AGENDA

Oversight Board of the Successor Agency
to the South Pasadena Community Redevelopment Agency

City Council Chambers, 1424 Mission Street
Wednesday, November 9, 2016 4:00 PM

Chair: Gary E. Pia
Vice-Chair: *vacant*
Board Members: Tim Evans; John Mayer;
Ted Shaw; Richard S. Storti; John Vandercook

In order to address the Board, please complete a Public Comment Card and present it to the Secretary Speakers will be called upon by the Chairman at the appropriate time. Time allotted per speaker: 3 minutes.

Call to Order
Roll Call
Pledge of Allegiance
Confirmation of Agenda

Public Comment
Opportunity for members of the public to comment on any items not appearing on the agenda. When addressing the Oversight Board, please state your name and address for the record. Time allotted per speaker: 3 minutes

Discussion Items
1. Approval of Minutes: June 28, 2016 Special Meeting
2. Resolution Authorizing Transfer of Property from the Successor Agency to the City of South Pasadena as a Governmental Purpose Transfer

Adjournment

Accommodations

Meeting facilities are accessible to persons with disabilities. If you need special assistance to participate in this meeting, please contact the City Clerk's Office at (626) 403-7230. Hearing assistive devices are available in the Council Chambers. Notification at least 72 hours prior to the meeting will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting (28 CFR 35.102-35.104 ADA Title II).

I declare under penalty of perjury that I posted this notice of agenda on the bulletin board in the courtyard of the City Hall at 1414 Mission Street, South Pasadena, CA 91030, as required by law.

11/4/16
Date

Lucy Demirjian
Assistant to the City Manager

STATEMENT OF PROCEEDINGS FOR THE SPECIAL MEETING OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE SOUTH PASADENA COMMUNITY REDEVELOPMENT AGENCY

CITY OF SOUTH PASADENA
CITY COUNCIL CHAMBERS
1424 MISSION STREET
SOUTH PASADENA, CALIFORNIA 91030

Tuesday, June 28, 2016

4:00 PM

AUDIO LINK FOR THE ENTIRE MEETING. (16-3363)

Attachments: Audio

CALL TO ORDER

Chair Pia called the meeting to order at 4:00 p.m.

ROLL CALL

Lucy L. Demirjian, Assistant to the City Manager, called the roll:

Present: Board Members Timothy B. Evans, John Mayer, Ted R. Shaw, Joe Simoneschi-Sloan and Chair Gary Pia

Vacancies: County and Board of Education

PLEDGE OF ALLEGIANCE

Board Member Mayer led the Pledge of Allegiance.

CONFIRMATION OF AGENDA

Chair Pia reviewed and confirmed the agenda with the Board.

PUBLIC COMMENT

Opportunity for members of the public to comment on any items not appearing on the agenda. When addressing the Oversight Board, please state your name and address for the record. Time allotted per speaker: 3 minutes

There were none.

DISCUSSION ITEMS

1. Approval of Minutes: January 27, 2016 Special Meeting (16-3357)

On motion of Board Member Shaw, seconded by Board Member Mayer duly carried by the following vote, the Oversight Board approved the January 27, 2016 Minutes:

Ayes:	4 -	Board Member Evans, Board Member Mayer, Board Member Shaw and Chair Pia
Abstentions:	1 -	Board Member Simoneschi-Sloan
Vacancies:	2 -	County and Board of Education

Attachments: Supporting Documents

2. Resolution Approving the Fiscal Year 2016-17 Administrative Budget for the Successor Agency (16-3358)

After discussion, on motion of Board Member Shaw, seconded by Board Member Evans, duly carried by the following vote, the Oversight Board adopted Oversight Board Resolution No. 2016-02, A Resolution of the Oversight Board of the Successor Agency to the Community Redevelopment Agency of the City of South Pasadena, California, Approving an Administrative Budget for the Successor Agency for the Period of July, 2016 - June, 2017:

Ayes:	5 -	Board Member Evans, Board Member Mayer, Board Member Shaw, Chair Pia and Board Member Simoneschi-Sloan
Vacancies:	2 -	County and Board of Education

Attachments: Supporting Documents

3. Resolution Amending the Long Range Property Management Plan for Successor Agency (16-3359)

Terri Highsmith, Successor Agency Legal Counsel, provided the Oversight Board with a brief Staff Report regarding the changes made to the Long Range Property Management Plan (LRPMP).

Board Member Mayer inquired if the property being transferred to the City because of the change, will be precluded from it being sold to a developer in the future. Ms. Highsmith informed the Oversight Board that once the property is transferred to the City it will not be precluded from any future sale.

After discussion, on motion of Board Member Shaw, seconded by Board Member Mayer, duly carried by the following vote, the Oversight Board adopted Oversight Board Resolution No. 2016-03 A Resolution of the Oversight Board of the Successor Agency to the Community Redevelopment Agency of the City of South Pasadena, California, Approving an Amendment to the Long Range Property Management Plan for the Disposition of Real Property Assets of the Former Redevelopment Agency:

Ayes:	5 -	Board Member Evans, Board Member Mayer, Board Member Shaw, Chair Pia and Board Member Simoneschi-Sloan
Vacancies:	2 -	Board Member Price and Board Member Vandercook

4. Resolution Approving a Bond Proceeds Expenditure Agreement Between the City of South Pasadena and the Successor Agency to the Community Redevelopment Agency of the City of South Pasadena (16-3360)

Terri Highsmith, Successor Agency Legal Counsel, provided the Oversight Board with a brief Staff Report regarding the bond expenditure agreement between the City of South Pasadena and the Successor Agency to the Community Redevelopment Agency of the City of South Pasadena.

Chair Pia inquired if the bond proceeds would go to the City's general fund. Ms. Highsmith informed the Oversight Board that the bond proceeds do not go to the City's general fund and that the bond proceeds can only be used for purposes stated in the bond documents, which includes affordable housing.

After discussion, on motion of Board Member Shaw, seconded by Board Member Evans, duly carried by the following vote, the Oversight Board adopted Oversight Board Resolution No. 2016-04 A Resolution of the Oversight Board of the Successor Agency to the Community Redevelopment Agency of the City of South Pasadena, California, Approving Bond Expenditure Agreement Between the City of South Pasadena and the Successor Agency to the Community Redevelopment Agency of the City of South Pasadena:

Ayes:	5 -	Board Member Evans, Board Member Mayer, Board Member Shaw, Chair Pia and Board Member Simoneschi-Sloan
Vacancies:	2 -	Board Member Price and Board Member Vandercook

Attachments: Supporting Documents

ADJOURNMENT

Chair Pia adjourned the meeting at 4:20 p.m.

Approved

_____

Gary E. Pia, Chair

_____

Date

Oversight Board
of the Successor Agency to the South Pasadena CRA

MEETING DATE: November 9, 2016

FROM: Lucy Demirjian, Assistant to the City Manager

SUBJECT: **Adoption of a Resolution Authorizing Transfer of Property from the Successor Agency to the City of South Pasadena as a Governmental Purpose Transfer**

Recommendation:
It is recommended that the Oversight Board approve a resolution authorizing the transfer of property located at 1500 El Centro Street (northeast corner of Mound Avenue and El Centro Street), Assessor's Parcel Number 5315-003-901 (Property), from the Successor Agency to the South Pasadena Community Redevelopment Agency (Successor Agency) to the City of South Pasadena (City) as an asset constructed and used for a governmental purpose pursuant to Health and Safety Code Section 34181(a).

Background:
On August 14, 2013, the Successor Agency accepted the Long Range Property Management Plan (LRPMP) proposing the sale of the single property located at the northeast corner of Mound Avenue and El Centro Street for Development by Genton Property Group, LLC (Genton), which was subsequently approved by the Oversight Board on August 15, 2013.

On January 14, 2014, the Department of Finance (DOF) approved the LRPMP. The property is an integral piece located in the Downtown Revitalization Project Area, and its sale to Genton would have facilitated the completion of the Redevelopment Plan.

On March 31, 2016, the Exclusive Negotiation Agreement (ENA) between the City and the Developer, Genton, expired. The proposed project was no longer feasible due to the developer's inability to acquire property needed to implement the Downtown Revitalization Project.

On September 22, 2015, Governor Brown signed Senate Bill (SB) 107 into law, amending aspects California Health and Safety Code Section 34179.5, including permitting the transfer of parking facilities, including parking lots, dedicated solely to public parking and which do not generate revenues in excess of reasonable maintenance costs, from the Successor Agency to the City, for no compensation as a "governmental purpose" transfer.

Since the property has at all times been used as a free parking lot for employee and public parking, the amendment to the LRPMP will propose the transfer of the property from the Successor Agency to the City for governmental use as a public parking lot, consistent with the "governmental purpose" designation.

On June 15, 2016, the Successor Agency approved an amended LRPMP and submitted it to the Oversight Board for its consideration and approval. Following approval by the Oversight Board on June 28, 2016, the LRPMP was submitted to the DOF for approval.

On September 26, 2016, the DOF approved the amended LRPMP and the disposition of the property to the City.

Analysis:
The subject property with Assessor's Parcel Number 5315-003-901 (Property) is a parking lot located at the northeast corner of Mound and El Centro in the City of South Pasadena. The Property was acquired for the purpose of eventually being improved as part of the Downtown Revitalization Project for the governmental use of a parking structure. Because of its location and the nature of its governmental use, the City of South Pasadena is the appropriate local agency to receive it. On November 2, 2016, the Successor Agency initiated a transfer of the Property to the City (Successor Agency Resolution No. 2016-06) and the City accepted the transfer.

The Successor Agency is required to bring the matter of the transfer of the Property from the Successor Agency to the City of South Pasadena, pursuant to Health and Safety Code Section Nos. 34181(a), 34191.3, and any other applicable law, before the Oversight Board of the Successor Agency.

The Oversight Board must consider this item at a public meeting with at least 10 days' notice to the public of the specific proposed actions related to the governmental purpose transfer of property pursuant to Health and Safety Code Section 34181(f).

Per the approved amendment to the LRPMP, the transfer of the property from the Successor Agency to the City for governmental use as a public parking lot is consistent with the "governmental purpose" designation. Staff recommends the Oversight Board approve the attached resolution authorizing the transfer of property.

Fiscal Impact:
None.

Legal Review:
The Successor Agency's legal counsel has reviewed and approved this report.

Attachment: Resolution approving transfer of property from the Successor Agency to the City

OVERSIGHT BOARD
RESOLUTION NO. 2016-05

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF SOUTH PASADENA, CALIFORNIA, AUTHORIZING THE TRANSFER OF THE PROPERTY WITH ASSESSOR'S PARCEL NUMBER 5315-003-901 FROM THE SUCCESSOR AGENCY TO THE CITY OF SOUTH PASADENA AS AN ASSET CONSTRUCTED AND USED FOR A GOVERNMENTAL PURPOSE PURSUANT TO HEALTH AND SAFETY CODE SECTION 34181(A)

WHEREAS, the Oversight Board of the Successor Agency to the Community Redevelopment Agency of the City of South Pasadena (Oversight Board) has been established to take certain actions to wind down the affairs of the former Redevelopment Agency in accordance with the Dissolution Act (enacted by Assembly Bills 26 and 1484, as codified in the California Health & Safety Code); and

WHEREAS, California Health and Safety Code Section 34179.5 (Act) provides that the Successor Agency is required to prepare a Long Range Property Management Plan (LRPMP) that addresses the disposition and use of real properties of the former redevelopment agency; and

WHEREAS, Section 34179.5 of the Act also requires the Successor Agency to submit the LRPMP to the Oversight Board and the Department of Finance (DOF), and required regulatory agencies, not later than six months following the issuance to the Successor Agency of the finding of completion; and

WHEREAS, the property with Assessor's Parcel No. 5315-003-901 (Property) is an asset of the Successor Agency; and

WHEREAS, the Property is further described in Exhibit "A" attached; and

WHEREAS, the Property has been used since on or about July 25, 1980, as a public parking lot, and the City of South Pasadena (City) wishes to continue to use the parking lot parcel for public parking purposes; and

WHEREAS, on June 15, 2016, the Successor Agency submitted an amended LRPMP, requesting the transfer of the Property from the Successor Agency to the City for governmental use as a public parking lot; and

WHEREAS, on June 28, 2016, the Oversight Board approved the amended LRPMP and submitted to the DOF for approval; and

WHEREAS, on September 26, 2016, the DOF approved the amended LRPMP and the disposition of the Property to the City as a "governmental purpose" transfer pursuant to Health & Safety Code Section 34191.5(c); and

WHEREAS, the City is the appropriate public jurisdiction that should receive the Property, because it is the public jurisdiction that is using the Property for the described valid governmental purpose; and

WHEREAS, on November 2, 2016, the Successor Agency initiated a transfer of the Property to the City as a property constructed and used for the City's valid governmental purpose; and

WHEREAS, on November 2, 2016, the City accepted the Property from the Successor Agency so that it may continue to use the Property for its valid governmental purpose.

NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE SOUTH PASADENA COMMUNITY REDEVELOPMENT AGENCY DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Oversight Board finds that all of the above recitals are true and correct and are incorporated herein by reference.

SECTION 2. The Oversight Board finds that the Property is an asset of the Successor Agency that was constructed and used for the current valid governmental purpose of a parking lot.

SECTION 3. The Oversight Board finds and determines that the City is the appropriate public jurisdiction to receive the Property for a valid governmental purpose, as described and defined by Health and Safety Code Sections 34179.5.

SECTION 4. The Oversight Board hereby approves the transfer of Property located at 1500 El Centro Street, South Pasadena, from the Successor Agency to the City of South Pasadena as a "governmental purpose" transfer for no compensation.

SECTION 5. The Oversight Board hereby authorizes and directs the Executive Director of the Successor Agency to take all actions necessary and required to complete the transfer of the Property from the Successor Agency to the City of South Pasadena.

SECTION 6. Pursuant to Health & Safety Code Section 34191.5(f), the disposition of property pursuant to an approved Long Range Property Management Plan do not require review by the Department of Finance.

SECTION 7. The Secretary of the Oversight Board shall certify to the passage and adoption of this resolution and shall cause the same to be listed in the records of the Oversight Board.

PASSED, APPROVED and ADOPTED at a Regular Meeting of the Oversight Board of the Successor Agency to the Community Redevelopment Agency of the City of South Pasadena held this 9th day of November, 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Gary E. Pia, Oversight Board Chairperson

ATTEST:

Lucy Demirjian, Oversight Board Secretary

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel No. 1: 5315-003-901 (Northeast Corner of Mound and El Centro)

THE WESTERLY 56 FEET, BETWEEN PARALLEL LINES OF LOTS I, 2 AND 3 IN BLOCK "G" OF THE RAYMOND VILLA TRACT NO.1, IN THE CITY OF SOUTH PASADENA, AS PER MAP RECORDED IN BOOK 1, PAGE 91 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.