of the former redevelopment agency.

## GENERAL INFORMATION:

Agency Name: **Successor Agency to the Former Redevelopment Agency of the County of Ventura**

Date Finding of Completion Received: 4/26/2013 (Exhibit A)

Date Oversight Board Approved LRPMP: (Exhibit B)

## Long-Range Property Management Plan Requirements

For each property the plan includes the date of acquisition, value of property at time of acquisition, and an estimate of the current value.

Yes  No

For each property the plan includes the purpose for which the property was acquired.

Yes  No

For each property the plan includes the parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.

Yes  No

For each property the plan includes an estimate of the current value of the parcel including, if available, any appraisal information.

Yes  No

For each property the plan includes an estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.

Yes  No

For each property the plan includes the history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

Yes  No

For each property the plan includes a description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.

Yes  No

For each property the plan includes a brief history of previous development proposals and activity, including the rental or lease of the property.

Yes  No

For each property the plan identifies the use or disposition of the property, which could include 1) the retention of the property for governmental use, 2) the retention of the property for future development, 3) the sale of the property, or 4) the use of the property to fulfill an enforceable obligation.

Yes  No

The plan separately identifies and list properties dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation.

Yes  No

---

## ADDITIONAL INFORMATION

- If applicable, please provide any additional pertinent information that we should be aware of during our review of your Long-Range Property Management Plan.  
See Oversight Board Resolution No. 13-06 and discussion of various properties in Long-Range Property Management Plan submitted by Successor Agency Staff.

---

**Agency Contact Information**

|        |                            |        |                             |
|--------|----------------------------|--------|-----------------------------|
| Name:  | Donna McKendry             | Name:  | Roberto R. Orellana         |
| Title: | Management Analyst         | Title: | Assistant County Counsel    |
| Phone: | 805-654-2876               | Phone: | 805-654-2590                |
| Email: | Donna.McKendry@Ventura.org | Email: | Robert.Orellana@Ventura.org |
| Date:  |                            | Date:  |                             |

---

**Department of Finance Local Government Unit Use Only**

DETERMINATION ON LRPMP:  APPROVED  DENIED

APPROVED/DENIED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

APPROVAL OR DENIAL LETTER PROVIDED:  YES DATE AGENCY NOTIFIED: \_\_\_\_\_







**Long-Range Property Management Plan  
Successor Agency of the Former Redevelopment Agency  
of the County of Ventura  
Piru Bank Building**

**1. Date of acquisition:**

The County of Ventura acquired the former Citizens State Bank property in December of 1994 for the sum of \$1.00. The Bank Building was structurally repaired and then was deeded, at no cost, to the Redevelopment Agency on February 25, 1997.

**2. Value of property at time of acquisition:**

The closest Fair Market Value was estimated on October 15, 1999, at \$62,000.

**3. Estimate of current value:**

At the May 11, 2012, Oversight Board meeting, the County of Ventura Real Estate Services Division, Public Works Agency, valued the bank building asset at approximately \$100,000 to \$110,000.

**4. If available, provide current appraisal:**

Not available.

**5. Purpose for which the property was acquired:**

The County of Ventura's Redevelopment Agency was formed in 1995 to address blighted conditions in the unincorporated community of Piru following the January 1994 Northridge earthquake. After the earthquake, most of the community's downtown buildings suffered damage and needed extensive repair. Citizens State Bank owned the bank building in Piru. After the earthquake, the County of Ventura acquired the former Citizens State Bank property in December of 1994 for the sum of \$1.00. The Bank Building was structurally repaired by emergency grant funding. Once the Redevelopment Agency was formed, the County, in turn, deeded the property, at no cost, over to the Redevelopment Agency on February 25, 1997. The Piru Redevelopment Plan called for strategies to encourage the reintroduction of business activity in its downtown. To that extent, the Agency decided to lease the bank building at or below market value to encourage economic development in the area.

**Long-Range Property Management Plan  
Successor Agency of the Former Redevelopment Agency  
of the County of Ventura  
Piru Bank Building**

**6. Parcel data:**

- a. Address: 3940 East Center Street, Piru, CA 93040
- b. APN #: 056-0-101-010
- c. Lot size: The Bank Building is rectangular in shape with 50' of frontage on Main Street and 24.01' of frontage on Center Street. Located on the westerly 24.00 feet of Lots 1 and 2 Block J of Map of Piru, in the County of Ventura, State of California, as per Map recorded in Book 5 Page 4 of Maps in the office of the County of Recorder of said County. The building, built in 1918, is approximately 1,001 square foot with one story, masonry construction and wood roof.
- d. Current zoning in the former agency redevelopment plan or specific, community, or general plan: Commercial

**7. Estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds:**

- a. After acquiring the building on February 25, 1997, there were four separate tenants who leased the building; each operated an ice cream store business. The tenants were contractually required to pay a deposit and monthly rent to the Redevelopment Agency. The rent was deposited into the non-housing RDA funds. No revenue has been generated since August 2012.
  - i. Tenant #1: Patricia True. Ran the business between March 1, 2000 to May 2005
  - ii. Tenant #2: Eric Barrigan. Ran the business between July 1, 2005 to February 2008
  - iii. Tenant #3: Stephanie Acosta. Ran the business between August 13, 2008 to June 3, 2009
  - iv. Tenant #4: Alfonso Aguilar. Ran the business between June 3, 2009 to September 3, 2012
- b. After the last tenant terminated his lease in September of 2012, the building has remained vacant. Now under the Successor Agency, disposition has been delayed due to the legal requirement that the Department of Finance approve a

**Long-Range Property Management Plan  
Successor Agency of the Former Redevelopment Agency  
of the County of Ventura  
Piru Bank Building**

Long Range Property Management Plan for this property. In the meantime, the Bank Building has been made available for use by the local community and by area film industry companies after they obtain required permits. Film permits for the building are contractually coordinated through the County's General Services Agency which handles similar permitting for County park facilities. Fees are structured in accord with a facility use and film permit fee schedule that is approved annually by the County Board of Supervisors. Any fees obtained from such use are channeled through the Successor Agency to the Auditor-Controller's Office and then paid out to the taxing entities. Estimated revenue for this activity is approximately \$12,241 to date.

**8. History of any environmental contamination, including designation as a Brownfield site, any related environmental studies, and history of any remediation efforts:** Not applicable for this property.

**9. Description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency:**

Not applicable for this property. The Bank Building originally supported a commercial business and the Piru Redevelopment Plan called for strategies to encourage the reintroduction of business activity in the downtown area. To that extent, the Agency decided to lease the Bank Building at or below market value to commercial businesses to encourage economic development in the area. There were no plans for transit-oriented development with this property.

**10. History of previous development proposals and activity, including the rental or lease of the property:**

As described in item number 7 above, after the Agency acquired the property on February 25, 1997, there were four separate tenants who leased the building, each operating it as an ice cream store business.

- a. Tenant #1: Patricia True. Ran the business between March 1, 2000 to May 2005

**Long-Range Property Management Plan  
Successor Agency of the Former Redevelopment Agency  
of the County of Ventura  
Piru Bank Building**

- b. Tenant #2: Eric Barrigan. Ran the business between July 1, 2005 to February 2008
- c. Tenant #3: Stephanie Acosta. Ran the business between August 13, 2008 to June 3, 2009
- d. Tenant #4: Alfonso Aguilar. Ran the business between June 3, 2009 to September 3, 2012

After the last tenant terminated his lease in September of 2012, the building has remained vacant. Now under the Successor Agency, disposition has been delayed until the Department of Finance approves the Long Range Property Management Plan. In the meantime, it has been made available to the local community and film industry, as described above.

**11. Identify the use or disposition of the property, which could include:**

- a. **The retention of the property for governmental use,**
- b. **The retention of the property for future development,**
- c. **The sale of the property, or**
- d. **The use of the property to fulfill an enforceable obligation.**

The Successor Agency will dispose of the Piru Bank Building by selling the property (item “c”) after the Department of Finance has approved the Long Range Property Management Plan. The Successor Agency plans to market the property through a commercial real estate broker and to sell the property for the highest and best offer in order to maximize return on the investment and minimize costs.

**12. Other properties dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation.**

There are only two other properties and both will be retained for purposes of fulfilling an enforceable obligation. Both are bond financed; therefore the Successor Agency will hold these assets until the bonds are paid in full.

- a. The Piru Storm Drain;
- b. The Piru Town Square Depot.

**Long-Range Property Management Plan  
Successor Agency of the Former Redevelopment Agency  
of the County of Ventura  
Piru Storm Drain**

**1. Date of acquisition:**

The property is located in the road right of way under Main, Orchard and Center Streets in the town of Piru, California. The County of Ventura is the owner in fee of an easement over the described real property. The former Redevelopment Agency (RDA) decided to build the Piru Storm Drain as a public utilities improvement for the Piru area. A contract to construct the Piru Storm Drain was awarded to Sierra Cascade Construction, Inc., on June 3, 2008, and a Notice of Completion was issued on April 13, 2009.

**2. Value of property at time of acquisition:**

The storm drain was constructed on property not acquired or owned by the Redevelopment Agency. The RDA acquired an easement which gave it the right to use the land for public road purposes. In 2008, the cost of construction of the Piru Storm Drain was \$940,779.97. As part of the financing, the United States Department of Agriculture issued the RDA a 2008 Tax Allocation Bond, Series A. The bond amount is \$750,000, the loan date is July 24, 2008, and the maturity date is July 1, 2038.

**3. Estimate of current value:**

The construction cost of the drain was \$940,779.97, and it was capitalized on 4/13/09. Accumulated depreciation is \$30,246.51. The current depreciated Net Book Value (NBV, carrying value, or "current value") is **\$910,533.46**.

**4. If available, provide current appraisal:**

Not available on this property.

**5. Purpose for which the property was acquired:**

Piru, a small rural community located in a remote unincorporated section of the County of Ventura, lies on the sloping base of a rugged mountainous region. Runoff from the mountains contains considerable debris and silt. The existing drainage facilities within this area consist of open drainage courses, debris basins, box culverts and a limited number of covered storm drain lines. A 1971 engineering study determined that the

**Long-Range Property Management Plan**  
**Successor Agency of the Former Redevelopment Agency**  
**of the County of Ventura**  
**Piru Storm Drain**

number of storm drains in Piru were insufficient for the annual storm runoffs and were either undersized or at capacity. At that time, it was estimated that the cost for necessary repairs and improvements to the drainage system would be \$2,277,000. Since then, the town has doubled in size. During rainy seasons, storm drain capacities are generally inadequate to intercept the amount of flow coming from the mountains. This results in slope erosion, surface water contamination and the routine flooding of low areas in town. The only improvements done to the storm drains since 1971 occurred in 1998 when approximately 2800 linear feet were repaired.

The RDA identified a specific area in the town of Piru that experiences yearly flooding that causes damage to homes and flooding of streets. The area is along Main, Orchard, and Center streets. The area was served by a 12" diameter storm drain that was installed more than 50 years ago. This drain was undersized for the calculated flows from this drainage area.

In addition, a debris basin at the top of Orchard Street had no outlet so it would rapidly fill up and overflow onto both Orchard and Main streets during rain events which contributed to the flooding. The RDA determined that increasing storm drain capacity in this area and adding an inlet at the debris basin would mitigate the flooding problems. Fixing the storm drain issues provided a safer and more sanitary living environment for the residents of Piru.

**6. Parcel data:**

- a. Address: Piru Storm Drain, Project Specification No. CP08-02, Project No. 05022, lies in the road right of way under Main, Orchard and Center streets in the town of Piru, California, 93040.
- b. Lot size: The Storm Drain includes construction of approximately 2100' of 36" and 48" diameter concrete storm drain that is independent of existing lines with a catch basin installed along the full length of the drainpipe. Ten inlets and an inlet structure at the debris basin are included.

**Long-Range Property Management Plan  
Successor Agency of the Former Redevelopment Agency  
of the County of Ventura  
Piru Storm Drain**

- c. Current zoning in the former agency redevelopment plan or specific, community, or general plan:  
N/A: The County of Ventura Planning Division has no authority to issue permits in the public right-of-way in Piru, California, therefore, the County does not assign zoning to the streets. In addition, the County's Assessor's office does not issue APNs for right-of-ways. See attached map - Exhibit D.
- 7. Estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds:**  
This infrastructure project does not generate any fee based public use or revenue.
- 8. History of any environmental contamination, including designation as a Brownfield site, any related environmental studies, and history of any remediation efforts:**  
The Piru Storm Drain lies within the unincorporated town of Piru which consists of single family housing and park areas. The planning area is outside of any flood plains, wetlands, or environmentally sensitive areas. A study was conducted for historic or archeological sites within the planning area and no significant sites were found.
- 9. Description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency:**  
Not applicable to this property.
- 10. History of previous development proposals and activity, including the rental or lease of the property:**  
Not applicable to this property.
- 11. Identify the use or disposition of the property, which could include:**
- a. The retention of the property for governmental use,
  - b. The retention of the property for future development,



**Long-Range Property Management Plan**  
**Successor Agency of the Former Redevelopment Agency**  
**of the County of Ventura**  
**Piru Storm Drain**

**c. The sale of the property, or**

**d. The use of the property to fulfill an enforceable obligation.**

The Successor Agency will retain the property to fulfill an enforceable obligation (item “d”) until the bond debt is paid in full. Once the debt is paid in full, the Piru Storm Drain will be transferred to the County of Ventura at no cost. The County of Ventura will retain and maintain, at its cost, the property for governmental use, serving the residents of Piru.

**12. Other properties dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation.**

The Piru Town Square Depot property is the only other property that will be retained for the purpose of fulfilling an enforceable obligation and governmental use. The United States Department of Agriculture issued the former Redevelopment Agency of the County of Ventura a 2002 Tax Allocation Bond, Series A, to help finance construction of the Town Square Depot. The bond amount is \$750,000, the loan date is August 15, 2002, and the maturity date is July 1, 2017. Since it is bond financed, the Successor Agency will hold the asset until the bonds are paid in full.

**Long-Range Property Management Plan  
Successor Agency of the Former Redevelopment Agency  
of the County of Ventura  
Piru Town Square Depot**

**1. Date of acquisition:**

The property is located along the operating portion of the Santa Paula Branch Line (Railroad) in Piru. The fee owner of the real property is the Ventura County Transportation Commission (VCTC). On July 1, 1997, the VCTC entered into a Property Management and Assignment of Rents Agreement with the County of Ventura, giving the County the right to construct and make improvements to the property for uses allowed by the County's General Plan and VCTC's Master Plan. VCTC appointed the County as its agent to lease the property to any party for all allowed and permitted uses and to manage all existing and future leases. A "Certificate As To Project Site, Rights-Of-Way and Easements" agreement was signed by the architects for the Town Square Project on February 15, 2002 and the attorney for VCTC on March 24, 2002. The certificate stated that the Piru Town Square project was being constructed by the County of Ventura Redevelopment Agency (RDA). The construction contract was awarded to Gerstenberger Construction Corporation, on October 23, 2001. Construction was completed in December, 2002, and the Notice of Completion was issued on March 12, 2003.

**2. Value of property at time of acquisition:**

On October 23, 2001, the estimated cost of construction of the Piru Town Square improvements built by the RDA was \$1,375,000. The RDA's interest in the property is limited to these improvements. The value of the land is not included because the RDA did not purchase a fee interest in the property. The Ventura County Transportation Corporation (VCTC), a separate legal entity, owns the fee interest in the land. As part of the financing of the project, the United States Department of Agriculture issued a 2002 Tax Allocation Bond, Series (A), to the Redevelopment Agency of the County of Ventura. The bond amount is \$750,000, the loan date is August 15, 2002, and the maturity date is July 1, 2017.

**3. Estimate of current value:**

**Long-Range Property Management Plan**  
**Successor Agency of the Former Redevelopment Agency**  
**of the County of Ventura**  
**Piru Town Square Depot**

The cost of new improvements to the property in 2001 was \$1,375,000. Improvements were valued for insurance purposes in 2007 for the building and gazebo only for \$1,672,889 (Exhibit C - May 1, 2007 Property Valuation Notification). Since insurance companies generally value improvements at the higher end of the value range to ensure the property is not underinsured, the Successor Agency estimates that the current value is no more than \$1,672,889 (the 2007 Property Valuation). Due to the ongoing soft market and weak economy, and significantly depressed property values in the Piru area of the County, the 2007 Property Valuation is the estimated current fair market value.

**4. If available, provide current appraisal:**

Not available on this property.

**5. Purpose for which the property was acquired:**

In 1995, the Ventura County Board of Supervisors adopted the Piru Community Enhancement Plan that identified private and public improvements that would lead to the economic revitalization of the community of Piru. Key to this plan was the development of a Town Square facility, located along the Santa Paula Branch railroad right-of-way on either side of Piru's commercial downtown. The Town Square building was intended to be leased to a business and the grounds used by the community for special events and community activities that would drive customers to the commercial downtown area. In December 2002, construction was completed on the Piru Town Square. The building was constructed with a \$625,000 grant from the U.S. Economic Development Administration (EDA). One of the requirements for obtaining the EDA grant was making the building available for use by private enterprise, thus encouraging job creation and economic revitalization. The 1,002 square foot retail/community building was designed to provide two retail rooms (approximately 300 s.f. each), with the balance of the building's floor area allotted for four single use toilets, a water fountain, a plumbing maintenance gallery and small storage area. The latter four elements are accessed from outside the building, making the restrooms available to the public.

**Long-Range Property Management Plan  
Successor Agency of the Former Redevelopment Agency  
of the County of Ventura  
Piru Town Square Depot**

**6. Parcel data:**

- a. Parcel data: The project was built over two legal parcels: APN 056-0-102-160 and APN 056-0-060-220.
- b. Address: 664 Piru Square (formerly 3977 East Center Street), Piru, CA 93040
- c. Lot size: Seven acre parcel with 1,002 square feet of building space (includes restrooms and 630 square foot leased retail space), water fountain, a 464 square foot gazebo and children's playground.
- d. Current zoning in the former agency redevelopment plan or specific, community, or general plan: Commercial

**7. Estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds:**

After obtaining the notice of completion on March 12, 2003, there were three separate tenants who set up a retail business in the Town Square Depot building.

- a. The term of the Agreement for the first tenant was for three (3) years commencing on September 1, 2003 and terminating on August 31, 2006, with two, two-year options. The lease payment schedule started at \$300 per month (for the first 3 years). The tenant gave notice of closing the business and vacated the building by June 30, 2006.
- b. The second tenant entered into an agreement effective July 1, 2006 at \$350 per month for the first 3 years with two, two-year options. The retail business was a country antique and gift shop, showcasing local arts and crafts. Several default letters were issued due to failure to pay rent in the amount of \$3,700 owed for the months of May, June, July, August, September, October, November, December, 2007, and for January and February 2008. They were given a thirty (30) days' notice requiring the full payment amount of \$3,700 in unpaid rent. They failed to respond; therefore the RDA terminated the lease in February 2008.
- c. The third tenant opened a retail business for \$400 month. The business was a boutique, showcasing local arts and crafts. It was open on weekends and

**Long-Range Property Management Plan**  
**Successor Agency of the Former Redevelopment Agency**  
**of the County of Ventura**  
**Piru Town Square Depot**

holidays, particularly catering to riders aboard the Fillmore & Western excursion trains. The strategy was to have a destination in Piru that would always be open when the train came into town. The term of the agreement was two (2) years commencing on June 1, 2009 and terminating on May 31, 2011. At the conclusion of this term, the tenant had the option to extend the terms of this lease for two years. However, Fillmore & Western did not establish regularly scheduled stops in Piru and eventually discontinued all stops due to budgetary issues creating an inability to regularly maintain the railroad. Consequently, the tenant never moved into the facility and canceled the lease.

- d. To date, the Town Square building has remained commercially available. However, due to the downturn in the economy, no potential tenant has shown interest in setting up a business in the Town Square building. The lack of new business activity has also been evident in the entire downtown area of Piru.

Public facility reservations and filming permits were another source of potential revenue generation for the Town Square facility.

- a. Anyone interested in reserving the Piru Town Square was required to complete a "Facility Reservation Permit for Piru Town Square", an "Amplified Sound Permit" and a "Selling Permit" if applicable. Although the public could reserve the facility for a fee, no public reservations took place because the residents opted to use the public grounds on a first-come, first-served basis. Non-profit organizations endorsed by the community of Piru were allowed to use the facility free of charge, upon approval. Prior to the dissolution of the RDA, film production companies, interested in using the facility for a film shoot, would complete the Facility Reservation Permit. Permit fees are based on the size of the group, what parts of the facility they were using (building, restrooms, water fountain or gazebo), if electricity was needed, how many days were required, impact to the facility and if maintenance staff were needed. Certificate of Insurance is also required. All revenue received was deposited into the non-housing RDA funds.

**Long-Range Property Management Plan**  
**Successor Agency of the Former Redevelopment Agency**  
**of the County of Ventura**  
**Piru Town Square Depot**

b. Since the dissolution of the RDA, the handling of all Facility Reservations and Film Permits are now contracted with the County of Ventura, General Services Agency who handles similar permitting for County park facilities. Fees are structured similarly to their facility use and film permit fee schedule that is approved annually by the County Board of Supervisors. Any fees obtained from such use are channeled through the Successor Agency, Auditor-Controller's Office and then out to the taxing entities.

**8. History of any environmental contamination, including designation as a Brownfield site, any related environmental studies, and history of any remediation efforts:**

Not applicable for this property.

**9. Description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency:**

The Town Square Depot is located along the Santa Paula Branch railroad right-of-way on either side of Piru's commercial downtown area. The Fillmore & Western Railway Company currently runs historic trains between Santa Paula and Fillmore. Plans were underway to extend the rail tracks and train service into Piru and eventually beyond to Rancho Camulos. However, the Town Square project components did not include either the reinstallation of rail tracks or the resumption of train service to this community. The Fillmore & Western Railway Company did conduct a couple of visits along the spur to the Depot to support the community's holiday and "Rail Fest" special events, however, due to lack of community coordination, the last stop was in 2010. Due to budget constraints, Fillmore & Western Railway no longer maintains the spur for active use and there are no plans to reinstate the service.

**10. History of previous development proposals and activity, including the rental or lease of the property:**

**Long-Range Property Management Plan  
Successor Agency of the Former Redevelopment Agency  
of the County of Ventura  
Piru Town Square Depot**

See Item # 7 above for a list of rental/lease activity that has taken place on this property. There are no other development proposals pertaining to this 7 acre property.

**11. Identify the use or disposition of the property, which could include:**

- a. The retention of the property for governmental use,
- b. The retention of the property for future development,
- c. The sale of the property, or
- d. The use of the property to fulfill an enforceable obligation.

The Successor Agency will retain the property to fulfill an enforceable obligation (item “d”) until the bond debt is paid in full. Once the debt is paid in full, the Piru Town Square will be transferred to the County of Ventura at no cost. The County of Ventura will retain and maintain the property for government use, serving the residents of Piru as a community park.

**12. Other properties dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation.**

The Piru Storm Drain is the only other property that will be retained for the purpose of fulfilling an enforceable obligation and governmental use. The United States Department of Agriculture issued the former Redevelopment Agency of the County of Ventura a 2008 Tax Allocation Bond, Series A, to assist in financing construction of the Storm Drain. The bond amount is \$750,000, the loan date is July 24, 2008, and the maturity date is July 1, 2038. Since it is bond financed, the Successor Agency will hold the asset until the bonds are paid in full.



DEPARTMENT OF  
**FINANCE**

EDMUND G. BROWN JR. • GOVERNOR

915 L STREET ■ SACRAMENTO CA ■ 95814-3706 ■ WWW.DOF.CA.GOV

April 26, 2013

Ms. Donna Plummer, Management Analyst  
County of Ventura  
800 S. Victoria Avenue, L#1940  
Ventura, CA 93009

Dear Ms. Plummer:

Subject: Request for a Finding of Completion

The California Department of Finance (Finance) received the County of Ventura's request for a Finding of Completion.

Finance has completed its review of your request, which may have included reviewing supporting documentation submitted to substantiate payment or obtaining confirmation from the county auditor-controller. Pursuant to Health and Safety Code (HSC) section 34179.7, we are pleased to inform you that Finance concurs that the Agency has made full payment of the amounts determined under HSC section 34179.6, subdivisions (d) or (e) and HSC section 34183.5.

This letter serves as notification that a Finding of Completion has been granted. The Agency may now do the following:

- Place loan agreements between the former redevelopment agency and sponsoring entity on the ROPS, as an enforceable obligation, provided the oversight board makes a finding that the loan was for legitimate redevelopment purposes per HSC section 34191.4 (b) (1). Loan repayments will be governed by criteria in HSC section 34191.4 (a) (2).
- Utilize proceeds derived from bonds issued prior to January 1, 2011 in a manner consistent with the original bond covenants per HSC section 34191.4 (c).

Additionally, the Agency is required to submit a Long-Range Property Management Plan to Finance for review and approval, per HSC section 34191.5 (b), within six months from the date of this letter.

Please direct inquiries to Andrea Scharffer, Staff Finance Budget Analyst, or Chris Hill, Principal Program Budget Analyst, at (916) 445-1546.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Szalay".

STEVE SZALAY  
Local Government Consultant

cc: Ms. Mary Ann Guariento, Accounting Officer, County of Ventura  
Ms. Sandra Bickford, Chief Deputy, County of Ventura Auditor-Controller  
California State Controller's Office





Piru Creek Outlet

**PIRU STORM DRAIN PROJECT**

New or replacement 24" to 36" pipe.  
Drains on both sides of Main and Orchard Street.  
Trenching in Main, Orchard, and Center Streets.  
Rebuild outlet structure at Piru Creek.  
Approximately 2400'.

Ventura County  
Public Works Agency  
Engineering Services Department

California Redevelopment Association

Redevelopment-Related Legislation  
(As of May 13, 2013\*)

\* Changes marked from prior report dated April 26, 2013.

AB 229

(John A. Perez) Infrastructure and Revitalization financing districts

Amended 4/8/2013

Status: 5/1/2013 A Approp (9:00 a.m., Room 4202) Senate Rules for Assignment

**Summary:** This bill would authorize the creation of an infrastructure and revitalization financing district, and the issuance of debt with 2/3 voter approval.

This bill would authorize the creation of a district for up to 40 years and the issuance of debt with a final maturity date of up to 30 years.

This bill sets forth the procedures for adoption of an infrastructure financing plan, and would authorize a district to adopt finance projects in redevelopment project areas and former redevelopment project areas and former military bases.

This bill would authorize the legislative body of a city to dedicate any portion of its funds received from the Redevelopment Property Tax Trust Fund to the district, if specified criteria are met.

This bill would authorize a city to form a district to finance a project or projects on a former military base, if specified conditions are met.

This bill would authorize a district to fund various projects of communitywide significance, including, among others, watershed land used for the collection and treatment of water for urban uses, flood management, levees, bypasses, open space, habitat restoration, brownfields restoration, environmental mitigation, purchase of land and property for development purposes, including commercial property, hazardous cleanup, former military bases, and specified transportation purposes.

This bill would authorize a district to implement hazardous cleanup pursuant to the Polanco Redevelopment Act.

The bill authorizes tax increment financing, with the approval of each affected taxing entity.

This bill would impose reporting requirements on districts, and would define the term "public works" for purposes of these provisions.

AB 243

(Dickinson) Infrastructure and revitalization financing districts

Introduced: 2/6/2013

Status: 5/1/2013 A Approp (9:00 a.m., Room 4202) Senate Rules for

Assignment

**Summary:** This bill would authorize the creation of an infrastructure and revitalization financing district, the adoption of an infrastructure revitalization financing district plan, and the issuance of debt with 55% voter approval.

This bill would authorize the creation of a district for up to 40 years and the issuance of debt with a final maturity date of up to 30 years.

This bill would authorize a district to finance projects in redevelopment project areas and former redevelopment project areas and former military bases and would authorize the legislative body of a city to dedicate any portion of its funds received from the Redevelopment Property Tax Trust Fund to the district, if specified criteria are met.

This bill would provide that the formation of the district and the issuance of debt by such a district on land of a former military base that is publicly owned is not subject to voter approval.

This bill would authorize a district to fund various projects of communitywide significance,

including, among others, watershed land used for the collection and treatment of water for urban uses, flood management, levees, bypasses, open space, habitat restoration, brownfields restoration, environmental mitigation, purchase of land and property for development purposes, including commercial property, hazardous cleanup, former military bases, and specified transportation purposes.

This bill would authorize a district to implement hazardous cleanup pursuant to the Polanco Redevelopment Act.

This bill would impose reporting requirements on districts, and would define the term "public works" for purposes of these provisions.

AB 294

**(Holden) Infrastructure financing districts; Use of tax increment revenue**

**Introduced: 2/11/2013**

**Status: 5/1/2013 Com. L. Gov. (9:00 a.m., Room 477) 5/15/2013 A Approp (9:00 a.m., Room 4202)**

**Summary:** This bill would authorize an infrastructure financing district to utilize the Educational Revenue Augmentation Fund (ERAF) portion of tax increment revenues to finance public facilities or brownfield cleanup that promotes infill housing and other infill development if the intent to use such revenues is included in the financing plan, and prior to adopting a resolution authorizing the first debt issuance utilizing the ERAF share, obtain and submit an economic analysis to the California Infrastructure and Economic Development Bank for review and approval, as specified.

AB 440

**(Gatto) Local agency cleanup or remedy of hazardous substances**

**Introduced: 2/15/2013**

**Status: 5/1/2013 L. Gov. (1:30 p.m., Room 447) Passed 9-0; 5/15/2013 A Approp (9:00 a.m., Room 4202)**

**Summary:** This bill would authorize a local agency to take any action similar to that under the Polanco Redevelopment Act that the local agency determines is necessary, consistent with other state and federal laws, to remedy or remove a release of hazardous substances within the boundaries of the local agency, pursuant to the procedures specified in the bill, including adoption and posting of cleanup guidelines by DTSC and the regional water quality control board, approval of a cleanup plan to DTSC. The local agency is allowed to take those remedial or removal actions only under specified conditions with regard to the responsible party for the release, unless the local agency is taking action to investigate or conduct feasibility studies concerning a release or determines that conditions require immediate action. The local agency may designate another agency, in lieu of DTSC or the regional board, to review and approve a cleanup plan or remedial action plan and to oversee the remediation or removal of hazardous substances from a hazardous substance release site.

The bill would also immunize a local agency that remedies or removes a hazardous substance release from liability under specified state laws, if the action is in accordance with a cleanup plan or remedial action plan prepared by a qualified independent contractor, and approved by DTSC, a regional board or the designated agency, and the remedial or removal action is undertaken and properly completed.

The bill would authorize the recovery by a local agency of cleanup and remedial costs from the liable party.

AB 564

**(Mullin) Oversight board actions final**

**Amended: 3/12/2013**

**Status: 5/1/2013 A H&CD (9:00 a.m., Room 126) Passed 7-0; 5/15/2013 A Approp (9:00 a.m., Room 4202)**

**Summary:** This bill would provide that, following issuance of a finding of completion by the Department of Finance, and the effectiveness of an approval (and required findings) by the oversight board of loan agreements entered into between the redevelopment agency and the city, county, or city and county that created the redevelopment agency, pursuant to Section 34179(h), the oversight board's action shall be final and may be

relied upon by all public and private entities, and may not be modified or reversed by any future action by the Department of Finance.

This bill would also prohibit the Department of Finance from taking any future action to modify enforceable obligations following the effective date of the approval of those enforceable obligations after review by the oversight board and the Department of Finance.

After approval by the Department of Finance, any action to use or liquidate property consistent with the approved long-range property management plan may not be modified or revised by future action of the Department of Finance and may be relied upon by all public and private entities.

AB 569

(Chau) **Redevelopment reports**

Amended: 3/18/13

Status: ~~Re-referred to Com. H. & C.D.~~ **Failed deadline, 2-year bill**

**Summary:** This bill would eliminate the requirement that a community redevelopment agency furnish the Controller with an annual financial report and make related, conforming changes.

This bill would also repeal provisions requiring redevelopment agencies to submit the final report of any audit to the legislative body and to present an annual report to the legislative body. This bill would also repeal the requirement that the Department of Housing and Community Development compile and publish reports of the activities of redevelopment agencies.

AB 662

(Atkins) **Infrastructure financing districts**

Introduced: 2/21/2013

Status: ~~4/25/2013 Senate Rules for Assignment~~ **Referred to S Gov & F**

**Summary:** This bill would delete the existing prohibition in Government Code Section 53395.4 on infrastructure financing districts including any portion of a redevelopment project area.

AB 690

(Campos) **Jobs and infrastructure financing districts; voter approval**

Amended: 4-9-2013

Status: ~~A-L Gov.~~ **Failed deadline, 2-year bill**

**Summary:** This bill would revise and recast provisions governing infrastructure financing districts and instead provide for the creation of jobs and infrastructure financing districts (JIDs) in areas of high unemployment, without voter approval, and adoption of a job creation plan, for purposes of financing public facilities and commercial property improvements.

The bill would also authorize a public financing authority to enter into joint powers agreements with affected taxing entities with regard to nontaxing authority or powers only. The bill would authorize a district to implement hazardous cleanup pursuant to the Polanco Redevelopment Act.

AB 750

(Garcia) **Economic development; cities**

Amended: 4/19/2013

Status: 5/8/2013 Com. L. Gov. (1:30 p.m., Room 427) **Hearing Cancelled**

**Summary:** This bill would authorize a city to dispose of real property, as provided, or provide compensation to a private entity, if the legislative body of the city is presented with, or presents, substantial evidence that the disposition of the property or provision of compensation would stimulate job creation and economic development within the boundaries of the city, and that the amount of private benefit provided would not outweigh the amount of public benefit received through the disposition of the property or the provision of compensation.

The bill would also provide that the disposition of real property or provision of compensation under these circumstances would not constitute a gift of public funds under the California Constitution.

AB 981 (Bloom) Expenditure of bond proceeds; extension of dates  
Introduced: 2/22/2013  
Status: 5/1/2013 H. & C.D. (9:00 a.m., Room 426) Passed 7-0; 5/15/2013 A  
Approp (9:00 a.m., Room 4202)  
Summary: This bill would authorize the successor housing entity to designate the use of, and commit, indebtedness obligations proceeds that were issued prior to June 28, 2011 (instead of January 1, 2011), and would authorize a successor agency to expend excess bond proceeds derived from bonds issued on or before June 28, 2011 (instead of January 1, 2011).

AB 1080 (Alejo) Community Revitalization and Investment Authorities  
Amended 4/24/2013 5/6/2013  
Status: 5/1/2013 A L Gov (1:30 p.m., Room 447) 5/15/2013 A Approp (9:00 a.m., Room 4202)  
Summary: This bill would authorize certain public entities of a community revitalization and investment area to form a community revitalization and investment authority (school entities may not participate) to carry out the CRL in a specified manner. This bill would authorize the adoption of a community revitalization plan for a community revitalization and investment area (area must meet certain income, unemployment and blight requirements) and authorize the authority to include in that plan a provision for the receipt of tax increment funds. An authority will have most of the same authorities of former redevelopment agencies, including among other things, to receive tax ~~increment~~ increment revenues, provide funding for infrastructure and affordable housing, remediate hazardous substances, acquire and sell property, obtain loans and grants, and issue bonds.

AB 1207 (Brown) Blight  
Introduced: 2/22/2013  
Status: 2/25/2013 Read first time  
Summary: This bill would make technical nonsubstantive changes to Health and Safety Code Section 33031 regarding the causes of blight.

AB 1320 (Bloom) Allocation of property tax; pass through agreements  
Amended 4/10/2013  
Status: A L Gov (~~Hearing cancelled~~) Failed deadline, 2-year bill  
Summary: This bill would provide that, for each fiscal year that a former redevelopment agency would have been permitted to receive tax increments had the agency not been dissolved, the portion of property taxes distributed to local education agencies equal to the pass-through payments or payments under Section 33445 agreements that would have been due to those local education agencies in that fiscal year are not considered to be property taxes for purposes of the educational agency's revenue limit.

SB 1 (Steinberg) Sustainable community investment authority  
Amended: 4/15/2013 5/2/2013  
Status: Refer 5/20/2013 S Approp (10:00 a.m., Room 4203)  
Summary: This bill would authorize certain public entities of a Sustainable Communities Investment Area (transit priority project areas, which may include a military base reuse plan area; small walkable communities) to form a Sustainable Communities Investment Authority to carry out the Community Redevelopment Law in a specified manner. This bill would require the authority to adopt a Sustainable Communities Investment Plan for a Sustainable Communities Investment Area and authorize the authority to include in that plan a provision for the receipt of tax increment funds provided that certain economic development and planning requirements are met. An authority may also implement a local transaction and use tax and issue bonds. This bill would authorize the legislative body of a city or county forming an authority to dedicate any portion of its net available revenue, as defined, to the authority through its

Sustainable Communities Investment Plan.

This bill would require the authority to contract for an independent financial and performance audit every 5 years.

This bill also addresses related issues under the Labor Code (prevailing wages), Public Resources Code (CEQA), and Public Contracts Code (bidding).

SB 33

**(Wolk) Infrastructure financing districts**

**Amended: 3/6/2013**

**Status: 4/11/2013 ~~S 3rd Reading File~~ Assembly Desk**

**Summary:** This bill would eliminate the requirement of voter approval for creation of an infrastructure financing district and for bond issuance, and would authorize the legislative body to create the district subject to specified procedures.

This bill would authorize the creation of a district for up to 40 years.

This bill would authorize a newly created public financing authority, consisting of 5 members, 3 of whom are members of the city council or board of supervisors that established the district, and 2 of whom are members of the public, to adopt the infrastructure financing plan, subject to approval by the legislative body, and issue bonds by majority vote of the authority by resolution.

This bill would authorize a public financing authority to enter into joint powers agreements with affected taxing entities with regard to nontaxing authority or powers only.

This bill would authorize an infrastructure financing district to finance specified actions and public capital facilities of communitywide significance, and prohibit the district from providing financial assistance to a vehicle dealer or big box retailer.

The bill authorizes tax increment financing, with the approval of each affected taxing entity.

If an infrastructure financing plan contains a provision that provides for the division of taxes of any affected taxing entity, a public accountability committee shall be established to conduct an annual performance review and an annual independent financial review of the public financing authority.

SB 341

**(DeSaulnier) Housing successors; affordable housing requirements**

**Amended: 4/1/2013**

**Status: 4/29/2013 ~~S Approp (11:00 a.m., Room 4203)~~ Assembly Desk**

**Summary:** This bill retains the housing provisions of the CRL as the basic law governing housing successors, with certain modifications: allows housing successors to expend available funds first for the purpose of monitoring and preserving the long-term affordability of units in its portfolio and for administering its activities, up to an annual cap of 2% of its statutory value of property (adjusted by CPI) or \$200,000, whichever is greater; allows housing successors to expend up to \$250,000 per year for homeless prevention and rapid rehousing services to individuals and families who are homeless or at risk of homelessness; alters the income targeting requirements and applies them only to funds left after allowed monitoring and administration expenditures and homeless prevention services; housing successors must spend all remaining funds on the development of housing affordable to lower-income households (80% AMI) (requirements to be met every 5 years), with at least 30% for extremely-low income households (30% AMI) and no more than 20% for households earning between 60% and 80% AMI; relaxes the limitations on senior housing allowing no more than 50% of housing financed by the jurisdiction over a ten-year period to be limited to seniors; allows housing successors to transfer funds among themselves under certain conditions for the purpose of developing affordable units in transit priority projects, permanent supportive housing, farmworker housing, or special needs housing; resets the 10-year clock on the development of properties purchased by the former redevelopment agency and eliminates the time limit on developing newly purchased properties; a housing successor must encumber an excess surplus for specified purposes or transfer the funds within 3 fiscal years, or transfer the excess surplus to HCD for expenditure pursuant to the Multifamily Housing Program or the Joe Serna, Jr. Farmworker Housing Grant Program; provides that

program income received by a housing successor is not associated with a project area and may be expended anywhere within the jurisdiction of the housing successor; clarifies and streamlines reporting requirements.

SB 391

(DeSaulnier) **California Homes and Jobs Act of 2013**

~~Introduced: 2/20/2013~~ Amended: 5/7/2013

Status: ~~5/6/2013~~ 5/13/2013 S Approp (11:00 a.m., Room 4203) Suspense File

**Summary:** This bill would enact the California Homes and Jobs Act of 2013. The bill would make legislative findings and declarations relating to the need for establishing permanent, ongoing sources of funding dedicated to affordable housing development; impose a fee of \$75 to be paid at the time of the recording of every real estate instrument, paper, or notice required or permitted by law to be recorded; and require that revenues from this fee be sent quarterly to the Department of Housing and Community Development for deposit in the California Homes and Jobs Trust Fund, which the bill would create within the State Treasury. The moneys in the fund may be expended for supporting affordable housing (including but not limited to emergency shelters, transitional and permanent rental housing, including necessary services and operating subsidies; foreclosure mitigation and homeownership opportunities), administering housing programs, and the cost of periodic audits, as specified. The bill would impose certain auditing and reporting requirements.

SB 409

(Emmerson) **Disaster Recovery Project Areas**

Amended: 4/9/2013

Status: 4/22/2013 S Appr; Placed on Suspense File Suspense File

**Summary:** This bill would provide that a loan provided by a city, county or city and county to a redevelopment agency that was entered into prior to January 1, 2011, for the purposes of funding the installation and construction of roadways, public improvements, and public utilities in a disaster recovery project area, and for the provision of residential water system or other utility connection subsidies to low- and moderate-income residents of that project area is an enforceable obligation and may be repaid, as specified. The bill would authorize a successor agency to retain and use those loan proceeds pursuant to the loan agreement and would require the return of any funds previously deposited into the Low and Moderate Income Housing Fund of the for redevelopment agency to the successor housing entity. The bill would also prohibit the Department of Finance, the State Board of Equalization, the State Controller, and the County Auditor-Controller from imposing any statutory remedies upon the successor agency, and would require the reversal, within 30 days of the effective date of this bill, of any statutory remedy previously imposed.

SB 470

(Wright) **Local economic development**

Amended: ~~4/9/2013~~ 5/8/2013

Status: ~~5/4/2013 S Env. Qual. (9:30 am, Room 3191)~~ 5/20/2013 S Approp (10:00 a.m., Room 4203)

**Summary:** This bill would state the intent of the Legislature to promote economic development on a local level so that communities can enact local strategies to increase jobs, create economic opportunity, and generate tax revenue for all levels of government. The bill would define economic opportunity and declare that it is the policy of the state to protect and promote the sound development of economic opportunity in cities and counties, and the general welfare of the inhabitants of those communities through the employment of all appropriate means. This bill specifies procedures for the sale or lease of property returned to the city, county or city and county under the property management plan. The bill would authorize a city, county, or city and county to establish a program under which it loans funds to owners or tenants for the purpose of rehabilitating commercial buildings or structures and to assist with the financing of facilities or capital equipment as part of an agreement that provides for the development or rehabilitation of property that will be used for industrial or manufacturing purposes. The bill would

authorize a city, county, or city and county to exercise authority to remedy or remove the release of hazardous substances ~~within its boundaries from property within its jurisdiction and previously within the jurisdiction of a former redevelopment agency~~ consistent with state and federal laws; require the city, county or city and county to request cleanup guidelines from the DTSC or regional water quality control board, and ~~limit~~ limit the liability of a city, county or city and county for taking an action under these provisions. ~~The bill would also authorize a city, county or city and county to enter into a voluntary agreement with another city, county, or city and county, or local taxing entity or joint powers authority, to jointly finance an economic opportunity project.~~

SB 628

(Beall) Infrastructure financing; transit priority project program

Amended: 4/10/2013

Status: ~~5/7/2013 S T&H (4:30 p.m., Room 4203)~~ Passed 7-3; 5/16/2013 S 2nd Reading File

**Summary:** This bill would eliminate the requirement of voter approval for the creation of an infrastructure financing district, the issuance of bonds and the establishment or change of the appropriations limit with respect to a transit priority project.

This bill would require a 20% set-aside of the associated property tax revenues for the purposes of increasing, improving and preserving the supply of lower and moderate-income housing, available and occupied by moderate-, low-, very low and extremely low income households. Declaration of Legislature of intent that development of transit priority projects be environmentally conscious and sustainable, and that related construction meet or exceed California Green Building Standards Code requirements.

SB 636

(Hill) RPTTF allocation; excess ERAF moneys

Introduced: 2/22/2013

Status: ~~5/6/2013~~ 5/20/2013 S Appr. (11:00-10:00 am, Room 4203)

**Summary:** This bill modifies the provision of law relating to the allocation of remaining local property tax revenues in the Redevelopment Property Tax Trust Fund by deleting language requiring that the provision be construed in such manner so as to not increase any allocations of excess, additional or remaining ERAF funds that would otherwise have been allocated to cities, counties, cities and counties or special districts pursuant to existing law.

SB 684

(Hill) Advertising displays for redevelopment projects

Amended: 4/1/2013

Status: ~~4/30/2013 S T. & H. (1:30 pm, Room 4203)~~ 5/16/2013 S 2nd Reading File

**Summary:** This bill would provide that an advertising display advertising businesses and activities within the boundary limits of, and as a part of, an individual redevelopment agency project, as the project boundaries existed on December 29, 2011, may continue to exist and be considered an on-premises display, for a period not to exceed 10 years, or the expiration of the redevelopment project area if the advertising display meets specified criteria. The 10 year period for existing displays commences January 1, 2013.

SCA 9

(Corbett) Economic development; special taxes; voter approval

Introduced: 12/18/2012

Status: 5/15/2013 S Gov. & Fin. (9:30 am, Room 112)

**Summary:** This measure would provide that the imposition, extension, or increase of a special tax by a local government for the purpose of providing funding for community and economic development projects (projects that improve, upgrade or revitalize areas within the local government's jurisdiction that have become blighted because of deterioration, disuse or unproductive economic conditions) requires the approval of 55% of its voters voting on the proposition.







DEPARTMENT OF  
**FINANCE**  
OFFICE OF THE DIRECTOR

EDMUND G. BROWN JR. • GOVERNOR

STATE CAPITOL ■ ROOM 1145 ■ SACRAMENTO CA ■ 95814-4998 ■ WWW.DOF.CA.GOV

July 18, 2013

Redevelopment Agency Dissolution Partners and Successor Agencies:

This letter is to notify you that a summary of the residual payments made to the affected taxing entities (ATEs) as a result of redevelopment agency dissolution has been posted to the California Department of Finance's (Finance) website. The ATE residual payment summary can be found on Finance's website at: <http://www.dof.ca.gov/redevelopment/>.

Please note the ATE residual payment summary includes all residual payments that have been reported by the county auditor-controllers (CACs) to Finance as of July 17, 2013. The summary includes residual payments, made by the CACs, associated with Recognized Obligation Payment Schedules (ROPS) 1 through 13-14A, the Low and Moderate Income Housing Fund (LMIHF) and Other Funds and Accounts (OFA) Due Diligence Reviews (DDRs), and the Long-Range Property Management Plans. Also note the summary does not include all residuals payments that have been made to the ATEs at a specific point in time as there is commonly a delay between when the residual payments are made to the ATEs and when they are reported to Finance. The summary will be periodically updated as reports are received from the CACs.

For reference, all funds remitted by Successor Agencies to the CACs in accordance with the LMIHF and OFA DDRs are distributed to the ATEs. Funding distributed by the CACs to the ATEs in accordance with the biannual ROPS is based on the following methodology for each ROPS period:

Redevelopment Property Tax Trust Fund (RPTTF) Deposits  
Minus Administrative and Pass-through Distributions  
Minus Successor Agency Enforceable Obligations  
Equals ATE Residual Payments - to the extent that there is remaining RPTTF

Please direct inquiries to Chris Hill, Principal Program Budget Analyst, at (916) 322-2263.

Sincerely,

STEVE SZALAY  
Local Government Consultant











**From:** "Redevelopment Administration" <RedevelopmentAdministration@dof.ca.gov>  
**To:**  
**CC:** "Local Government" <LocalGovernment@dof.ca.gov>  
**Date:** 7/1/2013 2:45 PM  
**Subject:** ROPS 13-14B Template Update

Dear Successor Agencies:

Finance plans to have the ROPS 13-14B template available on or before August 15, 2013, and it is due on October 1, 2013. Finance is continuing to streamline the ROPS process by creating a new web-based application. Finance will no longer e-mail the ROPS template to agencies and agencies will no longer email the completed template to Finance. Instead, agencies will be notified when the template is available for use on our newly created Redevelopment Agency Dissolution Web Application or RAD App. Prior to August 15, 2013, the primary and secondary agency contacts will receive an email with the RAD App web address, user name, password, and instructions.

Agencies will download their pre-populated ROPS template from the RAD App. Once completed and approved by the oversight board (OB), the template will be uploaded to the RAD App with a signed OB resolution. Further instructions and guidance will be provided regarding the downloading and uploading processes. Stay tuned....

The ROPS 13-14B template is primarily the same, with a few enhancements as noted below:

- \* ROPS Detail Form: Two new columns have been added.
  - o Obligation Type column: Requires the Agency to choose from a drop-down list and identify the obligation type on the ROPS form.
  - o Retired column: Allows the Agency to identify an obligation that has been retired or paid-off on the ROPS form, instead of the Notes Tab form.
- \* Prior Period Adjustments Form: The form now includes a new section for completion by the CAC in its review of the prior period adjustments form.
- \* Report of Fund Balances Form: This new form has been added, requiring the Agency to report the fund balances for each funding source in accordance with HSC section 34177(l).

Again, further instructions and guidance will be available before the template is ready for use. Our goal is to make the ROPS reporting process more streamlined and convenient. Your patience is greatly appreciated while this new process is being implemented.

Thank you,

Department of Finance  
Redevelopment Agency Administration