

**OVERSIGHT BOARD TO THE SUCCESSOR AGENCY
OF THE WEST COVINA
REDEVELOPMENT AGENCY**

**REGULAR MEETING
AGENDA**

West Covina City Hall
City Hall Council Chambers
1444 West Garvey Avenue, West Covina, CA 91790

**THURSDAY, JANUARY 18, 2018
4:00 p.m.**

Carrie A. Sutkin, Chairperson
Luzmaria Chavez, Board Member
Mike Gregoryk, Board Member
Kelly McDonald, Board Member
Jessica Shewmaker, Board Member
Dave Stewart, Board Member
Fredrick Sykes, Board Member

AMERICANS WITH DISABILITIES ACT

The Board complies with the Americans with Disabilities Act (ADA). If you will need special assistance at Board Meetings, please call (626) 939-8433 (voice) or (626) 960-4422 (TTY) from 8 to 5 Monday through Thursday, at least 48 hours prior to the meeting to make arrangements.

AGENDA MATERIAL

Agenda material is available for review at the West Covina City Clerk's Office, Room 317 in City Hall, 1444 W. Garvey Avenue South and at www.westcovina.org. Any writings or documents regarding any item on this agenda not exempt from public disclosure, provided to a majority of the Oversight Board that is distributed less than 72 hours, before the meeting, will be made available for public inspection in the City Clerk's Office, Room 317 of City Hall during normal business hours.

PUBLIC COMMENT

Any member of the public may address the Board on items within the Board's subject matter jurisdiction during Public Comments. The Board may not take action on matters not listed on the posted agenda. If you would like to address the Board, please complete a Speaker Card and submit to the Board Secretary. All comments are limited to five (5) minutes per speaker. All speakers shall observe decorum and order as specified in the *Rules of Procedure of the Oversight Board to the Successor Agency of the West Covina Redevelopment Agency*.

REGULAR MEETING
AGENDA
Thursday, January 18, 2018
4:00 p.m.

I. CALL TO ORDER

A. Roll Call

Carrie A. Sutkin, Chairperson
Luzmaria Chavez, Board member
Mike Gregoryk, Board Member
Kelly McDonald, Board Member
Jessica Shewmaker, Board Member
Dave Stewart, Board Member
Fredrick Sykes, Board Member

B. Pledge of Allegiance

II. CHANGES TO THE AGENDA

III. PUBLIC COMMENT

This is the time set aside for public comments. Please step forward to the podium and state your name and city of residence for the record when recognized by the Chairperson. Comments are limited to five (5) minutes per speaker.

IV. CONSENT CALENDAR

All matters listed on the CONSENT CALENDAR are considered to be routine and can be acted on by one roll call vote. There will be no separate discussion of these items unless members of the Oversight Board request a specific item to be removed from the Consent Calendar for separate discussion or action.

A. Approval of Minutes (receive and file)

Recommendation

It is recommended that the Oversight Board to the Successor Agency of the Former West Covina Redevelopment Agency receive and file the following Oversight Board Meeting Minutes:

December 4, 2014 Regular Oversight Board Meeting Minutes
February 17, 2015 Regular Oversight Board Meeting Minutes
March 19, 2015 Regular Oversight Board Meeting Minutes
September 24, 2015 Special Oversight Board Meeting Minutes
November 11, 2015 Special Oversight Board Meeting Minutes
November 23, 2015 Special Oversight Board Meeting Minutes

January 21, 2016 Regular Oversight Board Meeting Minutes
March 17, 2016 Regular Oversight Board Meeting Minutes
June 16, 2016 Regular Oversight Board Meeting Minutes
September 22, 2016 Special Oversight Board Meeting Minutes
October 6, 2016 Special Oversight Board Meeting Minutes
January 19, 2017 Regular Oversight Board Meeting Minutes
June 22, 2017 Special Oversight Board Meeting Minutes

B. Update Regarding: Long Range Property Management Plan: Disposition of Successor Agency Assets #30-32 (APNS: 8735-002-906, 8735-002-909, and 8735-002-910)

Recommendation

It is recommended that the Oversight Board to the Successor Agency of the Former West Covina Redevelopment Agency receive and file the report.

C. Update Regarding: Long Range Property Management Plan (LRPMP) – Disposition of Agency Assets #28 and #29 (APNS: 8735-001-933, 8735-001-934)

Recommendation

It is recommended that the Oversight Board to the Successor Agency of the Former West Covina Redevelopment Agency receive and file the report.

D. Approval and Transmittal of an Administrative Budget and a Recognized Obligation Payment Schedule (“ROPS”) Pursuant to Health and Safety Code Section 34179.7(O)(1), for the Period of July 1, 2018 through June 30, 2019 for the Successor Agency to the Former West Covina Redevelopment Agency

Recommendation

It is recommended that the Oversight Board to the Successor Agency of the Former West Covina Redevelopment Agency adopt the following resolution:

RESOLUTION NO. OB-0056 – A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE FORMER WEST COVINA REDEVELOPMENT AGENCY, APPROVING AND AUTHORIZING THE TRANSMITTAL OF AN ADMINISTRATIVE BUDGET AND A RECOGNIZED OBLIGATION PAYMENT SCHEDULE (“ROPS”) FOR THE PERIOD OF JULY 1, 2018 THROUGH JUNE 30, 2019

V. BOARD MEMBERS’ COMMENTS

VI. ADJOURNMENT

Copies of staff reports or other written documentation, *if any*, relating to each item of business described above are on file in the West Covina City Hall, City Clerk's Office, 1444 West Garvey Avenue, West Covina CA 91790, and are available for public inspection upon request during regular business hours of 8:00 a.m. to 5:30 p.m., Monday through Thursday.

Should any person have a question concerning any of the above agenda items prior to the meeting described herein, he or she may contact Paulina Morales, Economic Development & Housing Manager, either in person in the Community Economic Development Division Office at West Covina City Hall, 1444 West Garvey Avenue, West Covina, CA 91790, or by calling via telephone at (626) 939-8417 during regular business hours.

**OVERSIGHT BOARD TO THE SUCCESSOR AGENCY
OF THE WEST COVINA REDEVELOPMENT AGENCY**

MINUTES

West Covina City Hall
City Manager's Conference Room, Room 305
1444 West Garvey Avenue, West Covina, CA 91790

Regular Meeting – December 4, 2014

I. CALL TO ORDER:

Meeting was called to order at 4:00 p.m. by Chairperson Sutkin.

Pledge of Allegiance

Roll Call Board Members Luzmaria Chavez, Mike Lee, Dave Stewart, Chairperson
Carrie Sutkin

Absent: Board Members Robert Coghlan, Mike Gregoryk, Gerry Hertzberg

II. CHANGES TO THE AGENDA – Business Item No. V-C was held over to a future Oversight Board meeting.

III. PUBLIC COMMENT

None.

IV. CONSENT CALENDAR

A. Approval of Minutes (receive and file)

Regular meeting minutes of May 1, 2014
Special meeting minutes of June 25, 2014
Special meeting minutes of July 3, 2014
Special meeting minutes of September 24, 2014

A motion was made by Board Member Chavez and seconded by Chairperson Sutkin to receive and file the aforementioned meeting minutes. Motion carried by a vote of 4-0.

B. Department of Finance Correspondence

It is recommended that the Oversight Board to the Successor Agency of the West Covina Redevelopment Agency receive and file this report.

A brief report was given discussing the 3 letters received from the Department of Finance.

A motion was made by Board Member Stewart and seconded by Board Member Lee to receive and file the report. Motion carried by a vote of 4-0.

V. BUSINESS ITEM(S)

A. Request by Chairperson Sutkin to Change Date for Future Meetings

Recommendation

It is recommended that the Oversight Board to the Successor Agency of the West Covina Redevelopment Agency adopt the following resolution:

RESOLUTION NO. OB-0028 – A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY OF THE WEST COVINA REDEVELOPMENT AGENCY AMENDING RESOLUTION NO. OB-0002, CHANGING THE DATE OF OVERSIGHT BOARD MEETINGS

Chairperson Sutkin discussed item regarding scheduling conflict with current date of Oversight Board Meetings. Chairperson Sutkin requested meetings be moved to every 3rd Thursday of the month at 4:00 p.m. beginning January 2015.

A motion was made by Chairperson Sutkin and seconded by Board Member Stewart to adopt RESOLUTION NO. OB-0028. Motion carried by a vote of 4-0.

B. Request by Board Member Lee to Incorporate an Annual Election Process for the Chairperson and Vice-Chairperson and Designate New Chairperson and Vice-Chairperson

Recommendation

It is recommended that the Oversight Board to the Successor Agency of the West Covina Redevelopment Agency adopt the following resolutions:

RESOLUTION NO. OB-0029 – A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY OF THE WEST COVINA REDEVELOPMENT AGENCY AMENDING RESOLUTION NO. OB-0003 TO AMEND THE OVERSIGHT BOARD BYLAWS

A motion was made by Board Member Lee and seconded by Chairperson Sutkin to adopt RESOLUTION NO. OB-0029. Motion carried by a vote of 4-0.

RESOLUTION NO. OB-___ – A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY OF THE WEST COVINA REDEVELOPMENT AGENCY AMENDING RESOLUTION NO. OB-0010, DESIGNATING A CHAIRPERSON, VICE-CHAIRPERSON AND IDENTIFYING ADDITIONAL OVERSIGHT BOARD MEMBERS AND PROVIDING NOTICE TO THE DEPARTMENT OF FINANCE (“DOF”) AS REQUIRED BY HEALTH AND SAFETY CODE SECTION 34179

A motion was made by Board Member Lee and seconded by Chairperson Sutkin to carry over the resolution amending Resolution No. OB-0010 to the next scheduled Oversight Board meeting. Motion carried by a vote of 4-0.

C. Request by Board Member Hertzberg to Define the Role of the Chairperson

Recommendation

It is recommended that the Oversight Board to the Successor Agency of the West Covina Redevelopment Agency adopt the following resolutions:

RESOLUTION NO. OB-_____ – A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY OF THE WEST COVINA REDEVELOPMENT AGENCY AMENDING RESOLUTION NO. OB-0004 TO AMEND THE OVERSIGHT BOARD RULES OF PROCEDURE

Business Item V-C was held over to the next scheduled Oversight Board meeting.

D. Loan Agreement Concerning Litigation Fees Incurred for the ROPS Periods of February 2012 to June 2012, July 2012 to December 2012, and January 2014 to June 2014 Which Exceeded the Litigation Cost Estimates for those Same Periods

Recommendation

It is recommended that the Oversight Board to the Successor Agency of the West Covina Redevelopment Agency adopt the following resolution:

RESOLUTION NO. OB-0030 – A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY OF THE WEST COVINA REDEVELOPMENT AGENCY APPROVING THE LOAN AGREEMENT CONCERNING LITIGATION FEES INCURRED FOR THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE PERIODS OF FEBRUARY 2012 TO JUNE 2012, JULY 2012 TO DECEMBER 2012, AND JANUARY 2014 TO JUNE 2014 WHICH EXCEEDED THE LITIGATION COSTS ESTIMATES FOR THOSE SAME PERIODS

Successor Agency Counsel Kimberly Hall Barlow presented report on item.

A motion was made by Board Member Stewart and seconded by Chairperson Sutkin to adopt RESOLUTION NO. OB-0030. Motion carried by a vote of 4-0.

E. Loan Agreement Concerning Litigation Fees Incurred for the ROPS Periods of January 2013 to June 2013, July 2013 to December 2013, and January 2014 to June 2014 Which Exceeded the Litigation Cost Estimates for Those Same Periods, but Mischaracterized Under the Administrative Cost Allowance

Recommendation

It is recommended that the Oversight Board to the Successor Agency of the West Covina Redevelopment Agency adopt the following resolution:

RESOLUTION NO. OB-0031 – A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY OF THE WEST COVINA REDEVELOPMENT AGENCY APPROVING THE LOAN AGREEMENT CONCERNING LITIGATION FEES INCURRED FOR THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE PERIODS OF JANUARY 2013 TO JUNE 2013, JUNE 2013 TO DECEMBER 2013, AND JANUARY 2014 TO JUNE 2014 WHICH EXCEEDED THE LITIGATION COST ESTIMATES FOR THOSE SAME PERIODS AND MISCHARACTERIZED AS BEING PART OF THE ADMINISTRATIVE COST ALLOWANCE

Successor Agency Counsel Kimberly Hall Barlow presented report on item.

Chairperson Sutkin requested an update on lawsuit on appeal.

A motion was made by Board Member Stewart and seconded by Board Member Lee to adopt RESOLUTION NO. OB-0031. Motion carried by a vote of 4-0.

VI. BOARD MEMBER COMMENTS

Board Member Lee welcomed newly appointed Board Member Stewart to the Oversight Board.

VII. ADJOURNMENT

The Oversight Board meeting was adjourned at 4:36 p.m.

Submitted by

Rosalia A. Butler, MMC
Oversight Board Secretary

**OVERSIGHT BOARD TO THE SUCCESSOR AGENCY
OF THE WEST COVINA REDEVELOPMENT AGENCY**

MINUTES

West Covina City Hall
City Manager's Conference Room, Room 305
1444 West Garvey Avenue, West Covina, CA 91790

Regular Meeting - February 19, 2015

I. CALL TO ORDER:

Meeting was called to order at 4:15 p.m. by Oversight Board Attorney John Harper due to the absence of Chairperson Sutkin.

Pledge of Allegiance led by Board Member Hertzberg.

Roll Call: Board Members Robert Coghlan, Gerry Hertzberg, Kelly McDonald,
Dave Stewart

Absent: Board Members Luzmaria Chavez, Mike Gregoryk, Chairperson Carrie
Sutkin

II. CHANGES TO THE AGENDA

Executive Director Chris Freeland spoke on an amendment to staff report on Item IV-A.

III. PUBLIC COMMENT

Phil Moreno, citizen of West Covina and Mike Matsumodo, Financial Consultant, made public comments on various items on agenda.

IV. CONSENT CALENDAR

**A. Consideration of the Recognized Obligation Payment Schedule "ROPS" and
Successor Agency Administrative Budget Covering the Period of July 1, 2015
through December 31, 2015**

Recommendation:

It is recommended that the Oversight Board review and approve the following resolution approving the Recognized Obligation Payment Schedule "ROPS" and the Successor Agency Administrative Budget for the period of July 1, 2015 through December 31, 2015:

RESOLUTION NO. OB-0032 – A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY OF THE WEST COVINA REDEVELOPMENT AGENCY APROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE (“ROPS”) AND SUCCESSOR AGENCY ADMINISTRATIVE BUDGET PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177 FOR THE PERIOD OF JULY 1, 2015 THROUGH DECEMBER 31, 2015

A motion was made by Board Member Hertzberg and seconded by Board Member McDonald to adopt RESOLUTION NO. OB-0032. Motion carried by a vote of 4-0.

V. BUSINESS ITEM(S)

A. Election for the Chairperson and Vice-Chairperson and Designate New Chairperson and Vice-Chairperson

Recommendation

It is recommended that the Oversight Board adopt the following resolution:

RESOLUTION NO. OB-0033 – A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY OF THE WEST COVINA REDEVELOPMENT AGENCY AMENDING RESOLUTION NO. OB-0010, DESIGNATING A CHAIRPERSON, VICE-CHAIRPERSON AND IDENTIFYING ADDITIONAL OVERSIGHT BOARD MEMBERS AND PROVIDING NOTICE TO THE DEPARTMENT OF FINANCE (“DOF”) AS REQUIRED BY HEALTH AND SAFETY CODE SECTION 34179

A motion was made by Board Member Hertzberg and seconded by Board Member McDonald to continue Item V-A to the next Oversight Board Meeting. Motion carried by a vote of 4-0.

B. Request by Board Member Hertzberg to Define the Role of the Chairperson

Recommendation

It is recommended that the Oversight Board adopt the following resolution:

RESOLUTION NO. OB-0034 – A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY OF THE WEST COVINA REDEVELOPMENT AGENCY AMENDING RESOLUTION NO. OB-0004 TO AMEND THE OVERSIGHT BOARD RULES OF PROCEDURE

After a thorough discussion on Item V-B, a motion was made and a second was given to not adopt RESOLUTION NO. OB-0034. Motion carried by a vote of 4-0.

C. Request for Update from Board Member Sutkin Requesting an Update on Litigation with the Department of Finance Regarding City/Agency Loans

Recommendation:

It is recommended that the Oversight Board receive and file this report.

A verbal report was given by Oversight Board Counsel John Harper.

Regular Oversight Board Meeting was recessed to Closed Session at 4:49 PM.

VI. CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Pursuant to Government Code § 54956.9(d)(1)

City of West Covina v. Hassen Imports Partnership, et al.

Los Angeles Superior Court Case No. KC048157

In re Hassen Imports Partnership, Debtor, United States Bankruptcy Court Case No. 2:11-bk-42068-ER

In re Hassen Imports Partnership, Debtor, United States District Court Case No. 2:13-cv-07532-CAS

VII. REPORTING OUT FROM CLOSED SESSION

Regular Oversight Board Meeting reconvened at 5:32 pm and Oversight Board Attorney Harper gave report on Closed Session items

VIII. BOARD MEMBERS' COMMENTS

None.

IX. ADJOURNMENT

The Oversight Board meeting was adjourned at 5:35 p.m.

Submitted by

Rosalia A. Butler, MMC
Oversight Board Secretary

**OVERSIGHT BOARD TO THE SUCCESSOR AGENCY
OF THE WEST COVINA REDEVELOPMENT AGENCY**

MINUTES

West Covina City Hall
City Hall Council of Chambers
1444 West Garvey Avenue, West Covina, CA 91790

Regular Meeting – March 19, 2015

I. CALL TO ORDER:

Meeting was called to order at 4:03 p.m. by Chairperson Sutkin.

Pledge of Allegiance

Roll Call Board Members Luzmaria Chavez, Robert Coghlan, Kelly McDonald,
Dave Stewart, Chairperson Carrie Sutkin

Absent: Board Members Mike Gregoryk, Gerry Hertzberg

II. CHANGES TO THE AGENDA

None.

III. PUBLIC COMMENT

None.

IV. BUSINESS ITEM(S)

**A. Election for the Chairperson and Vice-Chairperson and Designate New
Chairperson and Vice-Chairperson**

Recommendation

It is recommended that the Oversight Board to the Successor Agency of the West Covina
Redevelopment Agency adopt the following resolution:

RESOLUTION NO. OB-0033 – A RESOLUTION OF THE OVERSIGHT BOARD
TO THE SUCCESSOR AGENCY OF THE WEST COVINA

REDEVELOPMENT AGENCY AMENDING RESOLUTION NO. OB-0010, DESIGNATING A CHAIRPERSON, VICE-CHAIRPERSON AND IDENTIFYING ADDITIONAL OVERSIGHT BOARD MEMBERS AND PROVIDING NOTICE TO THE DEPARTMENT OF FINANCE (“DOF”) AS REQUIRED BY HEALTH AND SAFETY CODE SECTION 34179

Chairperson Sutkin nominated Board Member Coghlan as Vice-Chairperson. A motion was made by Board Member McDonald and seconded by Board Member Stewart to appoint Board Member Coghlan as Vice-Chairperson to the Oversight Board. Motion carried by a vote of 5-0.

A motion was made by Board Member Chavez and seconded by Board Member Coghlan to re-appoint Chairperson Sutkin as Chairperson to the Oversight Board. Motion carried by a vote of 5-0.

A motion was made and seconded to adopt RESOLUTION NO. OB-0033. Motion carried by a vote of 5-0.

B. Request by Board Member Hertzberg for an Update on Litigation with the California Department of Transportation

Recommendation

It is recommended that the Oversight Board receive and file this report. Oversight Board motioned and seconded to receive and file the report.

V. BOARD MEMBER COMMENTS

Board Member Stewart and Chairperson Sutkin inquired if a property management plan existed.

VI. ADJOURNMENT

The Oversight Board meeting was adjourned at 4:17 p.m.

Submitted by

Rosalia A. Butler, MMC
Oversight Board Secretary

**OVERSIGHT BOARD TO THE SUCCESSOR AGENCY
OF THE WEST COVINA REDEVELOPMENT AGENCY**

MINUTES

West Covina City Hall
City Hall Council of Chambers
1444 West Garvey Avenue, West Covina, CA 91790

Special Meeting – September 24, 2015

I. CALL TO ORDER:

Meeting was called to order at 4:06 p.m. by Vice-Chairperson Coghlan.

Pledge of Allegiance

Roll Call Board Members Luzmaria Chavez, Robert Coghlan, Kelly McDonald,
Dave Stewart, Chairperson Carrie Sutkin (Arrived at 4:09 p.m.)

Absent: Board Members Mike Gregoryk

II. CHANGES TO THE AGENDA

None.

III. PUBLIC COMMENT

West Covina resident, Phil Moreno spoke on concerns regarding the Squire contract.

IV. CONSENT CALENDAR

**A. Approval of Long-Range Property Management Plan for the West Covina
Successor Agency of the Former West Covina Redevelopment Agency**

Recommendation

It is recommended that the Oversight Board to the Successor Agency of the West Covina Redevelopment Agency adopt the following resolution:

RESOLUTION NO. OB-0036 – A RESOLUTION OF THE OVERSIGHT
BOARD TO THE SUCCESSOR AGENCY OF THE WEST COVINA

REDEVELOPMENT AGENCY APPROVING THE WEST COVINA SUCCESSOR AGENCY'S LONG RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34179

Chairperson Sutkin requested to pull Item IV-A for further discussion.

After discussion between Board Members and staff, a motion was made by Board Member Chavez and seconded by Board Member Coghlan to adopt RESOLUTION NO. OB-0036. Motion carried by a vote of 5-0.

B. Loan Agreement concerning Litigation Fees incurred for the ROPS periods of February 2012 to June 2012, July 2012 to December 2012 and January 2014 to June 2014 which exceeded the Litigation Cost Estimates for those Same Periods

Recommendation

It is recommended that the Oversight Board to the Successor Agency of the West Covina Redevelopment Agency adopt the following resolution:

RESOLUTION NO. OB-0037 – A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY OF THE FORMER WEST COVINA REDEVELOPMENT AGENCY APPROVING THE LOAN AGREEMENT CONCERNING LITIGATION FEES INCURRED FOR THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE PERIODS OF FEBRUARY 2012 TO JUNE 2012, JULY 2012 TO DECEMBER 2012, AND JANUARY 2014 TO JUNE 2014 WHICH EXCEEDED THE LITIGATION COST ESTIMATES FOR THOSE SAME PERIODS

A motion was given by Board Member Chavez and seconded by Board Member Coghlan to adopt RESOLUTION NO. OB-0037. Motion carried by a vote of 5-0.

C. Revised amendment to Reimbursement Agreement for the Renewal of Credit for the 1999 Tax Allocation Bonds

Recommendation

It is recommended that the Oversight Board to the Successor Agency of the West Covina Redevelopment Agency adopt the following resolution:

RESOLUTION NO. OB-0038 – A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY OF THE FORMER WEST COVINA REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION AND DELIVERY BY THE AGENCY OF A FIRST AMENDMENT TO REIMBURSEMENT AGREEMENT AND THE TAKING OF A CERTAIN ACTIONS IN CONNECTION THEREWITH

A motion was given by Board Member Chavez and seconded by Board Member Coghlan to adopt RESOLUTION NO. OB-0038. Motion carried by a vote of 5-0.

D. Approval and Transmittal of an Administrative Budget for the Successor Agency to the Former West Covina Redevelopment Agency and a Recognized Obligation Payment Schedule “ROPS” Pursuant to AB1X 26 for the Period of January 1, 2016 through June 30, 2016

Recommendation

It is recommended that the Oversight Board to the Successor Agency of the West Covina Redevelopment Agency adopt the following resolution:

RESOLUTION NO. OB-0039 – A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY OF THE WEST COVINA REDEVELOPMENT AGENCY APPROVING AND AUTHORIZING THE TRANSMITTAL OF AN ADMINISTRATIVE BUDGET FOR THE SUCCESSOR AGENCY TO THE FORMER WEST COVINA REDEVELOPMENT AGENCY AND A RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR “ROPS” FOR THE PERIOD JANUARY 1, 2016 THROUGH JUNE 30, 2016, PURSUANT TO ASSEMBLY BILL 1X 26 (AB1X 26)

A motion was given by Board Member Chavez and seconded by Board Member Coghlan to adopt RESOLUTION NO. OB-0039. Motion carried by a vote of 5-0.

V. BOARD MEMBER COMMENTS

None.

Oversight Board Counsel John Harper spoke on Senate Bill (S.B.) 107 and its impacts on the Oversight Board due to its extension of two (2) years.

VI. ADJOURNMENT

The Oversight Board meeting was adjourned at 5:02 p.m.

Submitted by

Rosalia A. Butler, MMC
Oversight Board Secretary

**OVERSIGHT BOARD TO THE SUCCESSOR AGENCY
OF THE WEST COVINA REDEVELOPMENT AGENCY**

MINUTES

West Covina City Hall
City Hall, Council of Chambers
1444 West Garvey Avenue, West Covina, CA 91790

Special Meeting – November 11, 2015

I. CALL TO ORDER:

Meeting was called to order at 4:03 p.m. by Chairperson Sutkin.

Pledge of Allegiance

Roll Call Board Members Luzmaria Chavez, Kelly McDonald, Dave Stewart,
Chairperson Carrie Sutkin

Absent: Board Members Robert Coghlan, Mike Gregoryk

II. CHANGES TO THE AGENDA

None.

III. PUBLIC COMMENT

None.

IV. CONSENT CALENDAR

- A. Approval and Transmittal of an Amended Administrative Budget for the Successor Agency to the Former West Covina Redevelopment Agency and Recognized Obligation Payment Schedule “ROPS” Pursuant to AB1X 26 and AB 1484 for the Period of January 1, 2016 through June 30, 2016**

Recommendation

It is recommended that the Oversight Board to the Successor Agency of the West Covina Redevelopment Agency adopt the following resolutions:

RESOLUTION NO. OB-0040 – A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY OF THE WEST COVINA REDEVELOPMENT AGENCY APPROVING THE REINSTATEMENT OF CERTAIN LOAN AGREEMENTS BETWEEN THE CITY OF WEST COVINA AND THE FORMER WEST COVINA REDEVELOPMENT AGENCY AS ENFORCEABLE OBLIGATIONS

A motion was made by Board Member Stewart and seconded by Board Member McDonald to adopt RESOLUTION NO. OB-0040. Motion carried by a vote of 4-0.

RESOLUTION NO. OB-0041 – A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE FORMER WEST COVINA REDEVELOPMENT AGENCY APPROVING AND AUTHORIZING THE TRANSMITTAL OF AN AMENDED ADMINISTRATIVE BUDGET FOR THE SUCCESSOR AGENCY TO THE FORMER WEST COVINA REDEVELOPMENT AGENCY AND AN AMENDED RECOGNIZED OBLIGATION PAYMENT SCHEDULE “ROPS” FOR THE PERIOD JANUARY 1, 2016 THROUGH JUNE 30, 2016

A motion was made by Board Member Stewart and seconded by Board Member McDonald to adopt RESOLUTION NO. OB-0041. Motion carried by a vote of 4-0.

B. Transfer of Assets at Eastland/Lakes/Plaza West Covina to the City of West Covina

Recommendation

It is recommended that the Oversight Board to the Successor Agency of the West Covina Redevelopment Agency adopt the following resolutions:

RESOLUTION NO. OB-0042 – A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY OF THE CITY OF WEST COVINA REDEVELOPMENT AGENCY APPROVING THE TRANSFER OF REAL PROPERTY (ASSETS) LOCATED AT EASTLAND SHOPPING CENTER (8451-012-907) TO THE CITY OF WEST COVINA

A motion was made by Board Member Chavez and seconded by Chairperson Sutkin to adopt RESOLUTION NO. OB-0042. Motion carried by a vote of 4-0.

RESOLUTION NO. OB-0043 – A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY OF THE WEST COVINA REDEVELOPMENT AGENCY APPROVING THE TRANSFER OF REAL PROPERTY (ASSETS) LAKES OFFICE DEVELOPMENT (8474-011-942 & 943) TO THE CITY OF WEST COVINA

A motion was made by Board Member Stewart and seconded by Chairperson Sutkin to adopt RESOLUTION NO. OB-0043. Motion carried by a vote of 4-0.

RESOLUTION NO. OB-0044 – A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY OF THE WEST COVINA REDEVELOPMENT AGENCY APPROVING THE TRANSFER OF REAL PROPERTY (ASSETS) PLAZA WEST COVINA (8474-0030-915, 918, 940 AND 8474-007-928, 929, 931, 932, 933, 934, 935 & 939) TO THE CITY OF WEST COVINA

A motion was made by Board Member Stewart and seconded by Board Member McDonald to adopt RESOLUTION NO. OB-0044. Motion carried by a vote of 4-0.

V. BOARD MEMBERS' COMMENTS

Board Member Stewart made comments on approval of resolutions.

Executive Director Chris Freeland indicated that a Special Oversight Board Closed Session Meeting was tentatively scheduled for the following week on November 19, 2015.

Chairperson Sutkin inquired about the City's intentions with regard to open space within City. Chairperson Sutkin also asked about the current state legislation on City property.

VI. ADJOURNMENT

The Oversight Board meeting was adjourned at 4:16 p.m.

Submitted by

Rosalia A. Butler, MMC
Oversight Board Secretary

**OVERSIGHT BOARD TO THE SUCCESSOR AGENCY
OF THE WEST COVINA REDEVELOPMENT AGENCY**

MINUTES

West Covina City Hall
City Hall, Council of Chambers
1444 West Garvey Avenue, West Covina, CA 91790

Special Meeting – November 23, 2015

I. CALL TO ORDER:

Meeting was called to order at 5:19 p.m. by Oversight Board Secretary Rosalia Conde.

Pledge of Allegiance

Roll Call Board Members Luzmaria Chavez, Robert Coghlan (Arrived at 5:22 p.m.),
Mike Gregoryk, Kelly McDonald, Dave Stewart

Absent: Chairperson Carrie Sutkin

II. CHANGES TO THE AGENDA

None.

III. PUBLIC COMMENT

A motion was made by Board Member Gregoryk and seconded by Board Member Chavez to proceed into Closed Session.

IV. CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Pursuant to Government Code § 54956.9(d)(1)

Successor Agency to the Former West Covina Community Development Commission, et al. v. Michael Cohen, et al (Third District Court of Appeal Case No. C076510)

V. ADJOURNMENT

The Oversight Board meeting was adjourned at 5:27 p.m. to convene into Closed Session.

Submitted by

Rosalia A. Butler, MMC
Oversight Board Secretary

**OVERSIGHT BOARD TO THE SUCCESSOR AGENCY
OF THE WEST COVINA REDEVELOPMENT AGENCY**

MINUTES

West Covina City Hall
City Hall Council Chambers
1444 West Garvey Avenue, West Covina, CA 91790

Regular Meeting – January 21, 2016

I. CALL TO ORDER:

Meeting was called to order at 4:02 p.m. by Chairperson Sutkin.

Pledge of Allegiance led by Board Member Warshaw.

Roll Call: Board Members Robert Coghlan, Kelly McDonald, Corey Warshaw,
Chairperson Carrie Sutkin

Absent: Board Members Luzmaria Chavez, Mike Gregoryk

II. CHANGES TO THE AGENDA

None.

III. PUBLIC COMMENT

West Covina resident, Phil Moreno spoke on concerns regarding the Recognized Obligation Payment Schedule (“ROPS”) and inquired on the repayment of redevelopment bonds.

IV. CONSENT CALENDAR

A. Approval and Transmittal of an Administrative Budget for the Successor Agency to the Former West Covina Redevelopment Agency and Recognized Obligation Payment Schedule “ROPS” Pursuant to Health and Safety Code Section 34179.7(O)(1), for the Period of July 1, 2016 through June 30, 2017

Recommendation

It is recommended that the Oversight Board to the Successor Agency of the Former West Covina Redevelopment Agency adopt the following resolutions:

RESOLUTION NO. OB-0045 – A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE FORMER WEST COVINA REDEVELOPMENT AGENCY APPROVING THE REINSTATEMENT OF CERTAIN LOAN AGREEMENTS BETWEEN THE CITY OF WEST COVINA AND THE FORMER WEST COVINA REDEVELOPMENT AGENCY AS ENFORCEABLE OBLIGATIONS

RESOLUTION NO. OB-0046 – A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE FORMER WEST COVINA REDEVELOPMENT AGENCY APPROVING AND AUTHORIZING THE TRANSMITTAL OF AN ADMINISTRATIVE BUDGET FOR THE SUCCESSOR AGENCY TO THE FORMER WEST COVINA REDEVELOPMENT AGENCY AND A RECOGNIZED OBLIGATION PAYMENT SCHEDULE “ROPS” FOR THE PERIOD JULY 1, 2016 THROUGH JUNE 30, 2017

A motion was made by Board Member McDonald and seconded by Board Member Warshaw to adopt RESOLUTION NO. OB-0045 and RESOLUTION NO. OB-0046. Motion carried by a vote of 4-0.

V. BOARD MEMBER COMMENTS

Chairperson Sutkin inquired on the next steps required by the Department of Finance and also asked if there was any future business for the Oversight Board.

VII. ADJOURNMENT

The Oversight Board meeting was adjourned at 4:22 p.m.

Submitted by

Rosalia A. Butler, MMC
Oversight Board Secretary

**OVERSIGHT BOARD TO THE SUCCESSOR AGENCY
OF THE WEST COVINA REDEVELOPMENT AGENCY**

MINUTES

West Covina City Hall
City Hall Council Chambers
1444 West Garvey Avenue, West Covina, CA 91790

Regular Meeting – March 17, 2016

I. CALL TO ORDER:

Meeting was called to order at 4:12 p.m. by Chairperson Sutkin.

Pledge of Allegiance led by Board Member Gregoryk.

Roll Call: Board Members Robert Coghlan, Mike Gregoryk, Kelly McDonald, Dave Stewart, Chairperson Carrie Sutkin

Absent: Board Member Luzmaria Chavez

II. CHANGES TO THE AGENDA

None.

III. PUBLIC COMMENT

None.

IV. CONSENT CALENDAR

A. Emergency Repairs and Installation of Erosion Control Measures at Retention Basin No. 3 Located on Successor Agency Property

Recommendation

It is recommended that the Oversight Board to the Successor Agency of the Former West Covina Redevelopment Agency adopt the following resolution:

RESOLUTION NO. OB-0047 – A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE FORMER WEST COVINA REDEVELOPMENT AGENCY APPROVING THE TETRA TECH BAS PROPOSAL (\$47,945.64) FOR THE EMERGENCY REPAIRS AND INSTALLATION OF EROSION CONTROL MEASURES AT RETENTION BASIN #3 AND AUTHORIZE THE CITY MANAGER TO EXECUTE AGREEMENT WITH TETRA TECH BAS

A motion was made by Board Member Gregoryk and seconded by Board Member McDonald to adopt RESOLUTION NO. OB-0047. Motion carried by a vote of 5-0.

V. BOARD MEMBER COMMENTS

None.

VII. ADJOURNMENT

The Oversight Board meeting was adjourned at 4:13 p.m.

Submitted by

Rosalia A. Butler, MMC
Oversight Board Secretary

**OVERSIGHT BOARD TO THE SUCCESSOR AGENCY
OF THE WEST COVINA REDEVELOPMENT AGENCY**

MINUTES

West Covina City Hall
City Hall Council Chambers
1444 West Garvey Avenue, West Covina, CA 91790

Regular Meeting – June 16, 2016

I. CALL TO ORDER:

Meeting was called to order at 4:05 p.m. by Chairperson Sutkin.

Pledge of Allegiance was led by Board Member Sykes.

Roll Call Board Members Kelly McDonald, Dave Stewart, Fredrick Sykes,
Chairperson Carrie Sutkin

Absent: Board Members Luzmaria Chavez, Robert Coghlan, Mike Gregoryk

II. CHANGES TO THE AGENDA

None.

III. PUBLIC COMMENT

None.

IV. CONSENT CALENDAR

A. Commencement of a Refunding of Certain Bonds

Recommendation

It is recommended that the Oversight Board to the Successor Agency of the Former West Covina Redevelopment Agency adopt the following resolution:

RESOLUTION NO. OB-0048 – A RESOLUTION OF THE OVERSIGHT BOARD
TO THE SUCCESSOR AGENCY TO THE FORMER WEST COVINA

REDEVELOPMENT AGENCY, DIRECTING THE COMMENCEMENT OF A
REFUNDING OF CERTAIN BONDS

Finance Director Christa Buhagiar gave report on Item No. IV-A. Chairperson Sutkin inquired about the current rates.

After further discussion between Board Members and staff, a motion was made by Board Member Stewart and seconded by Board Member Sykes to adopt RESOLUTION NO. OB-0048. Motion carried by a vote of 4-0.

V. BOARD MEMBER COMMENTS

Chairperson Sutkin and Board Member Stewart welcomed newly appointed Board Member Sykes to the Oversight Board. Board Member Sykes thanked the Los Angeles County Board of Supervisors for the appointment to the Oversight Board.

VII. ADJOURNMENT

A motion was made by Board Member McDonald and seconded by Board Member Sykes to adjourn the Oversight Board Meeting at 4:16 p.m.

Submitted by

Rosalia A. Butler, MMC
Oversight Board Secretary

**OVERSIGHT BOARD TO THE SUCCESSOR AGENCY
OF THE WEST COVINA REDEVELOPMENT AGENCY**

MINUTES

West Covina City Hall
City Hall Council of Chambers
1444 West Garvey Avenue, West Covina, CA 91790

Special Meeting – September 22, 2016

I. CALL TO ORDER:

Meeting was called to order at 4:04 p.m. by Chairperson Sutkin.

Pledge of Allegiance

Roll Call Board Members Luzmaria Chavez, Robert Coghlan, Kelly McDonald,
Dave Stewart, Fredrick Sykes, Chairperson Carrie Sutkin

Absent: Board Member Mike Gregoryk

II. CHANGES TO THE AGENDA

None.

III. PUBLIC COMMENT

None.

IV. CONSENT CALENDAR

A. Approval and Transmittal of an Amended Recognized Obligation Payment Schedule “ROPS” Pursuant to Health and Safety Code Section 34177(O)(1)(E), for the Period of January 1, 2017 through June 30, 2017, for the Successor Agency of the West Covina Redevelopment Agency

Recommendation

It is recommended that the Oversight Board to the Successor Agency of the Former West Covina Redevelopment Agency adopt the following resolution:

RESOLUTION NO. OB-0049 – A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE FORMER WEST COVINA REDEVELOPMENT AGENCY, APPROVING AND AUTHORIZING THE TRANSMITTAL OF AN AMENDED RECOGNIZED OBLIGATION PAYMENT SCHEDULE “ROPS” FOR THEIR PERIOD OF JANUARY 1, 2017 THROUGH JUNE 30, 2017 FOR THE SUCCESSOR AGENCY OF THE WEST COVINA REDEVELOPMENT AGENCY

A motion was made and seconded to adopt RESOLUTION NO. OB-0049. Motion carried by a vote of 6-0.

V. BOARD MEMBER COMMENTS

None.

VI. ADJOURNMENT

The Oversight Board meeting was adjourned at 4:17 p.m.

Submitted by

Rosalia A. Butler, MMC
Oversight Board Secretary

**OVERSIGHT BOARD TO THE SUCCESSOR AGENCY
OF THE WEST COVINA REDEVELOPMENT AGENCY**

MINUTES

West Covina City Hall
City Hall Council Chambers
1444 West Garvey Avenue, West Covina, CA 91790

Special Meeting – October 6, 2016

I. CALL TO ORDER:

Meeting was called to order at 4:04 p.m. by Chairperson Sutkin.

Pledge of Allegiance led by Board Member Sykes.

Roll Call: Board Members Luzmaria Chavez, Kelly McDonald, Dave Stewart,
Fredrick Sykes, Chairperson Carrie Sutkin

Absent: Board Members Robert Coghlan, Mike Gregoryk

II. CHANGES TO THE AGENDA

None.

III. PUBLIC COMMENT

None.

IV. CONSENT CALENDAR

A. Authorize the Issuance of 2017 Tax Allocation Refunding Bonds

Recommendation

It is recommended that the Oversight Board to the Successor Agency of the Former West Covina Redevelopment Agency adopt the following resolution:

RESOLUTION NO. OB-0050 – A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE WEST COVINA REDEVELOPMENT AGENCY, AUTHORIZING THE SUCCESSOR AGENCY TO REFUND CERTAIN

OUTSTANDING TAX ALLOCATION OBLIGATIONS PURSUANT TO
ASSEMBLY BILLS X1 26 AND 1484

A motion was made by Board Member Stewart and seconded by Board Member Sykes to adopt RESOLUTION NO. OB.0050. Motion carried by a vote of 5-0.

V. BOARD MEMBER COMMENTS

Chairperson Sutkin asked about future Oversight Board meetings.

Project Manager Paulina Morales and Finance Director Christa Buhagiar clarified that the next meeting would occur either in December 2016 or January 2017 to approve the Recognized Obligation Payment Schedule (“ROPS”).

Board Member Sykes asked for clarification on the signing of attorney contracts and who should sign these contracts.

Oversight Board Counsel John Harper explained that the Redevelopment Agency did not have a statute that the Mayor is required to sign such contracts.

VII. ADJOURNMENT

The Oversight Board meeting was adjourned at 4:17 p.m.

Submitted by

Rosalia A. Butler, MMC
Oversight Board Secretary

**OVERSIGHT BOARD TO THE SUCCESSOR AGENCY
OF THE WEST COVINA REDEVELOPMENT AGENCY**

MINUTES

West Covina City Hall
City Hall Council Chambers
1444 West Garvey Avenue, West Covina, CA 91790

Regular Meeting – January 19, 2017

I. CALL TO ORDER:

Meeting was called to order at 4:00 p.m. by Chairperson Sutkin.

Pledge of Allegiance led by Chairperson Sutkin

Roll Call: Board Members Kelly McDonald, Dave Stewart, Fredrick Sykes,
Chairperson Carrie Sutkin

Absent: Board Members Luzmaria Chavez, Robert Coghlan, Mike Gregoryk,

II. CHANGES TO THE AGENDA

None.

III. PUBLIC COMMENT

None.

IV. CONSENT CALENDAR

- A. Approval and Transmittal of an Administrative Budget and a Recognized Obligation Payment Schedule “ROPS” Pursuant to Health and Safety Code Section 34179.7 (O)(1), for the Period of July 1, 2017 through June 30, 2018 for the Successor Agency to the Former West Covina Redevelopment Agency**

Recommendation

It is staff's recommendation that the Oversight Board to the Successor Agency of the Former West Covina Redevelopment Agency adopt the following resolution:

RESOLUTION NO. OB-0051 – A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE FORMER WEST COVINA REDEVELOPMENT AGENCY, APPROVING AND AUTHORIZING THE TRANSMITTAL OF AN ADMINISTRATIVE BUDGET AND A RECOGNIZED OBLIGATION PAYMENT SCHEDULE “ROPS” FOR THE PERIOD OF JULY 1, 2017 THROUGH JUNE 30, 2018 FOR THE SUCCESSOR AGENCY TO THE FORMER WEST COVINA REDEVELOPMENT AGENCY

Executive Director Chris Freeland gave a brief report on item.

Finance Director Christa Buhagiar discussed the new items that were listed on the “ROPS” schedule.

After a discussion between the Board Members and City staff, a motion was made by Board Member Stewart and seconded by Board Member Sykes to adopt RESOLUTION NO. OB-0051 and to also have City staff bring forth updates regarding the BKK property. Motion carried by a vote of 4-0.

V. BOARD MEMBERS’ COMMENTS

Board Member Stewart asked for an update on the “ROPS” process.

Executive Director Freeland indicated that the City was working with the Department of Finance on bond reimbursements.

VI. ADJOURNMENT

The Oversight Board meeting was adjourned at 4:16 pm.

Submitted by

Rosalia A. Butler, MMC
Oversight Board Secretary

**OVERSIGHT BOARD TO THE SUCCESSOR AGENCY
OF THE WEST COVINA REDEVELOPMENT AGENCY**

MINUTES

West Covina City Hall
City Hall Council Chambers
1444 West Garvey Avenue, West Covina, CA 91790

Special Meeting – June 22, 2017

I. CALL TO ORDER:

Meeting was called to order at 4:05 p.m. by Chair Sutkin.

Pledge of Allegiance led by Board Member Sykes.

Roll Call: Board Members Luzmaria Chavez, Robert Coghlan, Kelly McDonald,
Dave Stewart, Fredrick Sykes, Chair Carrie Sutkin

Absent: Board Member Mike Gregoryk

II. CHANGES TO THE AGENDA

None.

III. PUBLIC COMMENT

Licett Figueroa, representative from Congresswoman Grace Napolitano's office,
commented on Consent Calendar Item IV-D.

IV. CONSENT CALENDAR

**A. Successor Agency to the City of West Covina Redevelopment Agency
Renewal of Professional Services Agreement with Rincon Environmental,
LLC**

Recommendation

It is staff's recommendation that the Oversight Board to the Successor Agency of
the Former West Covina Redevelopment Agency adopt the following resolution:

RESOLUTION NO. OB-0052 – A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE FORMER WEST COVINA REDEVELOPMENT AGENCY, APPROVING AND AUTHORIZING EXECUTION OF A ONE-YEAR AGREEMENT RENEWAL TO THE PROFESSIONAL SERVICES AGREEMENT WITH RINCON ENVIRONMENTAL, LLC IN THE AMOUNT NOT TO EXCEED \$30,000 TO PROVIDE REGULATORY COMPLIANCE SERVICES FOR THE SUCCESSOR AGENCY PROPERTIES LOCATED AT THE BKK LANDFILL

Executive Director Chris Freeland gave an overview on item.

A motion was made by Board Member Sykes and seconded by Board Member Stewart to adopt RESOLUTION NO. OB-0052. Motion carried by a vote of 5-1 with Board Member Coghlan in opposition.

B. Long Range Property Management Plan (LRPMP) – Disposition of Agency Assets #28 and #29 (APNS: 8735-001-933, 8735-001-934) to M&A Gabaece

Recommendation

It is staff's recommendation that the Oversight Board to the Successor Agency of the Former West Covina Redevelopment Agency adopt the following resolution:

RESOLUTION NO. OB-0053 – A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE FORMER WEST COVINA REDEVELOPMENT AGENCY, APPROVING AND AUTHORIZING AN EXCLUSIVE NEGOTIATION AGREEMENT FOR THE SALE OF PARCELS (APNS: 8735-001-933 AND 8735-001-934) TO M&A GABAECE

Economic Development & Housing Manager Paulina Morales gave an overview on item.

West Covina Resident John Shewmaker spoke on concerns with the item.

A motion was made by Board Member Sykes and seconded by Board Member Stewart to adopt RESOLUTION NO. OB-0053 with conditions to include comps beginning with 2017 and each year after, an updated appraisal, property to only be used for a water tower, and have a specific plan. Motion carried by a vote of 5-1 with Board Member Coghlan in opposition.

C. Long Range Property Management Plan (LRPMP) – Disposition of Agency Asset (APN: 8735-001-912) to Singpoli Group LLC.

Recommendation

It is staff's recommendation that the Oversight Board to the Successor Agency of the Former West Covina Redevelopment Agency adopt the following resolution:

RESOLUTION NO. OB-0054 – A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE FORMER WEST COVINA REDEVELOPMENT AGENCY, APPROVING AND AUTHORIZING THE SALE OF PARCEL (APN: 8735-001-912) TO THE SINGPOLI GROUP, LLC.

Economic Development & Housing Manager Paulina Morales gave an overview on item.

A motion was made by Board Member Sykes and seconded by Board Member McDonald to adopt RESOLUTION NO. OB-0054. Motion carried by a vote of 4-2 with Board Members Chavez and Coghlan in opposition.

D. Long Range Property Management Plan (LRPMP) – Disposition of Agency Parcels (APNS: 8735-002-906, 8735-002-909, 8735-002-910) to the City of West Covina (BKK Site)

Recommendation

It is staff's recommendation that the Oversight Board to the Successor Agency of the Former West Covina Redevelopment Agency adopt the following resolution:

RESOLUTION NO. OB-0055 – A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE FORMER WEST COVINA REDEVELOPMENT AGENCY, APPROVING AND AUTHORIZING THE SALE OF THREE (3) AGENCY PARCELS (APNS: 8735-002-906, 8735-002-909, 8735-002-910) TO THE CITY OF WEST COVINA

Julie Mitchell spoke in support of item and also inquired on the intended purpose of the land.

West Covina Resident John Shewmaker spoke on concerns regarding item.

West Covina Resident Phil Moreno expressed his concerns with item.

A motion was made by Board Member McDonald and seconded by Board Member Stewart to adopt RESOLUTION NO. OB-0055. Motion failed by a vote of 3-3 Board Members Chavez and Coghlan and Chair Sutkin in opposition.

V. BOARD MEMBER COMMENTS

Board Member Sykes asked for assistance from Congresswoman Grace Napolitano's office in order to build a K-9 facility at the BKK site.

Chair Sutkin thanked Board Member Coghlan for his service to the Oversight Board and stated that this was Board Member Coghlan's last meeting.

VI. ADJOURNMENT

The Oversight Board meeting was adjourned at 6:05 p.m.

Submitted by

Rosalia A. Butler, MMC
Oversight Board Secretary

**OVERSIGHT BOARD TO THE SUCCESSOR AGENCY
OF THE WEST COVINA REDEVELOPMENT AGENCY**

AGENDA REPORT

Item No. IV-B

Date: January 18, 2018

TO: Chairperson and Board Members of the Oversight Board to the Successor Agency of the West Covina Redevelopment Agency

FROM: Chris Freeland, Executive Director

BY: Paulina Morales, Economic Development & Housing Manager

SUBJECT: UPDATE REGARDING: LONG RANGE PROPERTY MANAGEMENT PLAN: DISPOSITION OF SUCCESSOR AGENCY ASSETS #30-32 (APNS NOS: 8735-002-906, 8735-002-909, AND 8735-002-910)

RECOMMENDED ACTION:

It is recommended that the Oversight Board receive and file this report.

BACKGROUND:

The Successor Agency (Agency) to the former West Covina Redevelopment Agency received a Finding of Completion (FOC) from the Department of Finance (DOF) on December 16, 2015. Shortly thereafter on December 18, 2015, the Agency also obtained DOF approval of the Long Range Property Management Plan (LRPMP), which include the disposition of properties previously owned by the former Redevelopment Agency.

On October 17, 2016, the Agency received an unsolicited Letter of Intent (LOI) from Singpoli Group LLC (Singpoli) for the development of three of the Agency properties located at the BKK Landfill site (130-acres), and rights to the area on the top deck the Agency has under license (84.27-acres) (see Attachment No. 1 for referenced areas). The three assets Singpoli would like to purchase for development are the following:

LRPMP Asset #	Parcel No.	Description	Lot Size
30	8735-002-906	Coastal Sage Scrub Habitat / Golf Course	71.52-Acres
31	8735-002-909	Coastal Sage Scrub Habitat / Golf Course	24.52-Acres
32	8735-002-910	Coastal Sage Scrub Habitat / Golf Course	26.03-Acres
TOTAL			122.07- Acres

Pursuant to conversations with Singpoli, it indicated its intent to develop the site into an outdoor recreational park. At the time, Singpoli was partnering with Lan Kawi Fong Group (LKF) and

Mr. Tom Mehrmann. Singpoli is comprised of a variety of businesses that focus on real estate development, real estate brokerage, financial services (insurance agency & mortgage brokerage), architecture, construction, restaurant management, and a media network. Mr. Mehrmann and LKF Group have experience working on park development, specifically having experience working on Ocean Park in Hong Kong. Ocean Park is a combination of a marine mammal park, oceanarium, and animal themed amusement park.

On December 6, 2016, the City Council, acting as the Successor Agency, approved a 90-day Exclusive Negotiating Agreement (ENA) with Singpoli for the purchase of the Agency assets at the BKK Landfill site, and rights to the area on the top deck the Agency has under license.

On March 20, 2017, Singpoli, LKF, and Mr. Mehrmann, in a Closed Session City Council Meeting, made a presentation to the City Council concerning its interest in purchasing the property for possible development. City Council discussed the possible sale but requested more information. The Successor Agency approved a 90-day extension, which would have expired on June 4, 2017. Due to the time and resource commitment required to further conduct the due diligence of the proposed purchase, Singpoli requested an additional extension from 90-days to 180-days.

On May 16, 2017, the City Council, acting as the Successor Agency, approved an extension to the ENA with Singpoli. However, the ENA extension approved was through September 2017. On September 12, 2017, Singpoli made a presentation to the City Council in a Closed Session Meeting presenting a revision to its proposal with respect to acquisition of the property. At that time, Council did not extend the ENA and allowed the ENA with Singpoli to expire. Council requested that Singpoli make a presentation regarding its proposed development at a public City Council Meeting before additional discussions regarding sale of the site.

At the November 7, 2017 City Council Meeting, Singpoli presented its proposed project to the City Council. The City Council, acting as the Successor Agency, directed staff to host two community meetings with Singpoli to obtain additional feedback from the community. These meetings were held on December 4 and 6, 2017.

Singpoli's proposal includes a hotel, virtual reality park, horse training facility with event space and pavilion, horse barns and stalls, aerial adventure park (zipline), a solar and greenhouse program, and a K-9 unit and Fire Department training facilities (Attachment No. 2). The attached site plan of the proposed development project is preliminary and is being submitted for consideration by the City Council. The proposed development would feature a hotel with approximately 270 rooms and include 20,000 square feet of meeting space and banquet facilities on approximately 3-4 acres. Singpoli is proposing to build subterranean parking to maximize efficient use of the site's elevated surface area. In addition, the virtual reality (VR) park would encompass approximately 5-acres. The VR park has yet to be designed, but the building would be designed to be aesthetically pleasing on the exteriors and interiors and themed similar to Disneyland's ride "Soarin' Around the World" or Universal Studios "Harry Potter and the Forbidden Journey".

The proposed development includes a horse training facility the size of Arcadia's Santa Anita Park on top of the Class III landfill, which would include an event space and pavilion in the infield area of the track. The track would be for training purposes only; no formal racing or betting would be conducted on the site. As Santa Anita Park hosts events in the infield for family-friendly carnivals and cultural festivals, Singpoli is proposing to similarly take advantage of the infield space to enable a wide variety of events for the community to enjoy. To accommodate the Equestrian Center, the proposed development includes approximately 47 barns

with 1,400 horse stalls and an employee village including 264 dormitories with a cafeteria and recreation center. The zipline and aerial park would include ziplines and rock climbing. In addition, Singpoli proposes the installation of a trail from Big League Dreams to Galster Wilderness Park Nature Center along the property line to the Los Angeles County trail system in the City of Walnut. Lasty, Singpoli is proposing a K-9 unit and Fire Department training facilities.

While the Class I landfill is not part of the Agency property, Singpoli is considering opportunities for the site. Singpoli has included a solar greenhouse, a new concept of a solar farm with agriculture below. New solar technology allows solar panels to be translucent enough to allow sunlight through. As it is a common use for landfills to have solar farms, this new technology allows additional use of the site. The solar panels act as the roof to the greenhouse, allowing agriculture to grow in raised planters so as to not disturb the landfill cap. The solar panels also collect rainwater that can be used to water the plants/crops in the greenhouse. As the site is a former landfill, there would be measures taken to ensure the safety of the food grown on the site. Singpoli would partner with a proven solar energy developer for this component of the project.

DISCUSSION:

As directed by the City Council, staff coordinated two community meetings; one held on Monday, December 4, 2017 at the Cameron Community Center and the other on Wednesday, December 6, 2017 at Shadow Oak Park (both started at 6:30 p.m.). The community meetings included a presentation by the City regarding the status of the former redevelopment agency properties, a presentation by Singpoli, followed by a Q&A session. The intent of the community meetings was to obtain community feedback on the proposed development. The community meetings were attended by a total of over 170 residents and stakeholders at both meetings combined. At the meetings, the community members provided feedback, from concerns regarding the proposed development, support for various component of the proposed project, to suggestions for amenities not included in the proposal. Some of the suggested amenities included a soccer complex, basketball courts, and other sports facilities for the community.

To further pursue the project, Singpoli requested to enter into an Exclusive Negotiation Agreement (ENA) for the purchase of the properties. The ENA would provide Singpoli and the City time to negotiate the terms of the sale and a disposition/development agreement. If Singpoli wishes to include portions of the landfill site not owned by the Agency, it would have to negotiate separately with the owners of those properties. Singpoli, as well as the City of West Covina, and the Successor Agency, would need to negotiate/re negotiate agreements already in place with regulatory agencies pertaining to the environmental regulations and conditions of the former landfill site (United States Environmental Protection Agency (EPA), California Department of Toxic Substances Control (DTSC), and among others). In addition, any proposed development project would have to go through the proper procedures to obtain federal, state, regional, and local approvals including the City's entitlement process and the California Environmental Quality Act (CEQA) requirements.

As part of the ENA, Singpoli will consider the feedback received by the community and assess its proposed development to see what it can incorporate into the project. While Singpoli would like to incorporate all the comments by the community, it will need to ensure the project remains feasible both physically and economically.

On December 19, 2017, the City Council approved an ENA between the City of West Covina and Singpoli to further pursue the feasibility of the proposed project and negotiate the price and terms of a Development and Disposition Agreement (DDA) for the site. The term of the ENA is one hundred eighty (180) days and requires Singpoli to meet with four regulatory agencies; DTSC, Los Angeles County Regional Water Board, CalRecycle, United States Fish and Wildlife Service. The ENA will offer Singpoli the opportunity to conduct necessary studies on the property and develop a conceptual development site plan and elevations.

The attached proposed development is preliminary and subject to change based on environmental factors associated with the site being a former landfill, mitigation measures required pursuant to the site's post closure plan, obtaining approval from the regulatory agencies, obtaining approval from the property owners, and City approval of the development project.

It is important to note that any studies or analysis done for the Singpoli project will be shared locally.

Prepared By:

A handwritten signature in blue ink, appearing to read "Paulina Morales", is written over a horizontal line.

Paulina Morales
Economic Development & Housing Manager

ATTACHMENTS:

- Attachment No. 1 – Aerial of Agency Assets
- Attachment No. 2 – Singpoli's Proposed Site Plan

Development Opportunity Sites

Property: Open Space / Golf Course
APN: 8735-002-906, 909, 910
Site: 122.07 - Acres

Property: Licensed Area
APN: 8735-002-018
Site: 84.27 - Acres





SITE PLAN ILLUSTRATIVE

**OVERSIGHT BOARD TO THE SUCCESSOR AGENCY
OF THE WEST COVINA REDEVELOPMENT AGENCY**

AGENDA REPORT

Item No. IV-C

Date: January 18, 2018

TO: Chairperson and Board Members of the Oversight Board to the Successor Agency of the West Covina Redevelopment Agency

FROM: Chris Freeland, Executive Director

BY: Paulina Morales, Economic Development & Housing Manager

SUBJECT: UPDATE REGARDING: LONG RANGE PROPERTY MANAGEMENT PLAN (LRPMP) – DISPOSITION OF AGENCY ASSETS #28 AND #29 (APNS NOS: 8735-001-933, 8735-001-934)

RECOMMENDED ACTION:

It is recommended that the Oversight Board receive and file this report.

BACKGROUND:

The Successor Agency (Agency) to the former West Covina Redevelopment Agency received a Finding of Completion (FOC) from the Department of Finance (DOF) on December 16, 2015. Shortly thereafter, on December 18, 2015, the Agency also obtained DOF approval of the Long Range Property Management Plan (LRPMP). As a result, the Agency is proceeding with implementing the LRPMP including the disposition of assets listed for sale. The LRPMP included thirty two (32) properties, twenty six (26) which are Government Use Transfers to the City, and six (6) listed for sale.

In July 2006, the Community Development Commission of the City of West Covina (CDC) sold a portion of parcel 12 and all of parcel 13 (now referenced as pads 700 and 750) to M&A Gabae (Gabae) for the development of a commercial/retail/office project. As part of the Purchase and Sale Agreement (Agreement) dated July 13, 2006, Gabae was responsible for the cost, installation and completion of all public infrastructure (road, curb, gutter, sidewalk, sewer, and utilities for proposed commercial development of the 700 and 750 pads), including upsizing the improvements as necessary to support the proposed golf course and clubhouse from the “stub-out point”. In addition, pursuant to the Agreement, Gabae was responsible for paying the cost of the water system as well as coordinating installation of such improvements with the water purveyor Suburban Water Systems, including the water tanks to support the 700 & 750 pads, and the proposed golf course and clubhouse. To help facilitate the installation of the water system, the CDC granted use of the retained parcel 12 (now assets #28 and #29) for the use by Gabae to construct the water tanks and water pipes. Suburban Water and Gabae had been working on a final design of the water tank system.

In June of 2016, Gabae submitted an offer letter, to purchase the two Public Water Tank Assets #28 and #29 for a total of \$85,500. The appraisal, conducted in April of 2016, took into

consideration the restraints on the property, including the Agreement with Gabae for use of the site for the water tanks as well as the environmental restriction for open space.

On June 20, 2017, the Agency authorized the Executive Director to execute a 180-day Exclusive Negotiation Agreement (ENA) with Gabae for the sale of the two Agency parcels. Subsequently, on June 22, 2017, the West Covina Oversight Board (OB) authorized the ENA for the sale of the two Agency parcels to Gabae. At the meeting, the Oversight Board requested a second appraisal to be conducted for the two Agency parcels. Staff hired BTI Appraisal, who valued the two parcels combined at \$60,190 (appraisal dated August 29, 2017). Gabae kept its offer of \$85,500. In addition, the OB wanted to see a site plan of Gabae's proposed development.

The development concept Gabae is proposing includes two six-level Class-A office buildings with multi-level parking structures below the buildings (Attachment No. 1). The two office buildings combined total approximately 400,000 square feet with Building 1 at 239,140 square feet, and Building 2 at 154,794 square feet. Gabae is working with Suburban Water Systems to develop a schematic for the proposed water tank system that is to be constructed for the use of Gabae's project and upsized to provide water for the Agency assets.

DISCUSSION:

The Agency and Gabae entered into the 180-day ENA on June 20, 2017. Gabae was required to provide a good faith deposit of \$15,000, development site plans, and elevations. During the ENA period Gabae engaged in substantial progress towards finalizing the purchase of the two Agency parcels. Prior to the expiration of the 180-day ENA on December 17, 2017, Gabae submitted a request for a 90-day extension to the ENA in order to continue negotiations with the Agency for the purchase of the Agency parcels. On December 19, 2017, the City Council denied the request for an ENA extension.

While the ENA has expired, staff will continue to work with Gabae on the sale of the two assets.

Prepared By:



Paulina Morales
Economic Development & Housing Manager

ATTACHMENT:

Attachment No. 1 – Site Plan of Proposed Project

SITE LIMITS

AREA SUMMARY BY LEVEL

AREA SETBACKS

204,000 SF
4.68 AC

LEFT SIDE 0' OTHERWISE

110,000 SF
2.52 AC

RIGHT SIDE 0' OTHERWISE

FRONT 20'

REAR 15'

314,000 SF
7.20 AC

HEIGHT LIMIT:

150'-3"

LEVEL

AREA (sf) BLDG 1

AREA (sf) BLDG 2

PARKING

OFFICE

PARKING

OFFICE

1st PARKING LEVEL

132,705

NA

93,983 sf

NA

2nd PARKING LEVEL

132,705

NA

93,983 sf

NA

3rd PARKING LEVEL

132,705

NA

93,983 sf

NA

1st FLOOR OFFICE LEVEL

NA

34,986 sf

NA

22,684 sf

2nd FLOOR OFFICE LEVEL

NA

38,959 sf

NA

26,422 sf

3rd FLOOR OFFICE LEVEL

NA

40,059 sf

NA

26,422 sf

4th FLOOR OFFICE LEVEL

NA

40,059 sf

NA

26,422 sf

5th FLOOR OFFICE LEVEL

NA

40,059 sf

NA

26,422 sf

6th FLOOR OFFICE LEVEL

NA

40,059 sf

NA

26,422 sf

FUTURE PAD

3,300 sf

TOTAL

398,115 SF

239,140 SF

281,949 SF

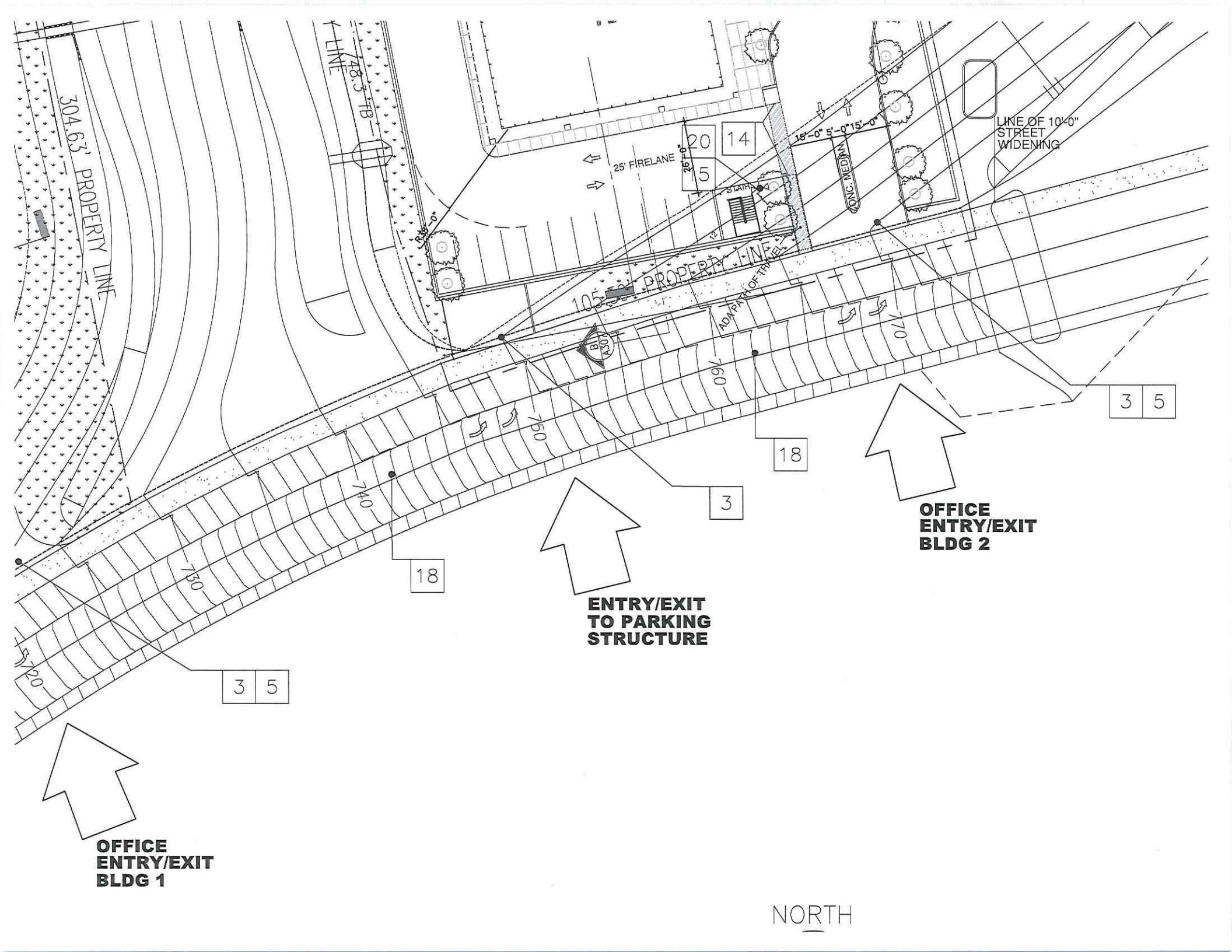
154,794 SF

SHEET

DESCRIPTION

ARCHITECTURAL

A-0.00 COVER SHEET



304.63' PROPERTY LINE

LINE
48.3' FB

25' FIRELANE

20
14
5

STAIR

18'-0" 5'-0" 15'-0"

CONC. MEDIAN

LINE OF 10'-0"
STREET
WIDENING

105' PROPERTY LINE

ADA PART OF TRAIL

B
3.30

740

750

760

770

3 5

18

3

**OFFICE
ENTRY/EXIT
BLDG 2**

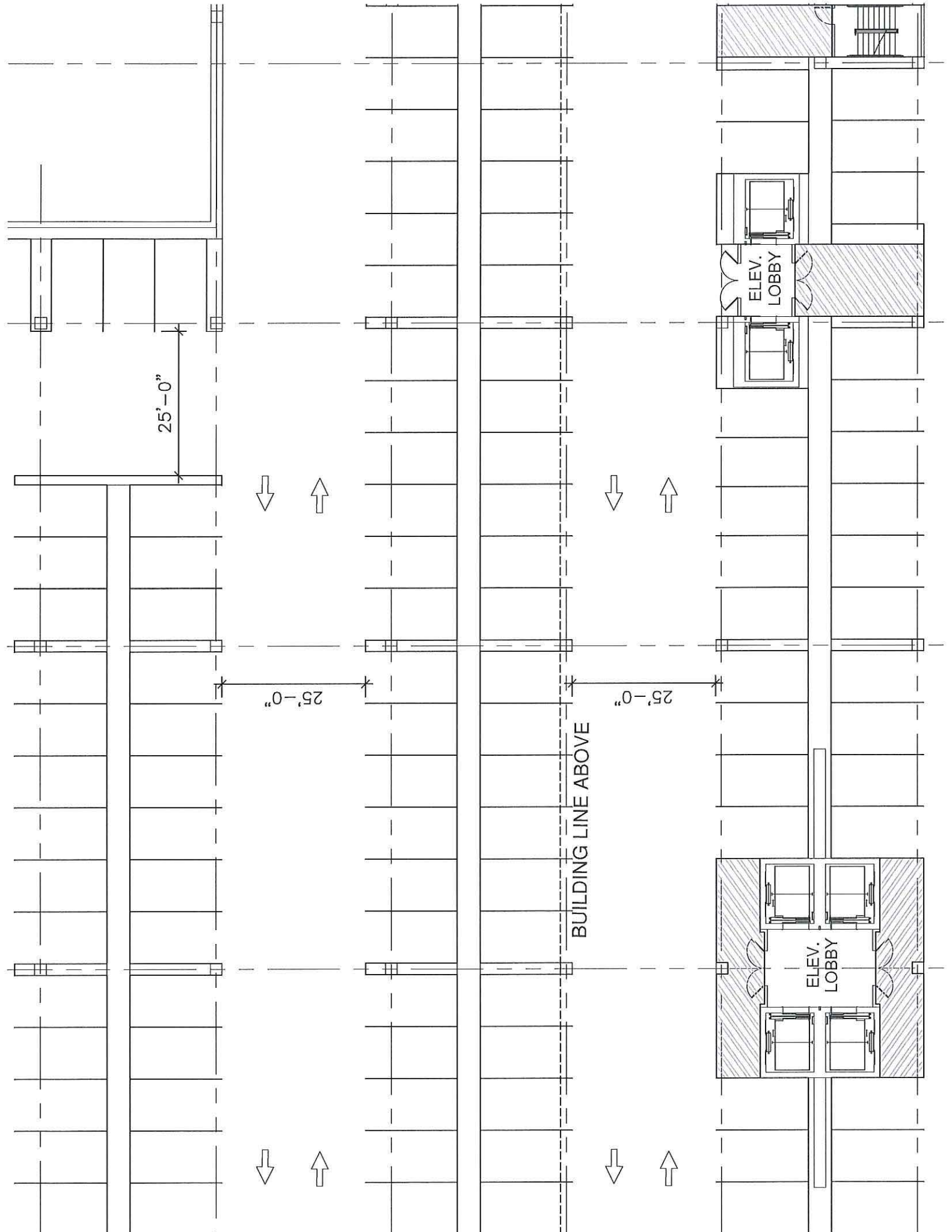
**ENTRY/EXIT
TO PARKING
STRUCTURE**

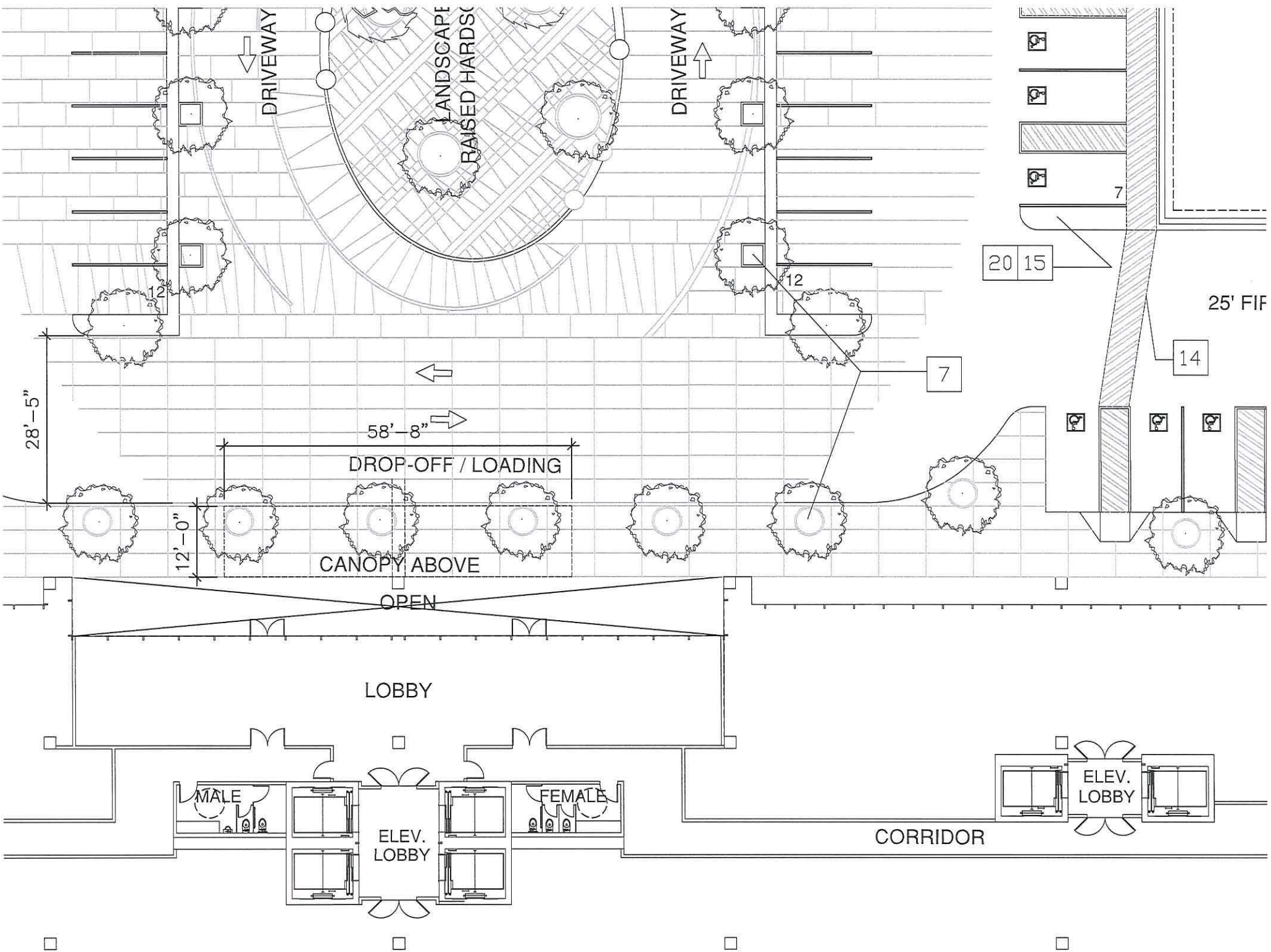
18

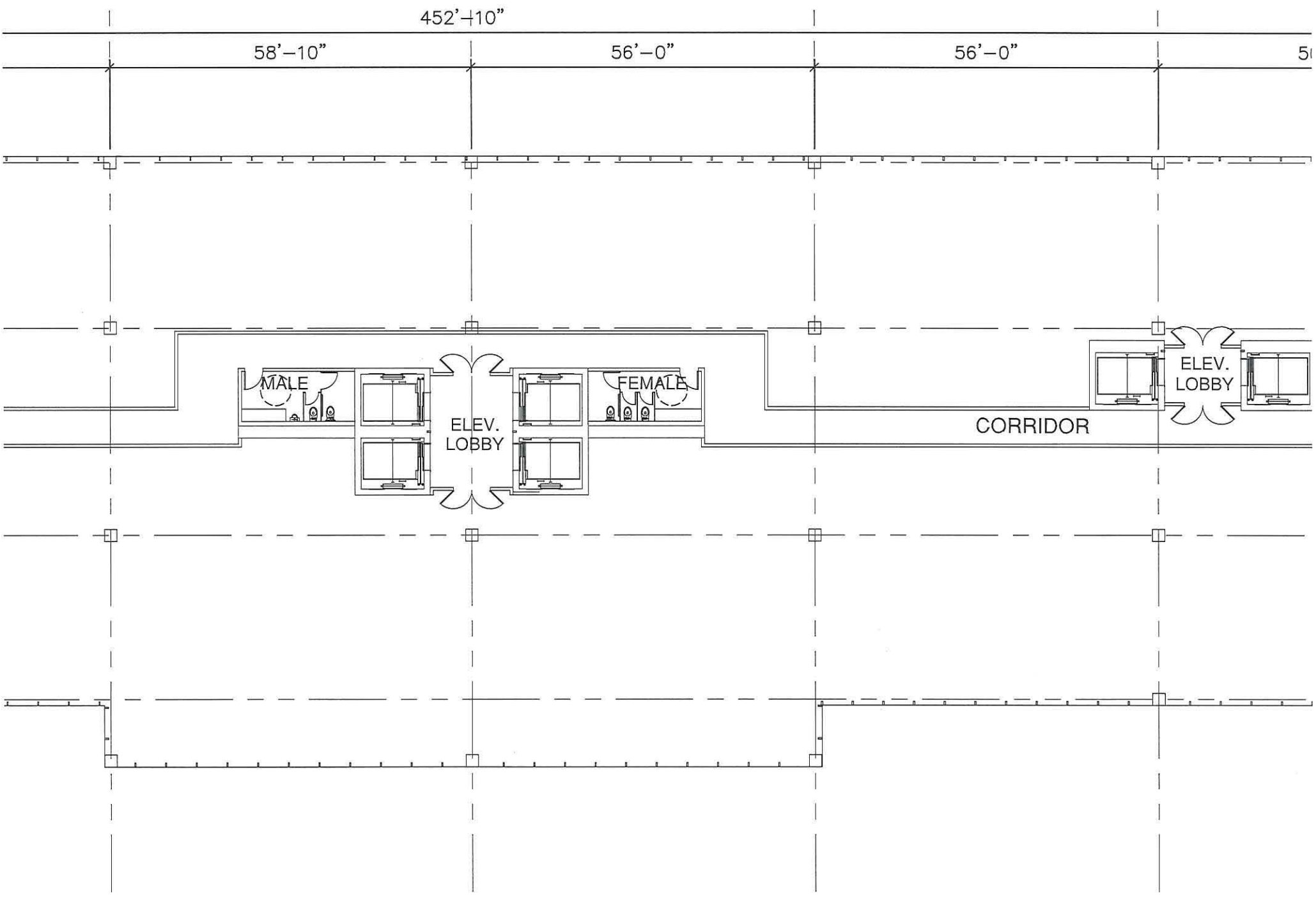
3 5

**OFFICE
ENTRY/EXIT
BLDG 1**

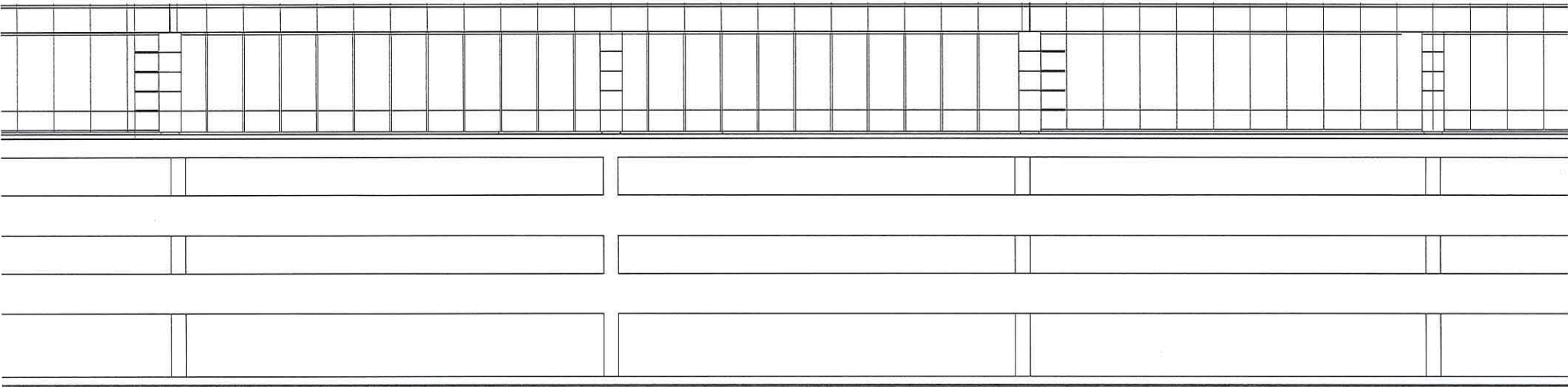
NORTH





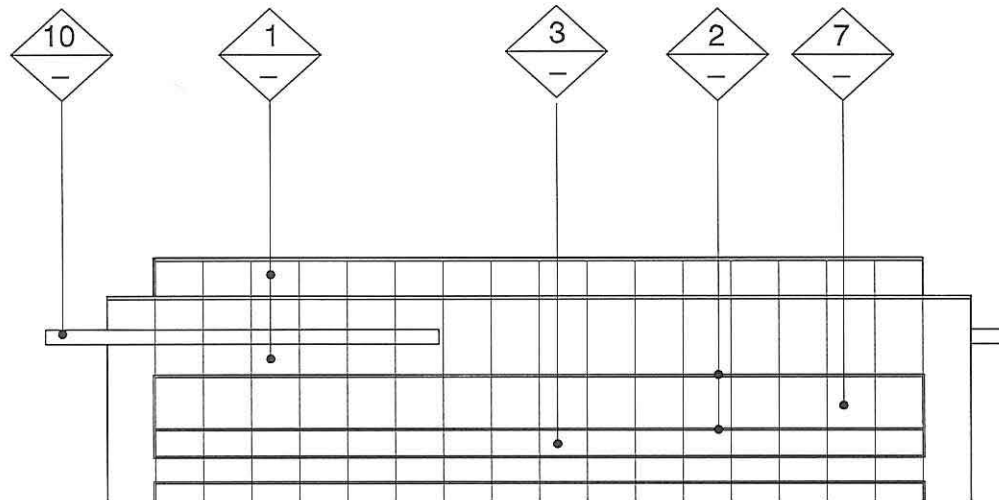
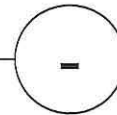


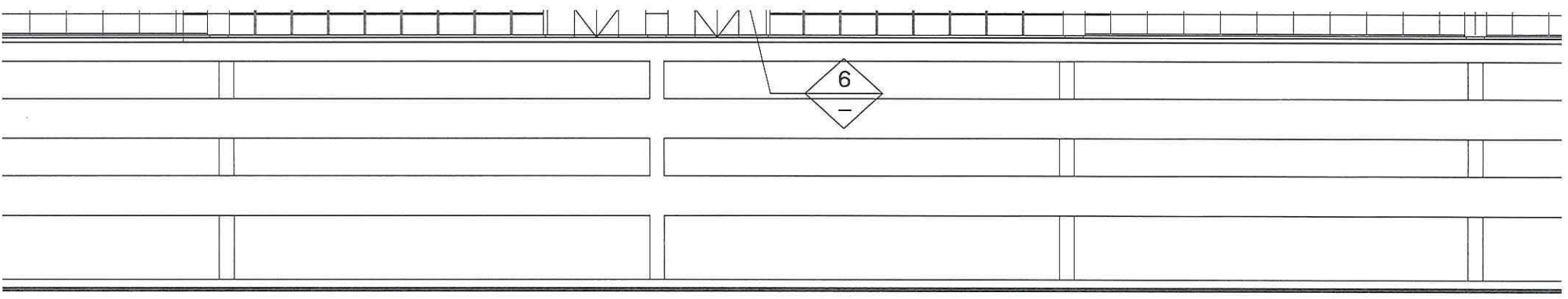
2ND-6TH FLR PLAN (BLDG 1)



WEST ELEVATION (BLDG1)

SCALE: 1" = 20'-0"

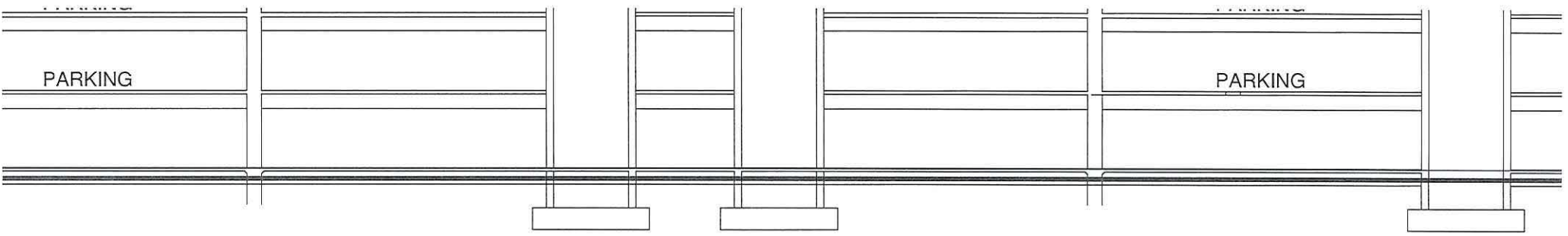




EAST ELEVATION (BLDG1)

SCALE: 1" = 20'-0"

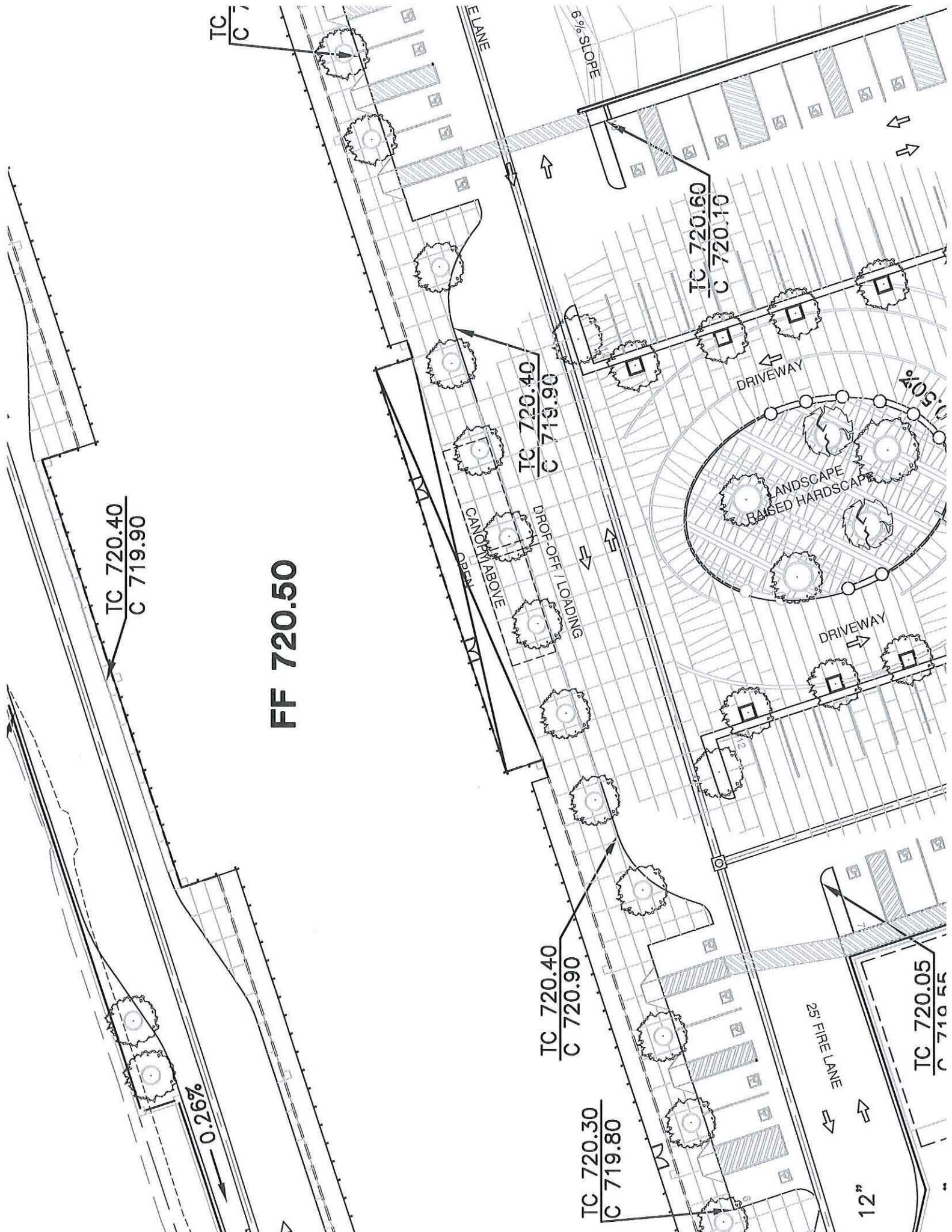




SECTION A (BLDG1)

SCALE: 1" = 20'-0"





TC
C

ELANE

6% SLOPE

TC 720.40
C 719.90

FF 720.50

TC 720.40
C 719.90

TC 720.60
C 720.10

CANOPY ABOVE
OPEN

DROP-OFF/LOADING

DRIVEWAY

LANDSCAPE
RAISED HARDSCAPE

4% SLOPE

DRIVEWAY

TC 720.40
C 720.90

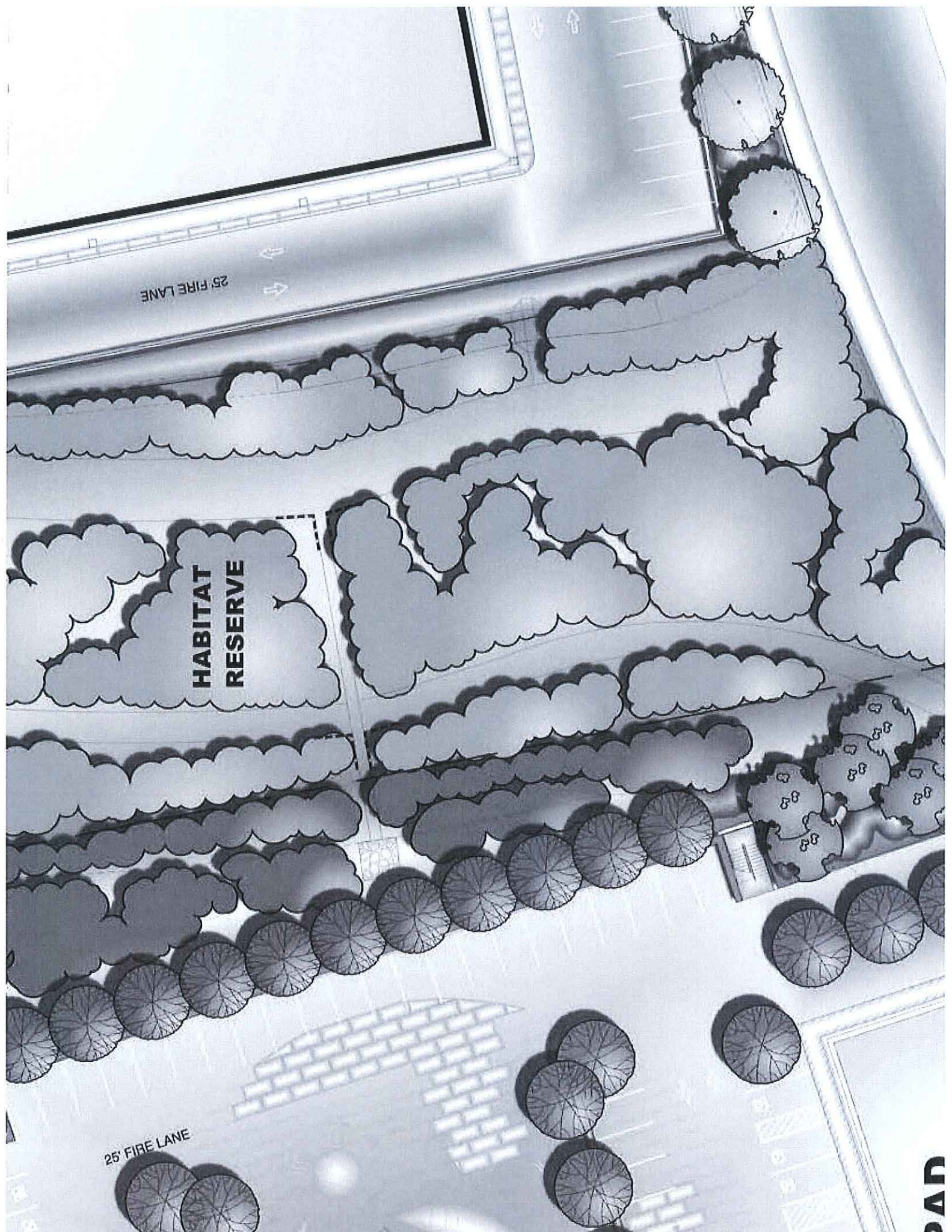
TC 720.30
C 719.80

TC 720.05
C 710.55

0.26%

25' FIRE LANE

12"



25' FIRE LANE

**HABITAT
RESERVE**

25' FIRE LANE

PAD

**OVERSIGHT BOARD TO THE SUCCESSOR AGENCY
OF THE WEST COVINA REDEVELOPMENT AGENCY**

AGENDA REPORT

Item No. IV-D

Date: January 18, 2018

TO: Chairperson and Board Members of the Oversight Board to the Successor Agency of the West Covina Redevelopment Agency

FROM: Chris Freeland, Executive Director

SUBJECT: APPROVAL AND TRANSMITTAL OF AN ADMINISTRATIVE BUDGET AND A RECOGNIZED OBLIGATION PAYMENT SCHEDULE "ROPS" PURSUANT TO HEALTH AND SAFETY CODE SECTION 34179.7(O)(1), FOR THE PERIOD OF JULY 1, 2018 THROUGH JUNE 30, 2019 FOR THE SUCCESSOR AGENCY TO THE FORMER WEST COVINA REDEVELOPMENT AGENCY

RECOMMENDATION:

It is recommended that the Oversight Board to the Successor Agency to the former West Covina Redevelopment Agency, adopt the following resolution:

RESOLUTION NO. OB-0056 – A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE FORMER WEST COVINA REDEVELOPMENT AGENCY APPROVING AND AUTHORIZING THE TRANSMITTAL OF AN ADMINISTRATIVE BUDGET AND A RECOGNIZED OBLIGATION PAYMENT SCHEDULE "ROPS" FOR THE PERIOD OF JULY 1, 2018 THROUGH JUNE 30, 2019

BACKGROUND:

In accordance with Health and Safety Code Section 34179.7(O)(1), the Successor Agency is required to file a Recognized Obligation Payment Schedule (ROPS) annually in order to receive a distribution of property tax increment dollars with which to fund the obligations of the former Redevelopment Agency. These obligations include bond debt service payments, amounts due under existing agreements with commercial property owners, repayment of amounts borrowed from the Housing Fund to fund property tax shifts mandated by the State, cost of litigation to protect assets of the former Redevelopment Agency, repayment of loans to the City, and administrative costs of the Successor Agency to wind down the affairs of the former Redevelopment Agency. While many of these listed items are not necessarily debt, they are considered obligations for purposes of this mandated report and must be listed on the ROPS if they are to be funded by distributions of future tax increment dollars. These items are not debt obligations of the City of West Covina.

DISCUSSION:

The ROPS schedule (Attachment No. 1 – Exhibit A) lists all amounts that will be paid for the period of July 1, 2018 through June 30, 2019. Once the ROPS is approved by the Oversight

Board, it then must be forwarded to the State Department of Finance (DOF) by February 1, 2018. DOF holds final approval authority of the items listed on the ROPS and directs the Los Angeles County Auditor-Controller to distribute tax increment funds to the Successor Agency. Many of the obligations listed on the ROPS are estimates, i.e. variable rate debt service payments, litigation, etc.

The Oversight Board is also required to adopt an administrative budget for each annual period. Attachment No. 1 – Exhibit B to this report is the administrative budget for the Successor Agency for the period of July 1, 2018 through June 30, 2019. This budget is to be funded by the administrative allowance, which is 3% of the enforceable obligations, after loan payments, or \$250,000 annually; whichever is greater. The City will absorb any administrative costs above this administrative allowance. These administrative costs can also be found in the ROPS (Attachment No. 1 – Exhibit A) line item nos. 12, 20, 21, 54 and 91.

The total amount of funding requested for enforceable obligations from the Redevelopment Property Tax Trust Fund (RPTTF) on ROPS 18-19 is \$10,584,587 and includes many of the same items that have been previously approved by DOF.

Other new items added to the ROPS include:

Item #141 – 2017 Tax Allocation Refunding Bonds – Since the Successor Agency refinanced several of its outstanding bonds, line item #141 has been added for the 2017 Refunding Bonds trustee administrative costs.

LEGAL REVIEW:

The Oversight Board Counsel has reviewed and approved this staff report, resolution and the Recognized Obligation Payment Schedule.

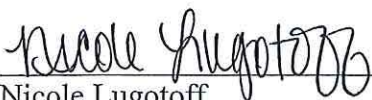
FISCAL IMPACT:

The Successor Agency cannot receive or spend any funds unless the amounts are listed on a Recognized Obligation Payment Schedule. This schedule identifies all outstanding obligations that must be satisfied before the Agency can be dissolved. The obligations listed on this schedule will receive property tax allocations distributed by the County of Los Angeles as their funding source.

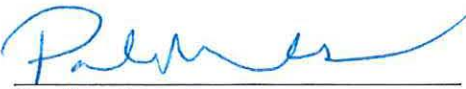
If the Successor Agency's administrative costs exceed the administrative allowance, the excess expenditures will be absorbed by the City.

Prepared by:

Reviewed and Approved by:



Nicole Lugotoff
Interim Finance Director



Paulina Morales
Economic Development & Housing
Manager

ATTACHMENT:

Attachment No. 1 – Resolution No. OB-0056

Exhibit A – Recognized Obligation Payment Schedule (ROPS 18-19)

Exhibit B – Successor Agency Administrative Budget for July 1, 2018 through
June 30, 2019

RESOLUTION NO. OB-0056

A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE FORMER WEST COVINA REDEVELOPMENT AGENCY APPROVING AND AUTHORIZING THE TRANSMITTAL OF AN ADMINISTRATIVE BUDGET AND A RECOGNIZED OBLIGATION PAYMENT SCHEDULE “ROPS” FOR THE PERIOD OF JULY 1, 2018 THROUGH JUNE 30, 2019

WHEREAS, as part of the 2011-12 State budget bill, the California Legislature enacted and the Governor signed, companion bills AB1X 26 and AB1X 27, requiring that each redevelopment agency be dissolved unless the community that created it enacts a resolution committing it to making certain payments; and

WHEREAS, on December 29, 2011, the California Supreme Court upheld AB1X 26, which dissolved all of the redevelopment agencies in the State of California as of February 1, 2012, and struck down AB1X 27; and

WHEREAS, at a meeting of January 10, 2012, the City of West Covina took action to designate itself as the Successor Agency to the former West Covina Redevelopment Agency; and

WHEREAS, Pursuant to Health and Safety Code Section 34179.7 (o) (1), commencing with the ROPS covering the period from July 1, 2018 to June 30, 2019, agencies shall submit an oversight board approved annual ROPS to the State of California Department of Finance and the Los Angeles County Auditor-Controller by February 1, 2016 and each February 1, 2018; and

WHEREAS, the West Covina City Council, acting as Successor Agency to the former West Covina Redevelopment Agency, reserves the right to appeal any determination of the State of California Department of Finance or other entity regarding the propriety of this resolution as well as any future determinations; and

WHEREAS, the West Covina City Council, acting as Successor Agency to the former West Covina Redevelopment Agency, intends to comply with the state-mandated obligations established hereunder; and

WHEREAS, all other legal prerequisites to the adoption of this resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED by the Oversight Board to the Successor Agency to the former West Covina Redevelopment Agency, as follows:

SECTION 1. The foregoing recitals are incorporated into this Resolution by this reference, and constitute a material part of this Resolution.

SECTION 2. The Recognized Obligation Payment Schedule “ROPS” attached hereto as Exhibit “A” is approved and the Executive Director is authorized to transmit the same to the Los Angeles County Auditor-Controller, the California State Controller and the State of California Department of Finance in accordance with Health and Safety Code Section 34177 subject to all reservations of rights and contingencies set forth above.

SECTION 3. The Administrative Budget for the Successor Agency for the annual period of July 1, 2018 – June 30, 2019, attached hereto as Exhibit “B” is approved and the Executive Director is authorized to transmit the same to the Los Angeles County Auditor-Controller, the California State Controller and the State of California Department of Finance in accordance with Health and Safety Code Section 34177 subject to all reservations of rights and contingencies set forth above.

SECTION 4. The Executive Director or designee is authorized to take all actions necessary to implement this Resolution, including without limitation, the posting of this Resolution and the Recognized Obligation Payment Schedule on the City’s website, and any other reasonable acts in furtherance of approval of the Recognized Obligation Payment Schedule and Administrative Budgets.

SECTION 5. The Secretary shall certify as to the passage and adoption of this Resolution, and it shall thereupon take effect and be in full force.

APPROVED AND ADOPTED at a regularly scheduled meeting held on this 18th day of January, 2018.

Carrie A. Sutkin, Chairperson
Oversight Board to the Successor
Agency to the former West Covina
Redevelopment Agency

ATTEST:

Rosalia Butler, Secretary
Oversight Board to the Successor Agency to
the former West Covina Redevelopment
Agency

EXHIBIT A

Recognized Obligation Payment Schedule (ROPS 18-19) - Summary

Filed for the July 1, 2018 through June 30, 2019 Period

Successor Agency:

West Covina

County:

Los Angeles

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)		18-19A Total (July - December)	18-19B Total (January - June)	ROPS 18-19 Total
A	Enforceable Obligations Funded as Follows (B+C+D):	\$ 6,383,200	\$ 485,700	\$ 6,868,900
B	Bond Proceeds	-	-	-
C	Reserve Balance	-	-	-
D	Other Funds	6,383,200	485,700	6,868,900
E	Redevelopment Property Tax Trust Fund (RPTTF) (F+G):	\$ 4,733,824	\$ 6,141,499	\$ 10,875,323
F	RPTTF	4,588,456	5,996,131	10,584,587
G	Administrative RPTTF	145,368	145,368	290,736
H	Current Period Enforceable Obligations (A+E):	\$ 11,117,024	\$ 6,627,199	\$ 17,744,223

Certification of Oversight Board Chairman:
Pursuant to Section 34177 (o) 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 successor agency.

Carrie A. Sutkin Chairperson

Name Title

/s/ _____

Signature Date

West Covina Recognized Obligation Payment Schedule (ROPS 18-19) - ROPS Detail

July 1, 2018 through June 30, 2019

(Report Amounts in Whole Dollars)

C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U										
																			18-19A (July - December)					18-19B (January - Jun				
																			Fund Sources					Fund Sources				
																			Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	ROPS 18-19 Total	Bond Proceeds
						\$ 44,322,805		\$ 17,744,223			\$ 6,383,200	\$ 4,588,456	\$ 145,368	\$ 11,117,024			\$ 485,700											
nd Reimbursement Issued On or Before 3/1/10	11/1/1999	11/1/2029	US Bank	Fund capital projects in Merged Area			Y	357,000																				
nd Reimbursement Issued On or Before 3/1/10	6/1/2002	9/1/2022	US Bank	Refund outstanding 1993 bonds			Y																					
nd Reimbursement Issued On or Before 3/1/10	9/19/2006	6/1/2036	City of West Covina	Reimburse City for BLD Debt Service		1,280,694	N	\$ 1,280,694				437,847		\$ 437,847														
nd Reimbursement Issued On or Before 3/1/10	4/1/1998	9/1/2025	US Bank	Acquisition and rehab of a housing project			Y																					
nd Reimbursement Issued On or Before 3/1/10	12/1/2001	9/1/2030	US Bank	Development of a senior housing project			Y																					
RAF/ERAF	2/16/2010	8/1/2022	Housing Successor Agency	Repay SERAF to the housing fund		2,850,754	N	\$ 505,700				252,850		\$ 252,850														
RAF/ERAF	1/18/2011	8/1/2022	Housing Successor Agency	Repay SERAF to the housing fund		613,433	N	\$ 117,028				58,514		\$ 58,514														
A/DDA/Construction	6/26/1987	6/30/2038	Stillwater Investment Group	Maintenance for parking structure		345,000	N	\$ 357,000				257,000		\$ 257,000														
A/DDA/Construction	6/26/1989	8/1/2022	Fashion Plaza CFD	Tax Increment pledged to CFD		1,800,000	N	\$ 1,800,000						\$ -														
rd-Party Loans	10/19/2004	10/19/2054	Coastal Sage Scurb CFD	CFD Assessment		73,368	N	\$ 73,368				36,684		\$ 36,684														
rd-Party Loans	6/19/1990	8/20/2021	County of Los Angeles	Repay Loan of Deferred Tax Increment		1,850,000	N	\$ 1,850,000			1,850,000			\$ 1,850,000														
min Costs	1/1/2014	6/30/2018	SA staff, Various	Administration for both project areas			N	\$ 207,736					103,868	\$ 103,868														
y/County Loans On or fore 6/27/11	2/15/2011	6/30/2018	City of West Covina	Reimbursement of advanced SA expenses			N																					
olution Audits	9/10/2012	6/30/2018	Rogers, Anderson, Malody & Scott, LLP	AB 1484 Auditing Fees		4,180	N	\$ 4,180				2,090		\$ 2,090														
gal	10/4/2012	6/30/2018	Harper & Burns	Oversight Board Legal Services		8,000	N	\$ 8,000					4,000	\$ 4,000														
gal	6/30/2016	6/30/2018	Jones & Mayer	Successor Agency Legal Services		40,000	N	\$ 40,000					20,000	\$ 20,000														
y/County Loans On or fore 6/27/11	8/9/1971	6/30/2025	City of West Covina	Repay City for admin & construction			N																					
y/County Loans On or fore 6/27/11	2/28/1972	6/30/2025	City of West Covina	Repay City for capital projects			N																					
y/County Loans On or fore 6/27/11	12/16/1985	6/30/2025	City of West Covina	Repay City for revolving credit			N																					
y/County Loans On or fore 6/27/11	7/25/2005	6/30/2025	City of West Covina	Reimburse City for CFD Sales Tax		6,189,052	N	753,562				376,781		376,781														
A/DDA/Construction	6/21/2011	6/30/2018	Various	Golf Course Implementation Agreement			Y																					
nds Issued On or Before 3/1/10	7/1/1996	9/1/2022	US Bank	Fund Fashion Plaza Improvements		4,318,900	N	\$ 4,318,900			3,833,200			\$ 3,833,200			485,700											
A/DDA/Construction	6/26/1989	9/1/2022	Starwood	CFD admin and developer repayment		700,000	N	\$ 700,000			700,000			\$ 700,000														
gation	3/16/2006	6/30/2018	Squire Sanders & Dempsey	Enforcement of judgments/obligations Feb-Jun 2012			Y																					
gation	3/16/2006	6/30/2018	Squire Sanders & Dempsey	Enforcement of judgments/obligations Jul-Dec 2012			Y																					
gation	3/16/2006	6/30/2018	Alvarez-Gasman Colvin	Enforcement of judgments/obligations Feb-Jun 2012			Y																					
gation	3/16/2006	6/30/2018	Alvarez-Gasman Colvin	Enforcement of judgments/obligations Jul-Dec 2012			Y																					
gation	10/22/2012	6/30/2018	Eminent Domain Law Group	RDA property litigation: Feb-Jun 2012			Y																					
gation	10/22/2012	6/30/2018	Eminent Domain Law Group	RDA property litigation: Jul-Dec 2012			Y																					
gation	4/25/2007	6/30/2018	Hunsucker Goldstien	RDA property litigation: Feb-Jun 2012			Y																					
gation	4/25/2007	6/30/2018	Hunsucker Goldstien	RDA property litigation: Jul-Dec 2012			Y																					
es	4/1/1998	9/1/2030	US Bank	Bond Fiscal Agent Fees		10,000	N	\$ 10,000				10,000		\$ 10,000														
es	4/1/1998	9/1/2030	Wells Fargo Bank	Bond Letter of Credit Fees			Y	\$ -				-		\$ -														
es	11/1/1999	11/1/2029	Wells Fargo Bank	Bond Remarketing Fees			Y	\$ -				-		\$ -														
es	11/1/1999	11/1/2029	Standard and Poors	Bond Credit Agency Surveillance Fees			Y	\$ -				-		\$ -														
unded Liabilities	7/1/1966	5/30/2026	CalPERS	Payment for unfunded pension obligations		178,928	N	178,932				89,466		89,466														
unded Liabilities	9/19/2001	6/30/2034	Former employees	Payment for retirement obligations		58,850	N	58,850				29,425		29,425														
rofessional Services	3/6/2013	6/30/2018	Gonsalves and Sons	Consultant for ROPS and property management plan			N	\$ 30,000					15,000	\$ 15,000														
mediation	4/17/2001	6/30/2018	Various	Landfill closure mitigation to approved recreation use			N																					
roperty Dispositions	7/1/2016	6/30/2018	SGV Newspaper	Notices of Proposed Property Transfer		6,600	N	\$ 6,600				3,300		\$ 3,300														
roject Management Costs	1/1/2014	6/30/2018	City of West Covina	Citywide Lighting & Landscape Maint District #2		12,000	N	\$ 12,000				6,000		\$ 6,000														
roject Management Costs	9/27/2011	6/30/2018	Various	Project specific related costs for environmental land use consulting for BKK Landfill		30,000	N	\$ 30,000				15,000		\$ 15,000														

West Covina Recognized Obligation Payment Schedule (ROPS 18-19) - Report of Cash Balances
July 1, 2015 through June 30, 2016
(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (l), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation. For tips on how to complete the Report of Cash Balances Form, see [\[INSERT URL LINK TO CASH BALANCE TIPS SHEET \]](#)

A	B	C	D	E	F	G	H	I	
		Fund Sources							
		Bond Proceeds		Reserve Balance		Other	RPTTF		
	Cash Balance Information for ROPS 15-16 Actuals (07/01/15 - 06/30/16)	Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS period balances and DDR RPTTF balances retained	Prior ROPS RPTTF distributed as reserve for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	Comments	
1	Beginning Available Cash Balance (Actual 07/01/15)						156,981		
2	Revenue/Income (Actual 06/30/16) RPTTF amounts should tie to the ROPS 15-16 total distribution from the County Auditor-Controller during June 2015 and January 2016.						12,078,675		
3	Expenditures for ROPS 15-16 Enforceable Obligations (Actual 06/30/16)						9,990,051		
4	Retention of Available Cash Balance (Actual 06/30/16) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)								
5	ROPS 15-16 RPTTF Balances Remaining	No entry required							
6	Ending Actual Available Cash Balance (06/30/16) C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 - 5)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,245,605		

EXHIBIT B

SUCCESSOR AGENCY TO THE FORMER WEST COVINA REDEVELOPMENT AGENCY
ADMINISTRATIVE BUDGET
July 1, 2018 to June 30, 2019

	<u>Annual Amount</u>	<u>July - Dec 2018</u>	<u>Jan - June 2019</u>
Salaries & Benefits	\$ 159,436	\$ 78,718	\$ 80,718
Maintenance & Operations			
Consultants	35,000	17,500	17,500
Legal Fees	46,000	24,000	22,000
Phone	2,000	1,000	1,000
Cell Phone	1,000	500	500
Supplies	7,300	3,650	3,650
Meetings	5,000	2,500	2,500
Overhead	30,000	15,000	15,000
Liability Insurance	5,000	2,500	2,500
Subtotal	131,300	66,650	64,650
Total Budget	<u>\$ 290,736</u>	<u>\$ 145,368</u>	<u>\$ 145,368</u>