

**MINUTES**  
**SPECIAL OVERSIGHT BOARD**  
**OF THE SUCCESSOR AGENCY TO THE**  
**FORMER SAN MARCOS REDEVELOPMENT AGENCY MEETING**  
**CITY COUNCIL CHAMBER**  
**1 CIVIC CENTER DRIVE SAN MARCOS, CALIFORNIA 92069**

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THURSDAY, SEPTEMBER 26, 2013

**CALL TO ORDER:** Chair Hamels called the meeting to order at 1:30 p.m.

**PLEDGE OF ALLEGIANCE:** The pledge was led by Chair Hamels.

**ROLL CALL:**

PRESENT: BOARD MEMBERS: GITTINGS, JONES, NEWMAN, PEREZ, SIMMONS AND HAMELS  
ABSENT: BOARD MEMBERS: MALONE

ALSO PRESENT: Deputy City Manager Romero, Finance Director Rocha, Oversight Board Legal Counsel Eiser, Successor Agency Legal Counsel Peak, and Board Clerk Scollick.

**ORAL COMMUNICATIONS**

No members of the public requested to speak.

**ACTION ITEMS**

1. **APPROVAL OF MINUTES** – June 7, 2013, Regular Meeting.

**MOVED BY JONES, SECONDED BY PEREZ, TO ACCEPT MINUTES OF THE JUNE 7, 2013, REGULAR OVERSIGHT BOARD MEETING AS PRESENTED.**

AYES: BOARD MEMBERS: GITTINGS, JONES, NEWMAN, PEREZ, SIMMONS, HAMELS

NOES: BOARD MEMBERS: NONE

ABSENT: BOARD MEMBERS: MALONE

2. **DISPOSITION OF FORMER REDEVELOPMENT AGENCY ASSETS – PAULUS PROPERTY** – Consider approving the transfer of funds in the amount totaling \$367,665 from the former Redevelopment Agency (RDA) Low-Moderate Income Housing Fund to the City for the purchase of a parcel of land (APN 219-270-13), known as the "Paulus" Property.

**GITTINGS** recused himself from the discussion due to a conflict of interest for his representation of interested parties in this case.

**SCHWARM** presented staff report dated 9/26/13 and recommended affirming the expenditures of 2005 & 2006 tax allocation bond proceeds as listed in ROPS 13/14A.

**BOARDMEMBER COMMENTS INCLUDED:** clarification of the size of the property, location of property within the floodplain, potential for future issues for the development, and clarification of the transferring of the property.

No members of the public commented on this item.

**MOVED BY SIMMONS, SECONDED BY NEWMAN, TO AFFIRM EXPENDITURES OF 2005 & 2006 TAX ALLOCATION BOND PROCEEDS AS LISTED IN ROPS 13/14A AS PRESENTED.**

AYES: BOARD MEMBERS: JONES, NEWMAN, PEREZ, SIMMONS AND HAMELS

NOES: BOARD MEMBERS: NONE

ABSTAIN: BOARD MEMBERS: GITTINGS

ABSENT: BOARD MEMBERS: MALONE

3. **EXCLUSIVE NEGOTIATION AGREEMENT AND PREDEVELOPMENT LOAN FOR AN AFFORDABLE HOUSING PROJECT IN THE CREEK DISTRICT** – Consider approving the Exclusive Negotiating Agreement and predevelopment loan with Opportune Southern California Ventures, LLC (the developer) for an affordable housing project in the San Marcos Creek Specific Plan Area.

**GITTINGS** recused himself from the discussion due to a conflict of interest for his representation of interested parties in this case.

**SCHWARM** presented staff report dated 9/26/13 and recommended the approval of the exclusive negotiating agreement and predevelopment loan.

**BOARDMEMBER COMMENTS INCLUDED:** clarification of the location of property within the floodplain; clarification of the amount of the predevelopment loan, bond proceeds and approved property uses; and the repayment of the loan.

No members of the public commented on this item.

**MOVED BY SIMMONS, SECONDED BY JONES, TO APPROVE THE EXCLUSIVE NEGOTIATION AGREEMENT AND PREDEVELOPMENT LOAN AS PRESENTED.**

AYES: BOARD MEMBERS: JONES, NEWMAN, PEREZ, SIMMONS AND HAMELS

NOES: BOARD MEMBERS: NONE

ABSTAIN: BOARD MEMBERS: GITTINGS

ABSENT: BOARD MEMBERS: MALONE

4. **SUCCESSOR AGENCY ADMINISTRATIVE BUDGET FOR RECOGNIZED ONBLIGATION PAYMENT SCHEDULE 13-14B** – Consider approving the Successor Agency Administrative Budget for the Recognized Obligation Payment Schedule Form 13-14B (ROPS 13-14B) for January 1, 2014 to June 30, 2014.

**GITTINGS** recused himself from the discussion due to a conflict of interest for his representation of interested parties associated with properties listed on the ROPS.

**ROCHA** presented staff report dated 9/26/13 and recommended adoption of the resolution adopting Successor Agency Administrative Budget for the period January 1 through June 30, 2014.

**BOARDMEMBER COMMENTS INCLUDED:** clarification of the cash flow and bond repayments.

No members of the public commented on this item.

**MOVED BY GITTINGS, SECONDED BY PEREZ TO ADOPT RESOLUTION NO. OBRDA 2013-011 APPROVING SUCCESSOR AGENCY ADMINISTRATIVE BUDGET FOR PERIOD FROM JULY 1, 2013 TO DECEMBER 31, 2013 AS PRESENTED.**

AYES: BOARD MEMBERS: GITTINGS, JONES, NEWMAN, PEREZ, SIMMONS, HAMELS

NOES: BOARD MEMBERS: NONE

ABSENT: BOARD MEMBERS: MALONE

5. **13-14B RECOGNIZED ONBLIGATION PAYMENT SCHEDULE (January-June 2014)** – Consider adopting and approving the Recognized Obligation Payment Schedule for the required filing period of January to June 2014 as required by AB XI 26 including the Administrative Allowance Allocation.

**ROCHA** presented staff report dated 9/26/13 and recommended adoption of the resolution approving recognized obligation payment schedule for period January 1 through June 30, 2014.

No members of the public commented on this item.

**MOVED BY PEREZ, SECONDED BY NEWMAN TO APPROVE THE ROPS 13-14B FOR PERIOD OF JANUARY THROUGH JUNE 2014.**

AYES: BOARD MEMBERS: JONES, NEWMAN, PEREZ, SIMMONS AND HAMELS

NOES: BOARD MEMBERS: NONE

ABSTAIN: BOARD MEMBERS: GITTINGS

ABSENT: BOARD MEMBERS: MALONE

#### **STAFF COMMENTARY**

**ROMERO** provided an update on the long range property management plan and upcoming meeting dates.

### BOARD MEMBER COMMENTARY

There were no comments.

### ADJOURNMENT

**HAMELS** adjourned the meeting at 2:03 p.m.



GARY HAMELS, CHAIR  
Oversight Board of the Successor Agency to  
the Former San Marcos Redevelopment Agency

ATTEST:



PHILLIP SCOLLIE, BOARD CLERK  
Oversight Board of the Successor Agency to  
the Former San Marcos Redevelopment Agency