

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

**REGULAR MEETING
AGENDA
MAY 11, 2012
3:00 PM**

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

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)
5. Approval of Minutes for April 27, 2012 Special Meeting.

Consider Approval of Minutes for April 27, 2012 Special Meeting.
Staff Recommends: Approve as submitted.

6. Conflict of Interest Code.

Consider Approval of Conflict of Interest Code for the Oversight Board to the Successor Agency.

Staff Recommends: Approve Conflict of Interest Code as presented.

7. Disposal of Successor Agency Assets.

Discuss and Provide Direction on the Disposal of Successor Agency Assets. Assets consist of: 1) Piru Bank Building; 2) Piru Town Square Park; 3) Piru Storm Drain; and 4) Piru Skate Park Project.

Staff Recommends: After discussion, provide direction to staff on the disposal of Successor Agency assets.

8. Approve Rental and Release Agreement between the Successor Agency to the Former Redevelopment Agency of the County of Ventura and Mr. Alfonso Aguilar.

Consider Approval of Rental and Release Agreement between the Successor Agency and Mr. Aguilar.

Staff Recommends: Approval of Rental and Release Agreement.

9. Announcements and Future Agenda Items:

A. Announcements.

B. Future Agenda Items.

- Agreed Upon Procedures (AUP) audit
- Vacant Board Positions
- Other Administrative Issues

10. Adjournment:

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

**OFFICIAL SUMMARY
MINUTES
APRIL 27, 2012
3:00 PM**

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

OPENING

1. Call to Order.
2. Roll Call.

Members Present: Bill Bartels, Matt Carroll, Paula Driscoll, Tom Kasper, and David Keebler

Staff Present: Michael Powers, Jeff Burgh, Jaclyn Smith, Donna Plummer, Alejandra Tellez and Rosa Gonzalez

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

No one appears to be heard

5. Introductions of Board Members and Staff.

All members and staff present introduced themselves

6. Oath of Office Administered to Oversight Board Members and discuss Form 700 Responsibilities.

Deputy Clerk of the Board Rosa Gonzalez administered the Oath of Office to all board

members and gave instructions of how to complete 700 form for this Board.

7. Election of Chairperson and Vice Chairperson.

Consider Election of Chairperson and Vice Chairperson.

Staff Recommends: Elect a Chairperson and Vice Chairperson for the Oversight Board of the Successor Agency to the Former Redevelopment Agency of the County of Ventura

The board discussed and Ms. Paula Driscoll motioned that Mr. Bartels from the Fillmore area should be chair, Mr. Bartels accepted.

Motion: To nominate Mr. Bartels to be Chairperson of this Board
Moved by Paula Driscoll, seconded by Matt Carroll

Vote: 5-0

Yes: Bill Bartels, Matt Carroll, Paula Driscoll, Tom Kasper, and David Keebler

Motion: To nominate Ms. Paula Driscoll to Vice Chairperson of this Board
Moved by Matt Carroll, seconded by Tom Kasper

Vote: 5-0

Yes: Bill Bartels, Matt Carroll, Paula Driscoll, Tom Kasper, and David Keebler

8. Selection of Regular Date and Time for Board Meetings.

Consider Selection of Regular Date and Time for Board Meetings.

Staff Recommends: Approve a regular meeting schedule and location for the meeting of the Oversight Board to the Successor Agency to the Former Redevelopment Agency of the County of Ventura.

Motion: Discussed and agreed to meet 2nd Friday of the month at 3 p.m.
Moved by David Keebler, seconded by Tom Kasper

Vote: 5-0

Yes: Bill Bartels, Matt Carroll, Paula Driscoll, Tom Kasper, and David Keebler

9. Designation of Contact Person for California Department of Finance Inquires.

Consider Designation of Contact Person for California Department of Finance Inquires. Staff Recommends: Designate the Secretary of the Successor Agency as the contact person for Department of Finance inquires regarding Oversight Board actions.

Motion: Assign contact person to continue to be Jeff Burgh of the County of Ventura
Moved by Paula Driscoll, seconded by Matt Carroll

Vote: 5-0

Yes: Bill Bartels, Matt Carroll, Paula Driscoll, Tom Kasper, and David Keebler

10. Adoption of Resolution Authorizing the Successor Agency to Reenter into Agreements with the County of Ventura, and Delegation to Successor Agency's Secretary to Sign Agreements.

Consider Adoption of a Resolution Authorizing the Successor Agency to Reenter into Agreements with the County of Ventura and Delegate Authority to the Successor Agency Secretary to sign agreements.

Staff Recommends: Adoption of Resolution and Delegation.

Motion: To adopt resolution to authorize Successor Agency to reenter into agreement with the County of Ventura and delegate authority to the Successors Agency Secretary to sign agreements.

Moved by Matt Carroll, seconded by Tom Kasper

Vote: 5-0

Yes: Bill Bartels, Matt Carroll, Paula Driscoll, Tom Kasper, and David Keebler

11. Adoption of Successor Agency Administrative Budget.

Consider Adoption of a Resolution Approving the Administrative Budget for the Successor Agency to the Former Redevelopment Agency of the County of Ventura.

Staff Recommends: Adoption of Resolution.

Motion: Adopt resolution approving administrative budget.

Moved by Matt Carroll, seconded by Paula Driscoll

Vote: 5-0

Yes: Bill Bartels, Matt Carroll, Paula Driscoll, Tom Kasper, and David Keebler

12. Adoption of Successor Agency Recognized Obligation Payment Schedule.

Consider Adoption of a Resolution Approving the Recognized Obligation Payment Schedules for January 1, 2012 through June 30, 2012 and July 1, 2012 through December 31, 2012. Staff Recommends: Adoption of Resolutions.

Motion: Adopt resolution to approve Recognized Obligation Payment Schedules

Moved by Paula Driscoll, seconded by David Keebler

Vote: 5-0

Yes: Bill Bartels, Matt Carroll, Paula Driscoll, Tom Kasper, and David Keebler

13. Approve Lease Agreement between the Successor Agency to the Former Redevelopment Agency of the County of Ventura and Mr. Alfonso Aguilar.

Consider Approval of Lease Agreement between the Successor Agency to the Former Redevelopment Agency of the County of Ventura and Mr. Alfonso Aguilar.
Staff Recommends: Approval of Lease Agreement.

Motion: Approve new lease agreement between the Successor Agency to the Former Redevelopment Agency of the County of Ventura and Mr. Alfonso Aguilar.
Moved by Matt Carroll, seconded by Tom Kasper

Vote: 5-0

Yes: Bill Bartels, Matt Carroll, Paula Driscoll, Tom Kasper, and David Keebler

14. Announcements and Future Agenda Items:

A. Announcements.

B. Future Agenda Items.

- Review of Assets
- Legal Counsel
- Agreed Upon Procedures (AUP) audit
- Vacant Board Positions
- Other Administrative Issues

Motion: Mr. Jeff Burgh discussed with Board latest announcement from State agencies and went over future agenda items for discussion related to audit and vacant board positions and adjourn meeting.

Moved by Paula Driscoll, seconded by David Keebler

Vote: 5-0

Yes: Bill Bartels, Matt Carroll, Paula Driscoll, Tom Kasper, and David Keebler

15. The Board hereby adjourns at 3:54 p.m.


**CONFLICT OF INTEREST CODE FOR THE
OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE FORMER
REDEVELOPMENT AGENCY OF THE COUNTY OF VENTURA**

The Political Reform Act, Government Code section 81000 et seq., requires local government agencies to adopt and promulgate Conflict of Interest Codes. The Fair Political Practices Commission has adopted a regulation (Cal. Code Regs., tit. 2, § 18730) which contains the terms of a standard Conflict of Interest Code (“Standard Code”), which may be amended by the Fair Political Practices Commission to conform to amendments in the Political Reform Act after public notice and hearings.

The terms of California Code of Regulations, title 2, section 18730 and any amendment to it duly adopted by the Fair Political Practices Commission are hereby incorporated by reference as the Conflict of Interest Code for the OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE COUNTY OF VENTURA (“Oversight Board”), and along with the attached Exhibit A, which designates positions requiring disclosure and Exhibit B, which sets forth disclosure categories for each designated position, constitute the Conflict of Interest Code of the Oversight Board.

The Ventura County Board of Supervisors is the code reviewing body for the Oversight Board’s Conflict of Interest Code. Pursuant to Section 4 of the Standard Code, persons holding positions designated in Exhibit A shall file statements of economic interests covering the disclosure categories designated for their respective position directly with the Clerk of the Ventura County Board of Supervisors which shall retain the original statements.

APPROVED AND ADOPTED this 11 day of May, 2012:

By: 
Print Name: Bill Beckel
Title: Chair

COUNTY OF VENTURA - CEO
RECEIVED

2012 MAY 24 PM 4:22

RENTAL AND RELEASE AGREEMENT (3940 East Center Street, Piru, CA)

This Rental and Release Agreement is made and entered into as of May 29, 2012, by and between Alfonso Aguilar ("Tenant") and the County of Ventura ("Lessor").

RECITALS:

A. Lessor is the successor in interest to the former County of Ventura Redevelopment Agency ("Successor Agency"), which acquired property located at 3940 East Center Street, Piru, California, and further identified as APN 056-0-101-010 (Premises) in 1997.

B. Pursuant to the express direction of the Oversight Board for the Successor Agency, Lessor is required to sell the Premises in accordance with the terms of California Health and Safety Code Section 34170, et seq., which were added by ABx1 26 (2011), and reformed by the California Supreme Court on December 29, 2011 ("ABx1 26").

C. Prior to such direction, but with the express consent of said Oversight Board, Lessor and Tenant entered into an agreement dated April 30, 2012, for a month-to-month rental of the Premises ("Lease") made specifically subject to an expected sale of the Premises.

D. This Agreement is made with respect to any and all claims arising from or related to Tenant's occupancy of the Premises and any termination of said occupancy thereof by Lessor or a third party due to sale of the Premises.

E. The parties acknowledge that the public project for which the Premises were originally acquired has been completed and that the lease of the Premises is an interim use.

AGREEMENT:

The parties agree that the above Recitals are true and correct. Subject to the terms and conditions of the Lease Agreement with Tenant, Lessor hereby agrees to continue to rent the Premises to Tenant, on a month-to-month basis, until sale of the Premises to a third party by the Successor Agency. Tenant agrees that his interim use of the Premises does not constitute a use that would qualify Tenant for relocation assistance under California Government Code Section 7260, et seq., and hereby and forever expressly releases Lessor from any and all claims for relocation benefits or assistance in the event of termination of the Lease.

The above terms and conditions are hereby agreed to and acknowledged by affixing signatures below.

LESSOR

TENANT


BY: Michael Powers,
Executive Officer


BY: Alfonso Aguilar
Sole Proprietor

Dated: 5/29/12

Dated: 5/29/12