

AGENDA

OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE FORMER COSTA MESA REDEVELOPMENT AGENCY SPECIAL MEETING

Thursday, April 19, 2012
2:00 P.M.

CONFERENCE ROOM 1A, CITY HALL
77 FAIR DRIVE
COSTA MESA, CALIFORNIA

City of Costa Mesa Mayor's appointees Gary Monahan and Daniel Baker; Orange County Board of Supervisors' appointees Jim Righeimer and Thomas Hatch; Orange County Flood Control District as largest special district appointee Rick Francis; California Community Colleges Districts' appointee Andy Dunn, Coast Community College District; Orange County Department of Education and Superintendent of Schools appointee Jeff Trader, Newport Mesa Unified School District.

In compliance with the Americans with Disabilities Act, if special assistance is required to participate in this meeting, please contact the Oversight Board Secretary at (714) 754-5635. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting (28 CFR 35.102.35 ADA Title II).

CALL TO ORDER: 2:00 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

AFFIDAVIT OF POSTING

I, Martha Rosales, on behalf of the Oversight Board of the Successor Agency to the Costa Mesa Redevelopment Agency, hereby certify, under penalty of perjury, that I caused the posting of this Agenda and Notice and Call for a Special Meeting of the Oversight Board on April 13, 2012 at 4:00 p.m., at City Hall, City Council Chambers, Postal Office, Headquarters Police Department, the Neighborhood Community Center, and Mesa Verde Public Library.

Martha Rosales, Executive Secretary

PRESENTATIONS

1. Introduction of Oversight Board Members and Successor Agency Staff
2. Swearing in of Board Members by Acting Deputy City Clerk

PUBLIC COMMENTS (Limited to three (3) minutes per person on items not on the Agenda)

Any person wishing to address the Oversight Board on any matter, whether or not it appears on this agenda, is requested to complete a "Request to Speak" form, available at the door and with the Secretary. The completed form is to be submitted to the Secretary prior to an individual agenda item being heard by the Oversight Board. No action will be taken on any item not on the agenda unless the Oversight Board makes a determination that an emergency exists or that the need to take action on the item rose subsequent to the posting of the agenda. Public comments shall be limited to a maximum of three (3) minutes per person and an overall time period of fifteen minutes for items not considered on the regular agenda.

INFORMATIONAL ITEMS

Assistant Finance Director and City/Successor Agency special counsel presentations of an overview of the former Costa Mesa Redevelopment Agency and Successor Agency Projects and Programs

NEW BUSINESS

1. [SELECTION OF OFFICERS FOR 2012; DESIGNATION OF OVERSIGHT BOARD SECRETARY; AND DESIGNATION OF IDENTIFIED POINT OF CONTACT FOR DEPARTMENT OF FINANCE REVIEW REQUESTS](#)

Proposed and Recommended Actions

- a. Select an Oversight Board Chair for the 2012 calendar year
- b. Select an Oversight Board Vice Chair for the 2012 calendar year
- c. Designate the Secretary of the Oversight Board
- d. Designate California Department of Finance ("DOF") points of contact for the Oversight Board (and Successor Agency).
 - **Adopt Oversight Board Resolution No. 2012-01:** After the election and designations noted in 1.a. to 1.d. above, the foregoing actions are memorialized in Oversight Board Resolution No. 2012-01, which resolution should be considered for adoption by the Oversight Board.

(Note that the above actions of the Oversight Board shall not become effective for three business days, pending any request for review by the DOF. If DOF requests review of the above Board actions, it will have 10 days from the date of its request to approve the Oversight Board action or return it to the Oversight Board for reconsideration and the action, if subject to review by DOF, will not be effective until approved by DOF).

2. REVIEW AND APPROVAL OF SUCCESSOR AGENCY'S ENFORCEABLE OBLIGATIONS SCHEDULE ("EOPS") AND FIRST AND SECOND RECOGNIZED OBLIGATION PAYMENT SCHEDULES ("ROPS")

Proposed and Recommended Actions

- a. [Review and approve the former Agency's and now Successor Agency's Enforceable Obligation Payment Schedule adopted by the Successor Agency](#)

provided that should any modifications be required to the EOPS by the DOF, then the Assistant Finance Director and an authorized designee shall be authorized to make augmentations to, or modifications, additions or revisions thereof as may be necessary and/or as directed and required by the DOF.

b. Review and approve the former Agency's and now Successor Agency's first and second Recognized Obligation Payment Schedules adopted by the Successor Agency provided that should any modifications be required to the first and/or second ROPS by the DOF, then the Assistant Finance Director and an authorized designee shall be authorized to make augmentations to, or modifications, additions, or revisions thereof as may be necessary and/or as directed or required by the DOF.

- **Adopt Oversight Board Resolution No. 2012-02:** After review of the EOPS and the first and second ROPS as noted in 2.a. and 2.b. above, approval of the EOPS and the first and second ROPS and transmittal thereof are memorialized in Oversight Board Resolution No. 2012-02, which resolution should be considered for adoption by the Oversight Board.

(Note that the above actions of the Oversight Board shall not become effective for three business days, pending any request for review by the DOF. If DOF requests review of the above Board actions, it will have 10 days from the date of its request to approve the Oversight Board action or return it to the Oversight Board for reconsideration and the action, if subject to review by DOF, will not be effective until approved by DOF).

3. OVERSIGHT BOARD REVIEW AND APPROVAL OF THE SUCCESSOR AGENCY'S PROPOSED ADMINISTRATIVE BUDGETS; AND, SUCCESSOR AGENCY'S REQUEST TO THE OVERSIGHT BOARD FOR AUTHORIZATION TO ENTER INTO "AGREEMENT FOR REIMBURSEMENT OF COSTS AND CITY/SUCCESSOR AGENCY OPERATIONS LOAN"

Proposed and Recommended Actions

- a. Approve the Successor Agency's proposed Administrative Budgets pursuant to Section 34177(j) of the Dissolution Act.
 - b. Authorize the Successor Agency to enter into an "Agreement for Reimbursement of Costs and City/Successor Agency Operations Loan" ("Costs Reimbursement Agreement") with the City of Costa Mesa pursuant to Section 34171(d)(1)(F) and 34178(a) of the Dissolution Act for reimbursement of costs incurred by the City to support Successor Agency operations and obligations consistent with the Administrative Budgets proposed to be approved by the Successor Agency.
- **Adopt Oversight Board Resolution No. 2012-03:** After review of the Successor Agency Administrative Budgets and Costs Reimbursement Agreement, noted in 3.a. and 3.b. above, approval and authorization of the foregoing are memorialized in Oversight Board Resolution No. 2012-03, which resolution should be considered for adoption by the Oversight Board.

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review of the above Board actions, it will have 10 days from the date of its request to approve the Oversight Board action or return it to the Oversight Board for reconsideration and the action, if subject to review by DOF, will not be effective until approved by DOF).

4. CONFIRM THE TRANSFER BY OPERATION OF LAW OF THE FORMER AGENCY'S HOUSING ASSETS AND RESPONSIBILITIES AND ALL RIGHTS, POWERS, DUTIES AND OBLIGATIONS ALONG WITH THE ENCUMBERED AMOUNTS FROM THE LOW AND MODERATE INCOME HOUSING FUND TO THE COSTA MESA HOUSING AUTHORITY PURSUANT TO SECTIONS 34176 AND 34181.

Proposed and Recommended Action

a. Confirm the transfer of the former Agency's housing assets and responsibilities and all rights, powers, duties and obligations along with the encumbered amounts from the Low and Moderate Income Housing Fund to the Costa Mesa Housing Authority to Sections 34176 and 34181.

- **Adopt Oversight Board Resolution No. 2012-04:** Adopt Oversight Board Resolution No. 2012-04 to confirm the transfer of the former Agency's housing assets and responsibilities and all rights, powers, duties and obligations along with the encumbered amounts from the Low and Moderate Income Housing Fund to the Costa Mesa Housing Authority to Sections 34176 and 34181.

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5. PROPOSED REGULAR MEETING DATES/SCHEDULE OF THE OVERSIGHT BOARD; DISCUSSION AND BOARD CONCURRENCE OF A PROCESS FOR AGENDIZING OF FUTURE OVERSIGHT BOARD AGENDA ITEMS

Proposed and Recommended Actions

- a. Approve the proposed regular meeting dates of the Oversight Board as the third Thursday of each month at 2:00 p.m. to be held in the City of Costa Mesa Council Chambers or other posted location at City Hall; Notice of and agenda packages for regular meetings of the Oversight Board to be prepared by and provided to the Oversight Board by staff of the Successor Agency, which is the City of Costa Mesa Acting and Serving as the Successor Agency to the Costa Mesa Redevelopment Agency; and, if no agenda items are scheduled or anticipated, there is no need for an Oversight Board meeting.
- b. Approve a process for agendizing of future items that would permit matters to be placed on an Oversight Board regular or special meeting agenda as follows: (i) by staff of the Successor Agency (or, if and when necessary, by staff of the Costa Mesa Housing Authority); or (ii) by the Chair of the Oversight Board; or; (iii) by motion request by an Oversight Board Member

and concurrence by a majority of Board Members at an Oversight Board meeting.

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6. REVIEW AND AUTHORIZATION TO THE SUCCESSOR AGENCY TO IMPLEMENT CHANGE ORDER NOS. 2 AND NO. 3 TO THE DAVIS FIELD PROJECT

Proposed and Recommended Action

- a. Authorize Change Order Nos. 2 and 3 to the Davis Field Project
 - **Adopt Oversight Board Resolution No. 2012-05:** Adopt Oversight Board Resolution No. 2012-05 Authorizing Successor Agency to Implement Changes Order Nos. 2 and 3 to the Davis Field Project

(Note that the above actions of the Oversight Board shall not become effective for three business days, pending any request for review by the DOF. If DOF requests review of the above Board actions, it will have 10 days from the date of its request to approve the Oversight Board action or return it to the Oversight Board for reconsideration and the action, if subject to review by DOF, will not be effective until approved by DOF).

CHAIR AND BOARD MEMBERS' COMMENTS AND SUGGESTIONS

ADJOURNMENT

Copies of the staff reports or other written documentation related to each item of business described above are on file in the office of the City Clerk of the City of Costa Mesa acting and serving as the Successor Agency to the Costa Mesa Redevelopment Agency, 77 Fair Drive, Costa Mesa, CA 92626 and are available for public inspection during regular business office hours. Copies of staff reports and written materials may be purchased for \$.10 per page. In addition, staff reports can be reviewed online at <http://www.costamesaca.gov>