

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

**REGULAR MEETING
AGENDA**

February 13, 2014

2:00 PM

County Government Center
Hall of Administration
County Executive Office
Atrium Conference Room – 4th 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, 4th 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.

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.)
 - A. The Piru Neighborhood Council has requested time to ask the Oversight Board (OB) to reconsider its decision to direct Successor Agenda (SA) staff to remove the Piru water fountain and replace it with an irrigated tree, pursuant to Resolution No. 13-13.
5. **Receive and File Without Objection or Amendment the Minutes for November 14, 2013 Regular Meeting.**

Minutes for November 14, 2013 Regular Meeting are submitted for your receipt and review.

Staff Recommends: Receive and file as submitted.

6. **Review the SA Monthly Administrative Financial Status Report and Take Action as Needed Thereon.**
7. **Receive and File the Written Receipt for the Transfer of the Lechler Museum Stained-Glass Window to the Piru San Salvador Catholic Church as Directed by Resolution No. 13-12.**
8. **Adoption of Resolution No. 14-01 Authorizing the Successor Agency to the Former Redevelopment Agency of the County of Ventura (SA) to Enter into a Second Amendment of the Memorandum of Agreement Between the County of Ventura's General Services Agency (GSA) and the SA to Increase the Not to Exceed Amount for Cost of GSA Services to \$116,000 and Direct SA Secretary to Sign Amendment.**
9. **Adoption of Resolution No. 14-02 Approving the Amended Long Range Property Management Plan (LRPMP) to Include the Transfer of the Piru Town Square and Piru Storm Drain to the County of Ventura and Directing SA Staff to Submit the Amended LRPMP to the DOF.**

Consider Adoption of a Resolution No. 14-02 Approving the Amended LRPMP and Directing SA Staff to Submit the Amended LRPMP to the DOF.

Staff Recommends: Adoption of Resolution No. 14-02

10. **Adoption of Resolution No. 14-03 Approving the Administrative Budget for the Time Period of July 1, 2014, through December 31, 2014.**
11. **Adoption of Resolution No. 14-04 Approving the Recognized Obligation Payment Schedules (ROPS 14-15A) for July 1, 2014 through December 31, 2014, Setting Forth a Schedule of Payments for Obligations of the Successor Agency and Transmission of Schedules to the Ventura County Auditor-Controller, State Controller's Office, State Department of Finance, as well as Posting of Schedules to Successor Agency Internet Website.**
12. **Announcements and Future Agenda Items**
 - B. Announcements
 -
 - C. Future Agenda Items

REGULAR MEETING AGENDA

February 13, 2014

- Other Administrative Issues

Next Regular Oversight Board meeting is scheduled for March 13, 2014 at 2:00 p.m.

Adjournment

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

**OFFICIAL SUMMARY
MINUTES
November 14, 2013
2:00 PM**

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

OPENING

1. Call to Order.
2. Roll Call.

Quorum established.

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

3. Pledge of Allegiance to the Flag of the United States of America.
4. Public Comments regarding matters not on today's agenda.

C. King, President of Piru Neighborhood Council (PNC), George Real, and Father Barney attended the meeting to address Items 11 and 12.

5. **Receive and File Without Objection or Amendment the Minutes for September 12, 2013 Regular Meeting.**

Motion to receive and file without objection or amendment the Minutes for September 12, 2013 Regular Meeting.

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

6. **Review the Successor Agency to the Former Redevelopment Agency of the County of Ventura (SA) Monthly Administrative Financial Status Report and Take Action as Needed Thereon.**

Mary Ann Guariento, CEO Fiscal Department provided responses to several questions from Oversight Board Member Paula Driscoll.

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

No report on this item.

8. **Review the Department of Finance (DOF) Response to the SA's Inquiry Regarding Accelerated Bond Payments and its Impact on the Potential Transfer of the Town Square and the Storm Drain Projects to the County and Take Action as Needed Thereon.**

No report on this item.

9. **Review the DOF Response to the Long Range Property Management Plan and Take Action as Needed Thereon.**

No report on this item.

10. **Receive and File the DOF Determination Letter Dated October 28, 2013, Regarding Resolution No. 13-11 Accepting the Recognized Obligation Payment Schedules (ROPS 13-14B) for January 1, 2014 through June 30, 2014.**

Motion: To receive and file the DOF Determination Letter Dated October 28, 2013, Regarding Resolution No. 13-11 Accepting the Recognized Obligation Payment Schedules (ROPS 13-14B) for January 1, 2014 through June 30, 2014.

Moved by Bill Bartels, seconded by Christy Madden

Vote: 5-0

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

11. Adoption of Resolution No. 13-12 Authorizing the Successor Agency to the Former Redevelopment Agency of the County of Ventura (SA) to Donate the Stained Glass Window Obtained From the Lechler Museum Auction to the Piru San Salvador Catholic Church and Direct SA Staff to Document and Facilitate the Transfer of the Window to Said Church.

Successor Agency Secretary Donna McKendry summarized the facts and prior discussions related to this matter as follows:

At the August 8, 2013 Oversight Board meeting (OB), the OB directed Successor Agency (SA) Staff to send a letter to the Piru Neighborhood Council (PNC) requesting reimbursement for the \$2,983 spent by the former Redevelopment Agency of the County of Ventura (former RDA) on the Lechler Museum items.

At the September 12, 2013 Oversight Board meeting, the OB received and filed the letter and resolution #13-07. At that meeting, PNC President C King spoke and stated the PNC did not have sufficient funds to reimburse the SA.

On July 1, 2013, the DOF directed SA staff to ask the OB to adopt a resolution to donate the items to a local nonprofit museum given their minimal value to the taxing entities. During September and October, SA staff had numerous communications with the PNC, as well as the County of Ventura's Sheriff's Department (where the former RDA's Lechler Museum items had been stored) and the Fillmore Museum (as a potential recipient of the items). SA Staff analyzed the cost of the items and determined, based on all available documents, that the PNC owned all of the items in question except for a 94.23% interest in one stained glass window that was owned by the former RDA. During a meeting to discuss what to do with the museum items, Ms. C. King did not dispute the list but did state it would be very important to the residents of Piru to retain possession of the stained glass window.

In October, Father Barney Gatlin from the Piru San Salvador Catholic Church contacted the SA staff requesting the stained-glass window be donated to the church instead of the Fillmore museum. PNC president C. King submitted a letter to the OB supporting the donation of the window to the San Salvador Church, a local non-profit, so that it could be on display within the town of Piru and not stored in the Fillmore Museum.

Staff then recommended adoption of Resolution No. 13-12 authorizing the SA to transfer all interest in the Lecher Museum stained-glass window to the Piru San Salvador Catholic Church and directing staff to document and facilitate the transfer

of the window.

Discussion: Father Barney informed the OB about some concerns he has regarding the identity of the stained-glass window. Ms. McKendry advised that Sherriff Tom Hagel has a photo of the window that was inventoried as RDA property.

Motion: To Adopt Resolution No. 13-12 authorizing the SA to transfer all interest in the Lecher Museum stained-glass window to the Piru San Salvador Catholic Church and request the SA staff to document and facilitate the transfer of the window.

Moved by Christy Madden, seconded by Paula Driscoll

Vote: 5-0

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

12. Adoption of Resolution No. 13-13 Authorizing the SA to Implement the Oversight Board (OB) Recommendation Regarding the Water Fountain at the Piru Town Square Depot and Direct SA Staff to work with the County General Services Agency (GSA) to complete the work within the estimated cost.

At the September 12 OB meeting SA staff was directed to request a risk analysis of the water fountain at the Piru Town Square Depot and to report back with recommendations. SA staff met with General Services Agency (GSA) staff at the site. While GSA staff did not determine that the current state of the fountain presents a high risk to the public, GSA staff did conclude that ongoing maintenance and repairs are needed. GSA outlined three, possible options (see below). During the analysis period, the PNC President C King also requested that the OB consider the PNC's recommendation. SA Staff's summary of these recommendations follow:

- 1) GSA: remove the fountain and plant 24 foot Box tree with irrigation – low risk estimated cost is \$2,604.00;
- 2) GSA: remove the fountain and replace with concrete – low risk, cost \$6,272.00;
- 3) GSA: take no action – low risk, cost of ongoing maintenance and repairs; or
- 4) PNC: remove the fountain and construct a 3-jet system splash pad – moderate level risk; cost range from \$50,000 to \$150,000 as outlined in the OB Board Letter.

Staff recommended that the OB select an option and adopt Resolution No. 13-13 authorizing and directing the SA staff to implement that selection and to work with GSA staff to complete the work within the estimated costs.

Discussion:

Ms. C King asked if a water sculpture could be constructed. Ms. McKendry stated GSA's explanation that any water feature that has human contact would require the same regulations as a swimming pool (e.g. chlorination). GSA also determined that

any water feature would need to be moved from the current location which would significantly add to the cost of such an option. Ms. McKendry and the OB discussed the liability issues involved with water features.

OB Member Ms. Driscoll stated that she would not be in favor of increasing costs with a water feature. OB Member Ms. Madden asked what the preference of the Piru community is. Piru resident George Real responded that the existing fountain is a nuisance and needs to be replaced or removed. The OB board concluded the most viable option would be to remove the fountain and replace concrete over the affected area, or possibly replace the fountain with a tree.

Motion: To Adopt Resolution No. 13-13 Authorizing and Directing SA Staff to Implement Option #1, Regarding the Water Fountain at the Piru Town Square Depot, and Further Directing SA Staff to work with the County GSA to remove the water fountain and replace it with an irrigated tree, and to complete the work within the estimated cost and timeline of the applicable ROPS period.

Moved by Bill Bartels, seconded by Matt Carroll

Vote: 5-0

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

13. Announcements and Future Agenda Items

A. Announcements

- Pending Legislation

Counsel expects to bring a summary of legislative updates to the OB at its next meeting.

B. Future Agenda Items

- Other Administrative Issues

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

Adjournment: The Board adjourned at 2:45 PM.

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

REGULAR MEETING
February 13, 2014

AGENDA ITEM #6:

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

Exhibit A – January 2014 FSR

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

DATE: February 13, 2014

TO: Oversight Board to Successor Agency

FROM: Donna McKendry, CEO Management Analyst

SUBJECT: Receive and File the Written Receipt for the Transfer of the Lechler Museum Stained-Glass Window to the Piru San Salvador Catholic Church as Directed by Resolution No. 13-12.

RECOMMENDATION:

It is recommended that your Board:

1. Receive and File the Lechler Museum stained-glass window receipt (Exhibit A) from the Piru San Salvador Catholic Church, accepting the transfer of the window to the church.

FISCAL IMPACT:

No fiscal impact.

DISCUSSION:

At your November 14, 2013 Oversight Board (OB) meeting, your Board adopted Resolution No. 13-12 (Exhibit B), authorizing the Successor Agency to the former Redevelopment Agency of the County of Ventura (SA) to transfer all interest in the Lechler Museum stained-glass window to the Piru San Salvador Catholic Church, located at 4049 Center St, Piru, California 93040, and requesting SA Staff to document and facilitate the transfer of the stained-glass window to the church.

On December 4, 2013, SA Staff met with Father Barney Gatlin from the Piru San Salvador Catholic Church and placed the stained-glass window into his possession (Exhibit C). On behalf of the Piru San Salvador Catholic Church, Father Barney signed a receipt (Exhibit A) documenting the transfer of the stained-glass window to the church.

Oversight Board
February 13, 2014
Page 2 of 2

STAFF RECOMMENDATION:

SA Staff recommends that your Board receive and file Exhibit A, a receipt documenting the transfer of the Lechler Museum stained-glass window from the SA to the Piru San Salvador Catholic Church in the form of a donation to the church.

Exhibit A – Lechler Museum Stained-Glass Window Receipt

Exhibit B – Resolution No. 13-12 Lechler Museum Items

Exhibit C – Photo of Delivery of Stained-Glass Window to Father Barney Gatlin

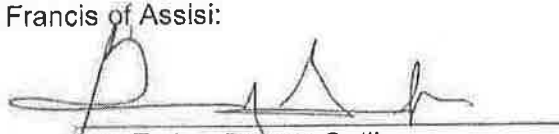
**SUCCESSOR AGENCY TO THE FORMER
REDEVELOPMENT AGENCY OF THE
COUNTY OF VENTURA**

December 4, 2013

The San Salvador Paroquial Mission of St. Francis of Assisi, a California Corporation Sole, located at 4045 East Center Street in Piru, California accepts the donation of one stained-glass window (Value of \$2,983.13) in its current condition and without any warranties from the donor, the Successor Agency to the former Ventura County Redevelopment Agency (Piru), and hereby assumes all responsibility for the care and condition of said window as donated to the Church. San Salvador Mission releases the Successor Agency from any responsibility for the care and condition of said window.

San Salvador Paroquial Mission of St. Francis of Assisi:

Date: 12/4/13



By: Father Barney Gatlin
San Salvador Mission Pastor

RESOLUTION NO. 13-12

**RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO
THE FORMER REDEVELOPMENT AGENCY OF THE COUNTY OF VENTURA,
STATE OF CALIFORNIA, DIRECTING SUCCESSOR AGENCY STAFF TO DONATE A STAINED GLASS
WINDOW OBTAINED FROM THE LECHLER MUSEUM AUCTION TO THE PIRU SAN SALVADOR CATHOLIC
CHURCH AND DIRECT SUCCESSOR AGENCY STAFF TO DOCUMENT AND FACILITATE THE TRANSFER OF
THE WINDOW**

The Oversight Board for the Successor Agency to The Former Redevelopment Agency of the County of Ventura (Former RDA) 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 added and AB 1484 amended 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, one of the goals of the Former RDA was to promote economic development by bringing new businesses into the town of Piru, increasing commerce for existing businesses and promoting tourism; and

WHEREAS, for many years the Lechler Museum, a privately owned and operated business, existed in the town of Piru and, in early 2000, the owners of the museum decided to close the museum and auction off all of the items on August 25 and 26, 2000; and

WHEREAS, the Piru Neighborhood Council (PNC) and the Former RDA discussed creating a Piru Museum that could display historical items native to Piru and provide a venue to promote tourism and positive economic impact to the area; and

WHEREAS, on August 26, 2000, RDA staff spent \$2,983.13 of Former RDA money on a stained-glass window; and

WHEREAS, on June 5, 2013, Successor Agency (SA) staff submitted an inquiry to the Department of Finance (DOF) for direction on what to do with the items owned by the Former RDA; and

WHEREAS, on July 1, 2013, the DOF responded (Exhibit B) that the Oversight Board (OB) could adopt a resolution (1) authorizing the SA to donate the items to a local non-profit museum and (2) describing the items, with an approximate cash value for each individual item, and forward the resolution to the DOF for final review; and

Resolution No. 13-12
Page 2 of 2

WHEREAS, SA staff discussed the alternatives of transferring ownership of the stained-glass window to the Fillmore Historical Museum and the Piru San Salvador Catholic Church, both non-profit agencies; and

WHEREAS, the Fillmore Historical Museum intended to store the stained-glass window and potentially display it but not necessarily in the town of Piru; and

WHEREAS, the Piru San Salvador Catholic Church would display the stained-glass window in their church in the town of Piru; and

WHEREAS, the PNC supports donation of the stained-glass window to the Piru San Salvador Catholic Church so that it could be displayed locally (Exhibit C).

NOW, THEREFORE BE IT FOUND AND RESOLVED AS FOLLOWS:

1. The above citations are true and correct.
2. The OB approves the transfer of all SA interest in the above-described stained-glass window purchased at the Lechler Museum auction to the San Salvador Catholic Church in Piru, subject to the DOF's review of this Resolution.
3. The OB directs staff to document and facilitate the physical and legal transfer of the above-described stained-glass window to the Piru San Salvador Catholic Church.

PASSED, APPROVED AND ADOPTED by the Oversight Board, on a motion by Board Member Christy Madden, seconded by Member Paula Driscoll, this 14 day of November 2013.

By: 
Chair
Oversight Board

ATTEST:

By: 
Successor Agency Secretary

ITEM#7-Exhibit C



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

DATE: February 13, 2014

TO: Oversight Board to Successor Agency

FROM: Donna McKendry, CEO Management Analyst

SUBJECT: Adoption of Resolution No. 14-01 Authorizing the Successor Agency to the Former Redevelopment Agency of the County of Ventura (SA) to Enter into a Second Amendment of the Memorandum of Agreement Between the County of Ventura's General Services Agency (GSA) and the SA to Increase the Not to Exceed Amount for Cost of GSA Services to \$116,000 and Direct Secretary to Sign Amendment

DISCUSSION:

Pursuant to Health and Safety Code Section 34178, certain agreements, contracts, or arrangements between the County of Ventura (County) and the former Redevelopment Agency (RDA) of the County are now invalid and shall not be binding on the Successor Agency (SA). However, if the SA desires to enter into or amend agreements with the County, it may do so upon approval of its Oversight Board (OB).

Currently, there is a Memorandum of Agreement (MOA) for services between the County General Services Agency (GSA) and the SA for general park maintenance and repair and facility reservations for both the Town Square Park and Bank Building in Piru (Exhibit A). There is also a First Amendment to the MOA (Exhibit B) to include calculated labor rates for the GSA Parks Department in the MOA's Services Reimbursement Rate and Methodology. The MOA and First Amendment are listed on the July 1, 2013 through December 31, 2013, and the January 1, 2014 through June 30, 2014, Recognized Obligation Payment Schedules (ROPS 13-14A and 13-14B), each of which has been reviewed and approved by the Department of Finance (DOF).

The MOA covers custodial, landscape maintenance, janitorial, facility repair and general oversight services. Costs for such services are billed at Board of Supervisors approved contract service rates effective for the 2013-14 fiscal year. Staff support services and expenses related to GSA film permits and facility use agreements for the Town Square Park and Bank Building are billed using the applicable GSA fee schedules associated with processing film permits, facility reservations and associated administrative costs.

The cost of all services is contractually limited to \$75,000, and charged to the SA on no less than on a quarterly basis or as may be agreed in writing by the parties.

Deferred maintenance costs for buildings and structures on both the Town Square and Bank Building properties currently are not covered by the MOA. The Town Square building received its Notice of Completion on May 19, 2003. Since then, none of the buildings have been structurally maintained. The Town Square building and supporting structures are consequently in need of paint and repairs. On August 26, 2013, GSA obtained an estimate for painting the exterior surfaces of the Piru Train Station and Gazebo (Exhibit C). The total project cost was estimated at \$41,447.62.

As the SA prepares for the anticipated transfer of the Piru Town Square facility to GSA (see Item 9 on today's agenda), it is recommended the maintenance work detailed in Exhibit C take place. If the facility is transferred to GSA, GSA's expenses will increase given the new work to operate and maintain the Piru Town Square.

FISCAL IMPACT:

The terms of the Second Amendment to the Agreement would increase the MOA by \$41,000 to a not to exceed amount of \$116,000 (Exhibit D). The increase in cost would be reflected on the ROPS 14-15A (Item 11 on today's agenda). A summary of overall GSA costs for FY 13-14 is provided in Exhibit E.

STAFF RECOMMENDATION:

It is recommended that your Board:

1. Adopt Resolution No. 14-01, Exhibit F, authorizing the SA to enter into a second amended MOA with the County of Ventura, in the form attached as Exhibit D.
2. Delegate authority to the SA Secretary to prepare and sign the second amended MOA with the County of Ventura.

Exhibit A – Agreement for services between County of Ventura GSA and SA

Exhibit B – GSA First Amendment to Memorandum of Agreement

Exhibit C – Cost Estimate Town Square Facility

Exhibit D – Proposed Second Amendment to Memorandum of Agreement

Exhibit E – GSA Summary of Costs Under MOA with SA FY 13-14 Feb

Exhibit F – Resolution No 14-01

**MEMORANDUM OF AGREEMENT REGARDING CONTINUING SERVICES BETWEEN
THE COUNTY OF VENTURA AND THE SUCCESSOR AGENCY TO THE FORMER
REDEVELOPMENT AGENCY OF THE COUNTY OF VENTURA
FOR ONGOING PIRU TOWN SQUARE AND BANK BUILDING GENERAL SERVICES**

This agreement is made by and between the County of Ventura ("County") and the Successor Agency to the Former Redevelopment Agency of the County of Ventura ("SA"), and is entered into effective July 1, 2013, with respect to the following:

WHEREAS, the SA has been and is in need of County's staff services in connection with maintenance and upkeep of the Piru Town Square and the Piru Bank Building; and

WHEREAS, the County has been and is currently providing those services to the SA, and the SA desires to continue to receive those services from the County; and

WHEREAS, the County is authorized, pursuant to ABx1 26 (2011) and previously approved administrative budgets of the SA, to provide staff services to the SA at an estimated cost not to exceed \$75,000 through fiscal year 2013-14;

NOW THEREFORE, to accomplish these objectives, County and SA enter into this memorandum of agreement regarding continuing services ("Agreement"), as follows:

1. **Term of Agreement.** The Agreement shall cover the period of time from and including July 1, 2013, and to and including June 30, 2014.
2. **Scope of Services.** The County of Ventura, through its General Services Agency (GSA), shall provide services, including daily custodial service in the park, landscape maintenance, restroom janitorial duties, facility repairs and general oversight, for and on behalf of the SA, relating to the upkeep and operation of the Piru Town Square at 664 Piru Square (formerly 3977 Center Street) and the Piru Bank Building at 3940 East Center Street, which are located in the unincorporated area of the County, in the community of Piru: GSA shall also handle all facility use agreements and film permits for the Piru Town Square and the Piru Bank Building for public, private and film industry use on behalf of the SA. Revenues collected by GSA on behalf of the SA for facility use and film permits shall be remitted to the SA.
3. **Additional Services.** SA may request additional services beyond the Scope of Services in Section 2. Agreement for provision and reimbursement of such additional services is required by both parties.
4. **Services Reimbursement Rate and Methodology.** Custodial, landscape maintenance, janitorial duties, facility repairs and general oversight services and related costs incurred shall be billed at Board of Supervisors approved contract service rates effective for the fiscal year 2013-14 term. Services and related costs of staff support and expenses related to the terms within GSA film permits and facility use agreements for the Town Square Park and Bank Building facilities shall be billed using the applicable GSA fee schedules associated with processing film permits, facility reservations and associated administrative costs. All services are in an amount estimated not to exceed \$75,000, and charged to the SA at a frequency no less than on a quarterly basis, or as may be agreed in writing by the parties.
5. **Independent Contractor.** County shall perform this Agreement as an independent contractor. County and the officers, agents and employees of County are not, and shall not be deemed, SA employees for any purpose, including workers' compensation, and shall not be entitled to any of the benefits accorded to SA employees, if any.
6. **Indemnification.** SA shall defend, indemnify, and hold harmless the County, as well as its respective officers, agents, and employees who perform any services or duties under this Agreement, from any claim, loss, or liability including without limitation, those for personal injury

**MEMORANDUM OF AGREEMENT REGARDING CONTINUING SERVICES BETWEEN
THE COUNTY OF VENTURA AND THE SUCCESSOR AGENCY TO THE FORMER
REDEVELOPMENT AGENCY OF THE COUNTY OF VENTURA
FOR ONGOING PIRU TOWN SQUARE AND BANK BUILDING GENERAL SERVICES**

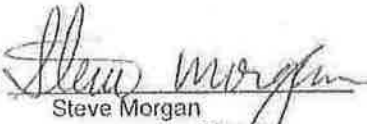
(including death) or damage to property, arising out of or connected with any aspect of the performance by the County or its officers, agents, or employees, of services under this Agreement.

7. **Amendment.** This Agreement may only be modified or amended in writing and with the prior written consent of both parties.
8. **Severability.** If any provision of this Agreement, or any portion thereof, is found by any court of competent jurisdiction to be unenforceable or invalid for any reason, such provision shall be severable and shall not in any way impair the enforceability of any other provision of this Agreement.
9. **Venue.** The venue for any legal action filed by either party in State court to enforce any provision of this Agreement shall be in the Superior Court of Ventura County, California.
10. **Entirety of Contract.** This Agreement constitutes the entire agreement between the parties relating to the specific subject of this Agreement and supersedes all previous agreements, promises, representations, understanding and negotiation, whether written or oral, among the parties with respect to the subject matter hereof.

IN WITNESS WHEREOF, this Agreement was executed by the parties hereto as of the date last signed.

COUNTY OF VENTURA, a political
Subdivision of the State of California

Dated: 5/21/13

By: 
Steve Morgan
Chief Deputy Director
General Services Agency

SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT
AGENCY OF THE COUNTY OF VENTURA

Dated: 5/21/13

By: 
Donna McKendry
Secretary, Successor Agency to the Former
Redevelopment Agency of the County of Ventura

FIRST AMENDMENT TO MEMORANDUM OF AGREEMENT REGARDING CONTINUING SERVICES BETWEEN THE COUNTY OF VENTURA AND THE SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE COUNTY OF VENTURA FOR ONGOING PIRU TOWN SQUARE AND BANK BUILDING GENERAL SERVICES

This is the First Amendment to a Memorandum of Agreement made by and between the County of Ventura ("County") and the Successor Agency to the Former Redevelopment Agency of the County of Ventura ("SA"), which parties made effective July 1, 2013.

RECITALS

WHEREAS, the County entered into a memorandum of agreement ("Agreement") with the SA effective July 1, 2013 to provide services, including daily custodial service in the park, landscape maintenance, restroom janitorial duties, facility repairs and general oversight, for and on behalf of the SA, relating to the upkeep and operation of the Piru Town Square and the Piru Bank Building, which are located in the unincorporated area of the County, in the community of Piru. The County's General Services Agency (GSA) shall also handle all facility use agreements and film permits for the Piru Town Square and the Piru Bank Building for public, private and film industry use on behalf of the SA; and

WHEREAS, the term of the Agreement covers the period of time from and including July 1, 2013 and to and including June 30, 2014; and

WHEREAS, the County is authorized, pursuant to ABx1 26 (2011) and previously approved administrative budgets of the SA, to provide staff services to the SA at an estimated cost not to exceed \$75,000 through fiscal year 2013-14;

WHEREAS, this Agreement may only be modified or amended in writing and with the prior written consent of both Parties; and

WHEREAS, the Parties now wish to modify the Agreement's Services Reimbursement Rate and Methodology to include the County's calculated labor rates for GSA Parks Department for FY 2013-14 using a methodology consistent with the labor rate development for other GSA budget units (Exhibit 1 hereto). Any work performed by GSA Parks Department staff on behalf of the SA will be in accordance with the rates set forth in Exhibit 1.

NOW THEREFORE, based upon the above stated recitals of fact and on the following terms and conditions the parties agree as follows:

1. The Agreement is hereby amended to include the GSA Parks Department rates, as set forth in Exhibit 1.
2. Except as modified hereby, all other terms and conditions of the Parties' prior Agreement, dated July 1, 2013, shall remain in full force and effect.

IN WITNESS WHEREOF, this Amendment is executed by the Parties hereto as of the date last signed and made effective July 1, 2013.

FIRST AMENDMENT TO MEMORANDUM OF AGREEMENT REGARDING CONTINUING SERVICES BETWEEN THE COUNTY OF VENTURA AND THE SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE COUNTY OF VENTURA FOR ONGOING PIRU TOWN SQUARE AND BANK BUILDING GENERAL SERVICES

COUNTY OF VENTURA, a political
Subdivision of the State of California

Dated: 9/16/13

By: 
Paul S. Grossgold
Director
General Services Agency

SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT
AGENCY OF THE COUNTY OF VENTURA

Dated: 9/17/13

By: 
Donna McKendry
Secretary, Successor Agency to the Former
Redevelopment Agency of the County of Ventura

Exhibit 1

Acct #	DESCRIPTION COMMENT	Maintenance	Maintenance	Maintenance	Maintenance	Public	MW Total	Park Services	Park Services	Ranger	GRAND TOTAL	
		Worker I	Worker II	Worker III	Worker IV	Works Ment Spec		Ranger I	Ranger II	Total		
		2	3	4	5	6	7	8	9	10	11	
	DIRECT LABOR	\$ 51,586	\$ 152,898	\$ 157,732	\$ 74,436	\$ 80,232	\$497,074	\$ 133,081	\$ 131,216	\$264,297	\$ 781,337	
	INDIRECT LABOR											
25031	Deputy Director Gen Svcs Ag	\$ 172,349	\$ 26,518	\$ 39,777	\$ 28,518	\$ 13,255	\$ 13,259	\$ 119,332	\$ 26,518	\$ 26,518	\$ 53,037	\$ 172,349
23438	Management Assistant II	\$ 55,850	\$ 5,515	\$ 6,273	\$ 5,515	\$ 2,758	\$ 2,758	\$ 24,819	\$ 5,515	\$ 5,515	\$ 11,031	\$ 55,850
5159	Special Services Manager I	\$ 124,429	\$ 19,451	\$ 29,176	\$ 19,451	\$ 9,725	\$ 9,725	\$ 87,520	\$ 19,451	\$ 19,451	\$ 38,901	\$ 124,429
5197	Proc Operations Supervisor	\$ 87,900						\$ 0	\$ 43,950	\$ 43,950	\$ 87,900	\$ 87,900
5193	Maintenance Supervisor	\$ 85,176	\$ 18,926	\$ 28,392	\$ 18,926	\$ 9,464	\$ 9,464	\$ 84,124			\$ 0	\$ 85,176
	TOTAL INDIRECT LABOR	\$ 507,724	\$ 70,413	\$ 105,618	\$ 70,413	\$ 35,204	\$ 35,204	\$ 316,884	\$ 78,434	\$ 78,434	\$ 156,868	\$ 507,724
	LABOR SUBTOTAL	\$ 507,724	\$ 122,900	\$ 258,516	\$ 204,354	\$ 107,342	\$ 118,438	\$ 813,958	\$ 211,515	\$ 210,750	\$ 422,268	\$ 1,287,078
	PER ADJUSTMENTS											
1105	Overnight	\$ 28,201	\$ 2,821	\$ 4,247	\$ 2,821	\$ 1,416	\$ 1,416	\$ 12,744	\$ 2,821	\$ 2,821	\$ 5,642	\$ 28,201
1107	Vacation Equivalent Pay	\$ 59,400	\$ 4,350	\$ 6,525	\$ 4,350	\$ 2,175	\$ 2,175	\$ 19,875	\$ 4,350	\$ 4,350	\$ 8,700	\$ 59,400
	TOTAL PER ADJUSTMENTS	\$ 87,601	\$ 7,171	\$ 10,772	\$ 7,171	\$ 3,591	\$ 3,591	\$ 32,619	\$ 7,171	\$ 7,171	\$ 14,341	\$ 87,601
	TOTAL PER	\$ 87,601	\$ 7,171	\$ 10,772	\$ 7,171	\$ 3,591	\$ 3,591	\$ 32,619	\$ 7,171	\$ 7,171	\$ 14,341	\$ 87,601
	TOTAL PER & IB	\$ 175,202	\$ 14,342	\$ 21,544	\$ 14,342	\$ 7,182	\$ 7,182	\$ 65,238	\$ 14,342	\$ 14,342	\$ 28,682	\$ 175,202
	SERVICES & SUPPLIES INDIRECT COSTS											
	IND. COSTS											
2021	Cloth & Pers Supp	\$ 2,156	\$ 477	\$ 715	\$ 477	\$ 238	\$ 238	\$ 2,146	\$ 477	\$ 477	\$ 954	\$ 2,156
2022	Uniform Allowance	\$ 2,673	\$ 308	\$ 462	\$ 308	\$ 154	\$ 154	\$ 1,365	\$ 308	\$ 308	\$ 616	\$ 2,673
2023	Salary Clk H & Subp	\$ 1,465	\$ 228	\$ 343	\$ 228	\$ 114	\$ 114	\$ 1,020	\$ 228	\$ 228	\$ 456	\$ 1,465
2032	Phone & Int'l	\$ 2,840	\$ 1,046	\$ 1,569	\$ 1,046	\$ 523	\$ 523	\$ 4,708	\$ 1,046	\$ 1,046	\$ 2,092	\$ 2,840
2033	Telephone	\$ 2,590	\$ 1,022	\$ 1,533	\$ 1,022	\$ 511	\$ 511	\$ 4,599	\$ 1,022	\$ 1,022	\$ 2,044	\$ 2,590
2034	Roda Co - IB	\$ 5,159	\$ 821	\$ 1,232	\$ 821	\$ 411	\$ 411	\$ 3,698	\$ 821	\$ 821	\$ 1,642	\$ 5,159
2105	Other Equip Maint	\$ 1,043	\$ 154	\$ 231	\$ 154	\$ 77	\$ 77	\$ 692	\$ 154	\$ 154	\$ 308	\$ 1,043
2125	Facilities	\$ 19,325	\$ 3,064	\$ 4,596	\$ 3,064	\$ 1,533	\$ 1,533	\$ 13,793	\$ 3,064	\$ 3,064	\$ 6,128	\$ 19,325
2128	Other Maintenance - IB	\$ 1,107	\$ 154	\$ 231	\$ 154	\$ 77	\$ 77	\$ 692	\$ 154	\$ 154	\$ 308	\$ 1,107
2195	Computer Machine	\$ 9,974	\$ 1,381	\$ 2,071	\$ 1,381	\$ 690	\$ 690	\$ 6,214	\$ 1,381	\$ 1,381	\$ 2,762	\$ 9,974
2200	Temporary Help	\$ 1,429	\$ 215	\$ 323	\$ 215	\$ 108	\$ 108	\$ 972	\$ 215	\$ 215	\$ 430	\$ 1,429
2205	Security (Bridges)	\$ 1,119	\$ 171	\$ 257	\$ 171	\$ 85	\$ 85	\$ 765	\$ 171	\$ 171	\$ 342	\$ 1,119
2211	Employee Health Services	\$ 2,570	\$ 769	\$ 1,154	\$ 769	\$ 385	\$ 385	\$ 3,462	\$ 769	\$ 769	\$ 1,538	\$ 2,570
2292	Minor Equipment	\$ 2,200	\$ 308	\$ 462	\$ 308	\$ 154	\$ 154	\$ 1,385	\$ 308	\$ 308	\$ 616	\$ 2,200
2293	Computer Equipment - 3000	\$ 3,300	\$ 508	\$ 762	\$ 508	\$ 254	\$ 254	\$ 2,285	\$ 508	\$ 508	\$ 1,016	\$ 3,300
2521	In Home Transportation Costs	\$ 185,792	\$ 25,506	\$ 38,260	\$ 25,506	\$ 12,753	\$ 12,753	\$ 114,279	\$ 25,506	\$ 25,506	\$ 51,013	\$ 185,792
2525	Gas/Diesel/Fuel	\$ 82,727	\$ 12,474	\$ 19,011	\$ 12,474	\$ 6,237	\$ 6,237	\$ 55,832	\$ 12,474	\$ 12,474	\$ 24,948	\$ 82,727
2526	Conference & Seminar Exp - IB	\$ 2,700	\$ 308	\$ 462	\$ 308	\$ 154	\$ 154	\$ 1,385	\$ 308	\$ 308	\$ 616	\$ 2,700
	TOTAL INDIRECT COSTS	\$ 319,905	\$ 49,216	\$ 73,824	\$ 49,216	\$ 24,608	\$ 24,608	\$ 221,470	\$ 49,216	\$ 49,216	\$ 98,432	\$ 319,905
	DIFFERING REVENUES:											
8911	Interest Earnings	\$ 12,200	\$ 954	\$ 1,431	\$ 954	\$ 477	\$ 477	\$ 4,300	\$ 954	\$ 954	\$ 1,908	\$ 12,200
	TOTAL REDUCTIONS	\$ 12,200	\$ 954	\$ 1,431	\$ 954	\$ 477	\$ 477	\$ 4,300	\$ 954	\$ 954	\$ 1,908	\$ 12,200
	TOTAL OPERATING COSTS	\$ 175,202	\$ 14,342	\$ 21,544	\$ 14,342	\$ 7,182	\$ 7,182	\$ 65,238	\$ 14,342	\$ 14,342	\$ 28,682	\$ 175,202
	NET YEARLY GROSS LABOR RATES (See Note)	\$ 12.81	\$ 12.81	\$ 12.81	\$ 12.81	\$ 12.81	\$ 12.81	\$ 12.81	\$ 12.81	\$ 12.81	\$ 12.81	\$ 12.81
	NET YEARLY HOURS	2,060	2,060	2,060	2,060	2,060	2,060	2,060	2,060	2,060	2,060	2,060
	% EXPECTED PROFITABILITY	NO NA	NO NA	NO NA	NO NA	NO NA	NO NA	NO NA	NO NA	NO NA	NO NA	NO NA



Job Order Contract Customer Approval/Requisition Form

Date: August 27, 2013
To: Donna McKendry, Management Analyst II
From: Glenn Hemme, Manager, GSA Projects Group
Re: Piru Park Building & Gazebo Exterior Painting
Work Order Number - J14950B
Location - Piru Train Station

Brief Scope: Paint exterior surfaces of the Piru Train Station and Gazebo.

Dear Donna McKendry:

By signing in the space provided below, you, as an authorized signature authority for your budget are approving GSA Projects Group to proceed with the project as noted. Additionally, you are giving GSA your approval to authorize the necessary paperwork to cause an encumbrance of the funding and the making of payments to the vendor against the accounts identified below.

Construction Costs: \$37,713.94 Project Management Costs @9.90%: \$3,733.68 Total Project Cost: \$41,447.62

Prepared by:

Client Contact: Donna McKendry, Management Analyst II

Michael Sterling 8-27-13
Michael Sterling, Project Manager Date

Reviewed by:

MTM Construction Inc

Vendor Name

Glenn Hemme 8/27/13
Glenn Hemme, Manager, GSA Projects Group Date

Funding Approved by:

(Signature)

2014A/7112/J14950B

Contract Code/PG Number

(Print Name)

I HEREBY CERTIFY THAT FUNDS FOR THIS PURCHASE WERE AUTHORIZED AND PROVIDED IN THE CURRENT COUNTY BUDGET

Agency Fund# Agency Budget Unit# Object# Activity# Job#



Job Order Contract Detailed Scope of Work

Date: August 26, 2013

Project: J14950B
Piru Park Building & Gazebo Exterior Painting

Location: Piru Train Station

Detailed Scope of Work

Paint exterior surfaces of the Piru Train Station and Gazebo. This shall include but is not limited to the following:

1. Train Station Exterior.
2. Gazebo Exterior.
3. All Railings.
4. Remove bottom turnouts of downspouts and cut 1/2 round opening at bottom.
5. All man doors to be painted on all sides.
6. Chain Link Cage around A/C unit to be painted.
7. Remove/Replace Center Recessed Panels with primed exterior glued plywood and re-installed with adhesive on backs to prevent warpage.


Glenn Hemme, Manager, GSA Projects Group

8.26.13
Date

**SECOND AMENDMENT TO MEMORANDUM OF AGREEMENT REGARDING
CONTINUING SERVICES BETWEEN THE COUNTY OF VENTURA AND THE
SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE
COUNTY OF VENTURA
FOR ONGOING PIRU TOWN SQUARE AND BANK BUILDING GENERAL SERVICES**

This is the Second Amendment to a Memorandum of Agreement made by and between the County of Ventura ("County") and the Successor Agency to the Former Redevelopment Agency of the County of Ventura ("SA"), effective July 1, 2013.

RECITALS

WHEREAS, the County entered into a memorandum of agreement ("MOA") with the SA effective July 1, 2013, to provide services, including daily custodial service in the park, landscape maintenance, restroom janitorial duties, facility repairs and general oversight, for and on behalf of the SA, relating to the upkeep and operation of the Piru Town Square and the Piru Bank Building, which are located in the unincorporated area of the County, in the community of Piru; and

WHEREAS, the County's General Services Agency (GSA) also then agreed to process all facility use agreements and film permits for the Piru Town Square and the Piru Bank Building for public, private and film industry use on behalf of the SA; and

WHEREAS, the County entered into a first amendment to the MOA to modify the Services Reimbursement Rate and Methodology to include the County's calculated labor rates for GSA Parks Department for FY 2013-14 using a methodology consistent with the labor rate for other GSA budget units (Exhibit B). Any work performed by GSA Parks Department staff on behalf of the SA will be in accordance with the rates set forth in Exhibit B; and

WHEREAS, the term of the MOA covers the period of time from and including July 1, 2013 and to and including June 30, 2014; and

WHEREAS, pursuant to ABx1 26 (2011) and previously approved administrative SA budgets, the County is authorized to provide staff services to the SA at an estimated cost not to exceed \$75,000 through fiscal year 2013-14; and

WHEREAS, this MOA may only be modified or amended in writing and with the prior written consent of both parties; and

WHEREAS, the parties now wish to further modify the MOA to increase the cost of GSA services by \$41,000 to a not to exceed amount of \$116,000.

NOW THEREFORE, based upon the above stated recitals of fact and on the following terms and conditions the parties agree as follows:

1. The MOA is hereby amended to increase the cost of GSA services by \$41,000 to a not to exceed amount of \$116,000, provided that any work beyond the Scope of Services set forth in paragraph 2 of the parties' original MOA, dated May 21, 2013, shall be subject to the prior approval of the Oversight Board.
2. Except as modified hereby, all other terms and conditions of the parties' MOA, as previously amended, shall remain in full force and effect.

**SECOND AMENDMENT TO MEMORANDUM OF AGREEMENT REGARDING
CONTINUING SERVICES BETWEEN THE COUNTY OF VENTURA AND THE
SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE
COUNTY OF VENTURA
FOR ONGOING PIRU TOWN SQUARE AND BANK BUILDING GENERAL SERVICES**

IN WITNESS WHEREOF, this Amendment is executed by the Parties hereto as of the date last signed.

COUNTY OF VENTURA, a political
Subdivision of the State of California

Dated: _____

By: _____
Paul S. Grossgold
Director, General Services Agency

SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT
AGENCY OF THE COUNTY OF VENTURA

Dated: _____

By: _____
Donna McKendry
Secretary, Successor Agency to the Former
Redevelopment Agency of the County of Ventura

General Services Agency
 Costs under Memorandum of Agreement (MOA) with Successor Agency
 Fiscal Year 2013-14 (ROPS 13-14A and ROPS 13-14B)
 Ending 01/31/14

MOA Amount: \$75,000.00
 GSA's Recommended Increase \$41,000.00
 Adjusted Contract (Pending 02/13/14 approval): \$116,000.00

Category	Maintenance	Facility Use - Housekeeping / Grounds (Annual fee)	Grounds (Per job fee)	GSA (Proc fees)	PM Fees - Facilities Project	Job Order Contract (JOC) Facilities Proj	Actual to Date	Projection to Year end	Total	MOA Balance	DESCRIPTION
Actual to date:										\$75,000.00	
Facilities and Maintenance (F&M)							\$ 42.00				REPAIR VALVES
F&M ISF BILLING - GROUNDS			42.00				\$ 80.89				REPAIR VALVE
F&M ISF BILLING - GROUNDS			80.89				\$ 945.00				PIRU TRAIN STATION Jul - Oct
FACILITIES SQ FT BILLING - HOUSEKEEPING		945.00					\$ 7,796.00				PIRU TRAIN STATION Jul - Oct
FACILITIES SQ FT BILLING - GROUNDS		7,796.00					\$ 999.61				REPAIR LEAKING BACKFLOW
F&M ISF BILLING - MAINTENANCE	999.61						\$ 1,918.34				REPAIR LIGHT FIXTURE
F&M ISF BILLING - MAINTENANCE	1,918.34						\$ 634.25				REPLACE LIGHT BULBS
F&M ISF BILLING - MAINTENANCE	634.25						\$ 814.22				Installed bird spikes, top edge of gazebo
F&M ISF BILLING - MAINTENANCE	814.22						\$ 857.27				Check Piru Train Station exterior lights, light poles, exterior wall packs and gazebo to determine if they are on same or separate circuit
F&M ISF BILLING - MAINTENANCE	857.27						\$ 37.28				Piru Train Station - replace seat cover dispenser, ripped from wall; replace toilet paper dispenser
F&M ISF BILLING - MAINTENANCE	37.28						\$ 133.38				Mount toilet seat cover dispenser
F&M ISF BILLING - MAINTENANCE	133.38						\$ 192.17				Park fountain, need to have drain working properly
F&M ISF BILLING - MAINTENANCE	192.17						\$ 125.23				Plumbing - replace leaking cap in main electrical room at Piru Train Station
F&M ISF BILLING - MAINTENANCE	125.23						\$ 171.83				Piru Train Station paint gas meter
F&M ISF BILLING - MAINTENANCE	171.83						\$ 147.80				Replace lock on display cabinet at Piru Train Station
F&M ISF BILLING - MAINTENANCE	147.80						\$ 6,690.00				ADA Handicap ramp
Facilities Projects (Including Jobs On Contract)							\$ 6,690.00				ADA Handicap ramp
ADA Handicap ramp J&H Engineering						6,690.00	\$ 662.85				Handicap Ramp - PM fee
FACILITIES PROJECTS ISF BILLING							\$ 1,794.00				ADA Handicap ramp-addtl cost
ADA Handicap ramp-addtl cost J&H Engineering						1,794.00	\$ 5.50				ADA Handicap ramp
FACILITIES PROJECTS ISF BILLING							\$ 177.61				Handicap Ramp - PM fee
Total: Actual cost to date	6,031.38	8,744.00	122.89	-	840.46	8,489.50	24,228.23	-	24,228.23	50,771.77	

Estimated cost for the Balance of the Fiscal Year	Actual to Date	Projection to Year end	Total	MOA Balance	DESCRIPTION
Housekeeping & Grounds - (Parks Dept)		\$ 16,410.00			Nov 2013 thru June 2014 Housekeeping & Grounds
Trash - (Parks Dept)		\$ 830.64			Nov 2013 thru June 2014 Trash
Repair & Maintenance (Parks or Maintenance)		\$ 7,916.00			Estimate for the rest of the Fiscal Year - incl est. \$1,616 repair/maint + \$1,000 bench +\$3,300 Tree spray/trim + \$2,000 contingency
Procurement fees		\$ 20.00			JOC PG's approx \$10 each x 2 JOC
Town Square Water Fountain - (Parks Dept)				\$ 2,325.00	Fountain removal/tree planting & irrigation. Oversight Board Apvd 11-13-13, e-mail from Donna 12-05-13 to temporarily postpone, but amount not to exceed \$2,504. PO is for \$2,325
Fencing along train tracks near play area (Parks Dept)				\$ 10,000.00	This has been an issue of discussion for a while due to comments from the PIUC. Current est. for Successor Agency portion is under \$10,000. Est. is approx \$31,000 for \$50.00 SA portion is 200' - 250' ft
Paint exterior of Piru Train Station and Gazebo (Facilities Proj - ISF)				\$ 41,447.62	Proposed to be postponed until FY 2015 as part of ROPS 14-15 (A and B)
General contingency	12,822.51			\$ 12,822.51	
Total: Estimated to Year end	20,738.51	17,240.64	-	91,771.77	(\$41,000.00)
Grand Total - Actual and Estimated	26,769.89	25,984.64	122.89	24,228.23	116,000.00
Recommended MOA Amendment #1					\$41,000.00

Upcoming items for discussion to be performed by Parks Dept: Based on the e-mail from Ron 6-26-13 (no cost estimates provided at this time)

- Potential health issue at the gazebo : (recommended to be completed in FY 2014)
 Upper area of gazebo between upper and lower roof recommended to be screened off to keep the birds from roosting causing a health problem. - per Ron 12-31-13, recommendation for Parks staff to perform the work. Recommend Donna discuss this with Ron for an estimate since it appears to be a health issue. Consider completing in FY 13-14.
 Maintnnc. F&M installed Bird Spikes (WO 985994) completed 09-19-13. If this keeps the birds from roosting it may solve the health problem. If it does not, then the screening may need to be completed.
- Recommended lights on a timer or photo cell for automatic shut off which may require a licensed electrician: (not urgent)

General Services Agency
 Estimated Hours for Parks Staff to Maintain Successor Agency Assets - Piru
 Estimated Hours from Ron - September 11, 2013

Item 8 - Exhibit E

Service	Hours	Cycle*	Notes					
Mowing	1.5	W/BM	Weekly - 6 Months, BM - 6 Months	36/18	54			
Landscaping	1.5	W/BM	Weekly - 6 Months, BM - 6 Months	36/18	54			
Sweeping	1.5	W/BM	Weekly - 6 Months, BM - 6 Months	36/18	54			
Restrooms	1	D	5 days a week	260	260	Host		
General Maint	4	M		48	48			
Travel Time	1.5		Round trip	36/18	54			
Trash Collection	0.5	D	5 days a week	130	130	Host		
				Total	<u>654</u>			
				Staff	<u>264</u>	\$ 70.33	\$ 18,567.12	Est. Billable Amount - Monthly
				Host	<u>390</u>			\$ 1,547.26

Key: *
 Cycle: Quarterly (QTR), Monthly (M), Bi Monthly (BM), Weekly (W), Daily (D), As Needed (AN)
 Is annual backflow maintenance (testing, repair) included in the agreement?

	Estimated Annual	Estimated Monthly
Estimated Vehicle Costs (truck and Fuel)	N/A	included in fully loaded MW hourly rate
Estimated Trash Costs	\$ 1,245.96	\$ 103.83

Actual Costs incurred by Parks Dept beginning 11/01/13 will be billed to the Successor Agency by JV prior to June 30, 2014.

Est. FY 14-15 Costs (all Parks Dept)	
Staff	\$ 18,567
Repair & Maintenance	\$ 8,000 includes supplies
Trash	\$ 1,246
Estimated Total	<u>\$ 27,813</u>

RESOLUTION NO. 14-01

**RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO
THE FORMER REDEVELOPMENT AGENCY OF THE COUNTY OF VENTURA,
STATE OF CALIFORNIA, AUTHORIZING THE SUCCESSOR AGENCY TO ENTER INTO A SECOND
AMENDMENT TO THE MEMORANDUM OF AGREEMENT BETWEEN THE COUNTY OF VENTURA
GENERAL SERVICES AGENCY AND SUCCESSOR AGENCY TO INCREASE THE NOT TO EXCEED AMOUNT
FOR COST OF GSA SERVICES TO \$116,000 AND DIRECT SUCCESSOR AGENCY SECRETARY TO SIGN
AMENDMENT**

The Oversight Board for the Successor Agency to The Former Redevelopment Agency of the County of Ventura ("Oversight Board") 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 such that the Successor Agency to The Redevelopment Agency of the County of Ventura ("Successor Agency") shall be designated as successor entity to the former redevelopment agency under Health and Safety Code Section 34173(a); and

WHEREAS, pursuant to Health and Safety Code Section 34178, certain agreements, contracts, or arrangements between the county that created the redevelopment agency and the redevelopment agency are invalid and shall not be binding on the successor agency; and

WHEREAS, pursuant to Health and Safety Code Section 34178, a successor agency wishing to enter or reenter into agreements with the county that formed the redevelopment agency that it is succeeding may do so upon obtaining the approval of its oversight board; and

WHEREAS, the Oversight Board authorized the Successor Agency to enter into a memorandum of agreement ("MOA") between the County of Ventura and the Successor Agency for general maintenance and repair work at the Piru Town Square Park and Piru Bank Building, which was executed on or about May 21, 2013 (Exhibit A); and

WHEREAS, the Oversight Board authorized the Successor Agency to enter into a first amendment to the MOA between the County of Ventura and the Successor Agency to include calculated labor rates for the GSA Parks Department in the Agreement's Services Reimbursement Rate and Methodology, which was executed on or about July 1, 2013 (Exhibit B); and

WHEREAS, the Successor Agency wishes to enter into a second amendment to the MOA ("Second Amendment") to increase the cost of GSA services by \$41,000 to a not to exceed amount of \$116,000 (Exhibit D).

NOW, THEREFORE BE IT FOUND AND RESOLVED AS FOLLOWS:

1. The above recitations are true and correct.
2. The Second Amendment is hereby approved.
3. The Oversight Board delegates to the Successor Agency's Secretary the authority to prepare and sign the Second Amendment.

PASSED, APPROVED AND ADOPTED by the Oversight Board, on a motion by Board Member Paula Driscoll, seconded by Member Christy Madden, this 13th day of February 2014.

By: 
Chair
Oversight Board

ATTEST:

By: 
Successor Agency Secretary

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

DATE: February 13, 2014

TO: Oversight Board to Successor Agency

FROM: Donna McKendry, CEO Management Analyst

SUBJECT: Adoption of Resolution No. 14-02 Approving the Amended Long Range Property Management Plan (LRPMP) and Directing Successor Agency (SA) Staff to Submit the Amended LRPMP to the Department of Finance (DOF)

STAFF RECOMMENDATION:

1. Adopt Resolution No. 14-02 (Exhibit A) approving the Amended LRPMP (Exhibits B.1-B.5).
2. Direct SA Staff to submit the Amended 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, possibly including the County of Ventura (County) after DOF approval of the amended LRPMP: 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 fair market value of the Bank Building, calculated in the summer of 2012, was \$100,000 to \$110,000.
2. Retention of Storm Drain infrastructure for governmental purpose and transfer of the property to the County after DOF approval of the amended LRPMP. The SA would retain responsibility of and continue payments on the 2008 Tax Allocation Bond, Series A, loan amount of \$750,000 through its maturity date of July 1, 2038, as confirmed by DOF staff.

3. Retention of the Town Square facility for governmental purpose and transfer of the property to the County after DOF approval of the amended LRPMP. The SA would retain responsibility of and continue payments on the 2002 Tax Allocation Bond, Series A, loan amount of \$750,000 through its maturity date of July 1, 2017, as confirmed by DOF staff.

DISCUSSION:

Background

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

- 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 from the DOF, 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 issuing a Finding of Completion.
- 3) The 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, then proceeds are to be distributed as property taxes to the taxing entities (Health & Safety Code sections 34191.5(c)(2)(A) and (B); see attached Appendix for complete statutory language).

The SA satisfied each of the above-listed requirements. 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 was required to submit a draft LRPMP to its Oversight Board (OB) for approval and to transmit the

draft LRPMP to the DOF after Oversight Board (OB) approval. This process had to be completed within six (6) months from the date the DOF issued its Finding of Completion. The deadline for SA Staff to submit an approved LRPMP to the DOF was October 25, 2013. At your August 8, 2013 meeting, your Board adopted Resolution No. 13-06 approving the draft LRPMP. As directed, SA staff submitted the approved draft LRPMP to the DOF prior to the October 25, 2013 deadline.

Pursuant to Health and Safety Code Section 34191.5(c)(2), your Board could 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 governmental development purpose (e.g., low income housing). Therefore your Board 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 August 8, 2013, meeting, your Board approved the sale of the Bank Building once the DOF approves the draft LRPMP. Upon such DOF approval, your Board directed staff to market the Bank Building property through a commercial real estate broker and to move forward with a sale of the property to the person or entity making 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 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 bondholders 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 bond debt 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.

At your August 8, 2013, meeting, your Board approved the LRPMP stating 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 would be transferred to the County of Ventura at no cost. After transfer, the County would retain and maintain the property for government use and serve the residents of Piru by providing access to these facilities.

In January, 2014, the DOF contacted SA staff and recommended that your Board amend the draft LRPMP to facilitate the transfer of the Piru Storm Drain and Piru Town Square Depot for governmental purposes to the County. After consultation with County Counsel, SA staff called the DOF and the DOF clarified that the SA (and not the County) would retain responsibility for paying off the full amount of the underlying bond debt tied to these assets as reflected in your Board's prior and future Recognized Obligation Payment Schedules (ROPS). The DOF indicated that the proposed amendment was needed in order for the DOF to approve the draft LRPMP.

Recommendation

Amend the approved LRPMP by changing the use of the Piru Storm Drain and Piru Town Square Depot to "governmental purposes" and approve transfer of both properties to the County once the Amended LRPMP is approved by the DOF. A draft Amended LRPMP is attached as Exhibit B.1-B.5. Staff is recommending that your Board adopt Resolution No. 14-02 (Exhibit A), approving the draft Amended LRPMP and directing the SA staff to submit the Amended LRPMP to the DOF if approved by your Board.

- Exhibit A - Resolution No. 14-02 Amended 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 (amended)
- Exhibit B-5 - Long Range Property Management Plan: Town Square Depot (amended)
- 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. 14-02

**RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO
THE FORMER REDEVELOPMENT AGENCY OF THE COUNTY OF VENTURA,
STATE OF CALIFORNIA, APPROVING THE AMENDED LONG RANGE PROPERTY MANAGEMENT PLAN
AND DIRECTING SUCCESSOR AGENCY STAFF TO SUBMIT THE AMENDED 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 ("Oversight Board") 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 issued a Finding of Completion to the Successor Agency; and

WHEREAS, on May 9, 2013, the Oversight Board received the DOF's Finding of Completion; 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 DOF for approval no later than six months following the issuance to the successor agency of the finding of completion; and

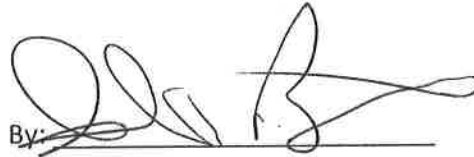
WHEREAS, the OB previously approved a Long Range Property Management Plan that complied with Section 34191.5(b) in Resolution No. 13-06 and, acting upon direction from the OB, Successor Agency staff submitted said plan and resolution to the DOF; and

WHEREAS, acting upon a recommendation received from the DOF after its initial review of said plan, Successor Agency staff has prepared and the OB has reviewed and approved an Amended Long Range Property Management Plan that also complies with Section 34191.5(b).

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 14-02, approving the Amended 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 Amended Long Range Property Management Plan to the DOF.

PASSED, APPROVED AND ADOPTED by the Oversight Board, on a motion by Board Member Paula Driscoll, seconded by Member Heather Kurpiewski this 13th day of February 2014.

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.

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: 8/8/13 (original) and 2/13/14 (amended) ——— (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 [from 8/8/13 Oversight Board meeting](#) and discussion of various properties in Long-Range Property Management Plan submitted by Successor Agency Staff.

[See Oversight Board Resolution No. 14-02 from 2/13/14 Oversight Board meeting for the approved amended Long-Range Property Management Plan.](#)

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 for governmental use~~ (item “~~da~~”) ~~until the bond debt is paid in full~~. Once the ~~debt is paid in full~~ Long Range Property Mangement Plan is approved by the Department of Finance, 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 for governmental use (item “da”) ~~until the bond debt is paid in full~~. Once the ~~debt is paid in full~~ Long Range Property Mangement Plan is approved by the Department of Finance, the Piru Town Square will be transferr ed 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

Item #9 - Exhibit C

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,

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

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

DATE: February 13, 2014

TO: Oversight Board to Successor Agency

FROM: Donna McKendry, CEO Management Analyst

SUBJECT: Adoption of Resolution No. 14-03 Approving the Administrative Budget for the Time Period of July 1, 2014, through December 31, 2014

DISCUSSION:

Pursuant to Health and Safety Code Section 34177(j), successor agencies must prepare a proposed administrative budget and submit it to its oversight board for approval. Health and Safety Code section 34171(b) further provides that an administrative cost allowance is payable from property tax revenues of up to 5% of the allocated tax increment to the successor agency in FY 2011-12 and 3% annually thereafter; however, the amount permitted for administrative expenses shall not be less than \$250,000 for any fiscal year unless agreed to by the successor agency.

The Successor Agency to the former Redevelopment Agency of the County of Ventura (SA) has prepared the July 1, 2014-December 31, 2014 Administrative Budget (Exhibit B) and corresponding Resolution No. 14-03 for approval of the proposed budget (Exhibit A). In accordance with section 34177(j), the proposed administrative budget includes the following: (1) estimated amounts for the SA's administrative costs for the upcoming six-month fiscal period; (2) the proposed sources of payment for the those costs; and (3) proposals for administrative and operations services.

STAFF RECOMMENDATION:

Staff recommends your Board adopt Resolution No. 14-03.

Exhibit A – Resolution No. 14-03
Exhibit B – Administrative Budget

RESOLUTION NO. 14-03

**RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO
THE FORMER REDEVELOPMENT AGENCY OF THE COUNTY OF VENTURA,
STATE OF CALIFORNIA, ADOPTING THE SUCCESSOR AGENCY'S ADMINISTRATIVE BUDGET FOR THE
PERIOD JULY 1, 2014 THROUGH DECEMBER 31, 2014**

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 such that the Successor Agency to The Redevelopment Agency of the County of Ventura ("Successor Agency") shall be designated as successor entity to the former redevelopment agency under Health and Safety Code Section 34173(a); and

WHEREAS, pursuant to Health and Safety Code Section 34177(j), administrative budgets must be prepared by the successor agency and submitted to the oversight board for approval; and

WHEREAS, the Successor Agency has prepared the administrative budget pursuant to Health and Safety Code Section 34177(j)(1)-(3), and a proposed Administrative Budget Schedule for the period July 1, 2014 through December 31, 2014 ("Schedule") is attached hereto as Exhibit B and made a part hereof.

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

1. The above recitations are true and correct.
2. The Schedule (Exhibit B) is hereby adopted.

3. The Oversight Board authorizes and directs the Successor Agency staff to provide the Schedule to the Ventura County Auditor-Controller, the State Controller and the State Department of Finance, and to post the Schedule on the Successor Agency's internet website.

PASSED, APPROVED AND ADOPTED by the Oversight Board, on a motion by Board Member Paula Driscoll, seconded by Member Tom Kasper, this 13th day of February, 2014.

By: 
Chair
Oversight Board

ATTEST:

By: 
Successor Agency Secretary

Successor Agency to the Former Redevelopment Agency of the County of Ventura Piru Redevelopment Area

Administrative Budget

ROPS 14 - 15A - July 1, 2014 to December 31, 2014


Item	Payee	Description	Amount	Notes
Limit per line:				
Purchase Order Fees	County of Ventura - GSA	Fees for establishing purchase orders.	\$ 1,000.00	
CEO Admin	County of Ventura - CEO	Administrative services; program & fiscal.	15,000.00	
Legal Counsel	County of Ventura - CSL	County Counsel fees	34,000.00	
			\$ 50,000.00 *	
			50,000.00	

Total Administrative Allowance Requested for ROPS 14-15A

Per Section 34171(b) of the Health and Safety code, administrative expenses will first be paid from available sources other than property tax (such as rental and interest income); the balance to be payable from property tax revenues.

* This amount represents the maximum Administrative Budget approved by the Oversight Board. Actual payments will not exceed \$250,000 for Fiscal Year 2014-15, per Health and Safety Code Section 34171(b). Actual payments for ROPS 14-15A will not exceed \$50,000.

Certification of Oversight Board Chairman:
Pursuant to Section 34177(j) of the Health and Safety code,
I hereby certify that the above Administrative Budget
has been approved by the Oversight Board of the
above named agency.

Bill Bartels OB Chair
 Name Title

 Signature Date 2/13/14

For mention in the Board Letter:

Possible administrative costs not currently included:

Auditing Services

Outside legal counsel

Oversight Board meeting expenses

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

DATE: February 13, 2014

TO: Oversight Board to Successor Agency

FROM: Donna McKendry, CEO Management Analyst

**SUBJECT: Adoption of Resolution No. 14-04 Approving the Recognized
Obligation Payment Schedules (ROPS 14-15A) for July 1, 2014
through December 31, 2014 Setting Forth a Schedule of Payments for
Obligations of the Successor Agency; Transmission of the Approved
ROPS 14-15A to the Ventura County Auditor-Controller, State
Controller's Office and State Department of Finance and Posting of
the Approved ROPS 14-15A to Successor Agency's Internet Website**

DISCUSSION:

Successor Agency (SA) staff has prepared a draft Recognized Obligation Payment Schedules for the July 1, 2014 through December 31, 2014 time period (ROPS 14-15A), pursuant to Health and Safety Code section 34177(m). Pursuant to section 34171(h), a "Recognized Obligation Payment Schedule" means the document setting forth the minimum payment amounts and due dates of payments required by enforceable obligations for each six-month fiscal period. Further, Health and Safety Code Section 34171(d) defines an enforceable obligation to mean:

1. Bonds;
2. Loans;
3. Payments required by the federal government;
4. Judgments or settlements;
5. Any legally binding and enforceable agreement or contract; and
6. Contracts or agreements necessary for the continued administration or operation of the redevelopment agency (e.g., employee pay and benefits, rent, insurance, office supplies, etc.)

March 1, 2014, is the deadline for the SA to submit a resolution from your Board approving ROPS 14-15A (Exhibit B) to the State Department of Finance (DOF). Once approved by your Board, a copy of the ROPS 14-15A must be posted on the SA's

internet website and submitted to the county auditor controller, the State Controller's office, and the DOF. (Health & Saf. Code § 34177(l)(2)(C).)

Currently, the SA has the authority to continue to make payments for the obligations of the former Redevelopment Agency of the County of Ventura (former RDA) and administrative expenses of the SA listed on the ROPS 13-14B. If the ROPS 14-15A, for the period of July 1, 2014, through December 31, 2014, is not approved by your Board and the DOF, it is possible that future payments of obligations of the former RDA could not be timely made, which would result in defaults on such SA obligations.

STAFF RECOMMENDATION:

1. Adopt Resolution No. 14-04 (Exhibit A) approving the ROPS 14-15A (Exhibit B).
2. Upon approval of the ROPS 14-15A by the Oversight Board, direct SA staff to transmit the ROPS 14-15A to the Ventura County Auditor-Controller, State Controller's Office and DOF and post the ROPS 14-15A to the SA's internet website.

Exhibit A – Resolution No. 14-04

Exhibit B – ROPS 14-15A

RESOLUTION NO. 14-04

**RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO
THE FORMER REDEVELOPMENT AGENCY OF THE COUNTY OF VENTURA,
STATE OF CALIFORNIA, APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE
PERIOD OF JULY 1, 2014 THROUGH DECEMBER 31, 2014 ("ROPS 14-15A")**

The Oversight Board for the Successor Agency to The Redevelopment Agency of the County of Ventura ("Oversight Board") 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 the Governor, effective June 17, 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, such that the Successor Agency to The Redevelopment Agency of the County of Ventura ("Successor Agency") shall be designated as successor entity to the former redevelopment agency under Health and Safety Code Section 34173(a); and

WHEREAS, pursuant to Health and Safety Code Section 34177(l)(2)(A) a Recognized Obligation Payment Schedule ("ROPS") must be prepared by the successor agency for the enforceable obligations of the former redevelopment agency; and

WHEREAS, the attached ROPS 14-15A identifies each enforceable obligation on which payments will be required during the period July 1, 2014 through December 31, 2014; and

WHEREAS, pursuant to Health and Safety Code Section 34177(l)(2)(B), the ROPS is to be submitted to the oversight board for its approval; and

WHEREAS, pursuant to Health and Safety Code Section 34177(l)(2)(C), a copy of the approved ROPS must be submitted to the County Auditor-Controller, the State Controller's Office and the State Department of Finance, and be posted on the Successor Agency's Internet Web site upon approval of the ROPS by the Oversight Board.

NOW, THEREFORE BE IT FOUND AND RESOLVED AS FOLLOWS:

1. The above recitations are true and correct.
2. Based on the information, documents, and understanding set forth in Exhibit B, the Recognized Obligation Payment Schedule (ROPS 14-15A) for July 1, 2014, through December 31, 2014, and its Notes, which are also attached hereto, are hereby approved.

3. The Oversight Board authorizes and directs the Successor Agency to provide ROPS 14-15A to the Ventura County Auditor-Controller, the State Controller and the State Department of Finance and to post ROPS 14-15A on the Successor Agency's website upon approval of the ROPS 14-15A by the Oversight Board.

PASSED, APPROVED AND ADOPTED by the Oversight Board, on a motion by Board Member Christy Madden, seconded by Member Tom Kasper, this 13th day of February 2014.

By: 
Chair
Oversight Board

ATTEST:

By: 
Successor Agency Secretary

Recognized Obligation Payment Schedule (ROPS 14-15A) - Summary

Filed for the July 1, 2014 through December 31, 2014 Period

Name of Successor Agency: Ventura County
 Name of County: Ventura

	Six-Month Total
Current Period Requested Funding for Outstanding Debt or Obligation	
Enforceable Obligations Funded with Non-Redevelopment Property Tax Trust Fund (RPTTF) Funding Sources (B+C+D):	
A Bond Proceeds Funding (ROPS Detail)	-
B Reserve Balance Funding (ROPS Detail)	-
C Other Funding (ROPS Detail)	-
D Enforceable Obligations Funded with RPTTF Funding (F+G):	\$ 385,454
E Non-Administrative Costs (ROPS Detail)	335,454
F Administrative Costs (ROPS Detail)	50,000
G Current Period Enforceable Obligations (A+E):	\$ 385,454

Successor Agency Self-Reported Prior Period Adjustment to Current Period RPTTF Requested Funding	
I Enforceable Obligations funded with RPTTF (E):	385,454
J Less Prior Period Adjustment (Report of Prior Period Adjustments Column S)	-
K Adjusted Current Period RPTTF Requested Funding (I-J)	\$ 385,454

County Auditor Controller Reported Prior Period Adjustment to Current Period RPTTF Requested Funding	
L Enforceable Obligations funded with RPTTF (E):	385,454
M Less Prior Period Adjustment (Report of Prior Period Adjustments Column AA)	-
N Adjusted Current Period RPTTF Requested Funding (L-M)	385,454

Name Bill Bartels Title OB CHAIR
 /s/ Date 2/13/14
 Signature Date

Certification of Oversight Board Chairman:
 Pursuant to Section 34177(m) of the Health and Safety code, I hereby certify that the above is a true and accurate Recognized Obligation Payment Schedule for the above named agency.

Recognized Obligation Payment Schedule (ROPS) 14-15A - Report of Cash Balances
(Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	Fund Sources				Comments			
									Bond Proceeds		Reserve Balance			Other		RPTTF
									Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS period balances and DDR balances retained	Prior ROPS RPTTF distributed as reserve for next bond payment		Rent, Grants, Interest, Etc.	Non-Admin and Admin	
Cash Balance Information by ROPS Period																
ROPS 13-14A Actuals (07/01/13 - 12/31/13)																
1	Beginning Available Cash Balance (Actual 07/01/13) Note that for the RPTTF, 1 + 2 should tie to columns J and O in the Report of Prior Period Adjustments (PPAs)	94,862											Column C: Amount was not reflected in previous ROPS. Amount reflects bond reserve required by the indenture as of 07/01/13 for both 2002 and 2008 bond (\$ 74,602.50 and \$20,259.90 respectively).			
2	Revenue/Income (Actual 12/31/13) Note that the RPTTF amounts should tie to the ROPS 13-14A distribution from the County Auditor-Controller during June 2013	4,954				165		208,720					Column C: Bond reserve as required by the indenture for both 2002 and 2008 bond for period ending 12/31/13 (\$3,552.50 and \$1,401.06 respectively). Column H: CAC RPTTF distributed for period ending 12/31/13. Column G: Interest earnings			
3	Expenditures for ROPS 13-14A Enforceable Obligations (Actual 12/31/13) Note that for the RPTTF, 3 + 4 should tie to columns L and Q in the Report of PPAs												Column H: Expenditures from ROPS 13-14A EO as of 12/31/13 paid from RPTTF. Column G: Expenditures from ROPS 13-14A EO as of 12/31/13 paid from Interest Earnings.			
4	Retention of Available Cash Balance (Actual 12/31/13) Note that the RPTTF amount should only include the retention of reserves for debt service approved in ROPS 13-14A												Column C: Retention amount per 2002 and 2008 Bond Indenture for period ending 12/31/13.			
5	ROPS 13-14A RPTTF Prior Period Adjustment Note that the RPTTF amount should tie to column S in the Report of PPAs.	99,816														
6	Ending Actual Available Cash Balance C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 - 5)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (104,497)				
ROPS 13-14B Estimate (01/01/14 - 06/30/14)																
7	Beginning Available Cash Balance (Actual 01/01/14) (C, D, E, G = 4 + 6, F = H4 + F4 + F5, and H = 5 + 6)	\$ 99,816	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (104,497)				
8	Revenue/Income (Estimate 06/30/14) Note that the RPTTF amounts should tie to the ROPS 13-14B distribution from the County Auditor-Controller during January 2014	6,554											Column C: Amount reflects the estimated bond reserve as required by the indenture for both 2002 and 2008 bond for period ending 06/30/14 (\$3,552.50 and \$3,001.06 respectively). Column H: CAC RPTTF distributed for ROPS 13-14B, period ending 06/30/14. Estimated total expenses less prior period unfunded liabilities approved in ROPS 13-14B.			
9	Expenditures for 13-14B Enforceable Obligations (Estimate 06/30/14)															
10	Retention of Available Cash Balance (Estimate 06/30/14) Note that the RPTTF amounts may include the retention of reserves for debt service approved in ROPS 13-14B												Column C: Retention amount per 2002 and 2008 Bond Indenture for period ending 06/30/14.			
11	Ending Estimated Available Cash Balance (7 + 8 - 9 - 10)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (266,083)				

Recognized Obligation Payment Schedule 14-15A - Notes

July 1, 2014 through December 31, 2014

Item #	Notes/Comments
1-9; 23; 27 and 28	Amount were estimated.
1	Contract Execution Date is to be determined; 07/01/14 will be the effective Date.
6	Total outstanding debt has been modified to reflect amount to be paid to USDA from RPTTF, net of the amount reported in Line 7 as 2002 Bonds - Reserve Payment.
7	Total outstanding debt has been modified to reflect actual amount required to be paid into the 2002 Bonds - Reserve and to be retained as part of the last bond payment.
8	Per DOF instructions, Cash Balance Form column C includes the bond reserve fund account balances required by indenture (not reported in previous ROPS).
9	Total outstanding debt has been modified to reflect amount to be paid to USDA from RPTTF, net of the amount reported in Line 9 as 2008 Bonds - Reserve Payment.
10	Total outstanding debt has been modified to reflect actual amount required to be paid to the 2008 Bonds - Reserve Payment.
24	Per DOF instructions, Cash Balance Form column C includes the bond reserve fund account balances required by indenture (not reported in previous ROPS). Non-interest bearing loan. Repayment required by 06/30/2016.
	Approved ROPS III contained errors on the Prior Period Estimated vs. Actual calculations. The error resulted in available RPTTF of \$182,674.42 being withheld from our ROPS III distribution and distribution to taxing entities. This created an unfunded liability of previously approved Enforceable Obligation (EO), which were included on the ROPS 13-14B per direction from the DOF.
	The ROPS 13-14A distribution contained \$78,012.64 available for this item, plus additional earnings of \$165.21, leaving an unfunded obligation balance of \$104,496.57 at the beginning of the ROPS 13-14B period (the original estimated balance was \$142,743.74).
27	The DOF approved \$487,670 for ROPS 13-14B. Total estimated approved expenses are \$465,175 (not including item #28 of \$41,000). Of this, an estimated \$360,678 was for approved ROPS 13-14B period expenses (the balance \$104,497 was for item 24, a prior RPTTF Shortfall). Actual distribution from CAC was \$240,092, resulting in an estimated shortfall for ROPS 13-14B of \$120,586.
28	On 2/13/14 the Oversight Board approved a contract increase of \$41,000 for the FY 2013-14 annual maintenance contract with the County of Ventura General Services Agency. This increase was approved to allow additional needed maintenance of SA properties to be completed in an expeditious manner.
	The revised contract is sufficient to perform, among other items, repairs and painting of the Piru train station and gazebo, installation of fencing along the railway, and removal of a deteriorated fountain which will be replaced with a tree. This additional expenses will be incurred in the ROPS 13-14B period. However, as it was not included as part of the ROPS 13-14B request, we are hereby including it for approval and funding at this time.