

**OVERSIGHT BOARD
OF THE SUCCESSOR AGENCY TO THE
COMMUNITY REDEVELOPMENT AGENCY OF THE
CITY OF PALMDALE
DEVELOPMENT SERVICES BUILDING
CONFERENCE ROOM
38250 SIERRA HIGHWAY
PALMDALE, CALIFORNIA
SPECIAL MEETING AGENDA NO. 21
OCTOBER 28, 2015
3:00 P.M.**

www.cityofpalmdale.org

1. CALL TO ORDER.

The meeting was called to order at 3:05 p.m.

**2. ROLL CALL: BOARD MEMBERS ED KNUDSON, KENNETH SCOTT,
JOHN BLALOCK, FORREST MCELROY, AND JOHN
WALKER**

PRESENT: Board Members Knudson, Blalock, and McElroy

ABSENT: Board Members Scott and Walker

Motion: Excuse the absence of Board Members Scott and Walker.

Moved by Board Member Blalock, seconded by Board Member McElroy.

Vote: Motion Carried (3-0-0-2)

Yes: Board Members Knudson, Blalock, McElroy.

Absent: Board Members Scott and Walker

3. ADMINISTRATION OF OATH BY BOARD CLERK SMITH.

The oath was administered to City of Palmdale representatives James Purtee and Kari Blackburn.

4. NOMINATION AND APPOINTMENT OF CHAIR AND VICE CHAIR

Public Comments: None

Motion: Move to nominate and appoint James Purtee as Chair of the Oversight Board.

Moved by Board Member McElroy, seconded by Board Member Knudson.

Vote: Motion Carried (3-0-0-2)

Yes: Board Members Knudson, Blalock, McElroy.

Absent: Board Members Scott and Walker

Motion: Move to nominate and appoint Kari Blackburn as Vice Chair of the Oversight Board.

Moved by Chair Purtee, seconded by Board Member McElroy.

Vote: Motion Carried (4-0-0-2)

Yes: Chair Purtee, Board Members Knudson, Blalock, McElroy.

Absent: Board Members Scott and Walker

5. WAIVER OF FULL READING OF RESOLUTIONS.

Motion: Move to waive full reading of the Resolutions to be considered and voted on at this meeting.

Moved by Board Member Knudson, seconded by Board Member Blackburn

Vote: Motion Carried (5-0-0-2)

Yes: Chair Purtee, Board Members Knudson, Blalock, McElroy, Blackburn.

Absent: Board Members Scott and Walker

6. Adopt Resolution No. OB 2015-007, a Resolution of The Oversight Board Of The Successor Agency To The Community Redevelopment Agency Of The City Of Palmdale Transferring Property of the Successor Agency to the City Of Palmdale.

Assistant City Attorney Doran presented the staff report. He outlined the purpose of transferring property to the Board and stated the parcel is denoted on the map. Board Member Blalock asked questions about the acquisition and why the property was excluded. Official Contact (OC) Johnston stated we will still need the Department of Finance's approval as well.

Public Comments: None.

Motion: Move to adopt Resolution No. OB 2015-007.

Moved by Board Member Knudson, seconded by Board Member McElroy

Vote: Motion Carried (5-0-0-2)

Yes: Chair Purtee, Board Members Knudson, Blalock, McElroy, Blackburn.

Absent: Board Members Scott and Walker

7. Adoption of Resolution No. OB 2015-008 and Approval of Long-Range Property Management Plan.

Vice Chair Blackburn presented the staff report and provided a detailed description of the properties within the long-range property management plan. Chair Purtee spoke about the properties. Board Member Knudson asked if there is an active broker available and interested in the properties, and Vice Chair Blackburn answered “Yes.” Chair Purtee stated that we have an evaluation set up. Board Member McElroy asked if there will be a bid process. Chair Purtee stated we will bring in a broker and go through the bid process. Official Contact (OC) Johnston stated this will not start until we get the Notice of Completion and the Department of Finance has the chance to look at this long-range property management plan. Board Member Knudson asked if there is a developer interested in buying the property. Chair Purtee stated developers must comply with the City’s zoning and with covenants, conditions, and restrictions (CCR’s) in place. Vice Chair Blackburn stated the Trade and Commerce Specific Plan has restrictions and the Auto Mall Plan has restrictions. Board Member Blalock asked if this item is time sensitive and why was there a delay. Chair Purtee stated “Yes”, that this is time sensitive and that we need to take the plan to the Department of Finance and it must be ratified by Council by the end of the year. Official Contact (OC) Johnston stated that some of the delay can be contributed to the \$7 million dispute. Chair Purtee stated Kosmont Companies did not finish the property management plan until recently. Official Contact (OC) Johnston stated Kosmont Companies has done this plan as a road map for the Department of Finance of what we are required to dispose of regarding the properties. Chair Purtee stated we should focus more on the process of the disposition at this time. Board Member McElroy suggested having a map of the properties for the Board. Board Member McElroy asked will the proceeds be distributed to tax entities and are these obligations in the ROPS, and he asked would we end up with just the debt only. Chair Purtee stated that the education entities will get the lion’s share of cash.

Public Comments: None.

- 7a Adopt Resolution No. OB 2015-008, A Resolution Of The Oversight Board Of The Successor Agency To The Community Redevelopment Agency Of The City Of Palmdale Approving The Long Range Property Management Plan Prepared Pursuant to California Health and Safety Code Section 34191.5.

Motion: Move to adopt Resolution No. OB 2015-008.
Moved by Board Member Knudson, seconded by Board Member McElroy

Vote: Motion Carried (4-1-0-2)
Yes: Chair Purtee, Board Members Knudson, McElroy, Blackburn.
No: Board Member Blalock
Absent: Board Members Scott and Walker

- 7b Approve Long-Range Property Management Plan.

Motion: Move to adopt Approve Long-Range Property Management Plan.

Moved by Chair Purtee, seconded by Vice Chair Blackburn

Vote: Motion Carried (4-1-0-2)

Yes: Chair Purtee, Board Members Knudson, McElroy, Blackburn.

No: Board Member Blalock

Absent: Board Members Scott and Walker

8. NON- AGENDA ITEM PUBLIC COMMENTS:

There were no public comments.

There was discussion about the Notice of Completion. Official Contact (OC) Johnston stated that there will possibly be another meeting to approve the Finding of Completion. Official Contact (OC) Johnston also stated in July we will start with another annual review of the ROPS. Board Member Blalock asked if there was a decision about how future meetings will be handled. Official Contact (OC) Johnston stated that there was initially a 5 year dissolution through 2016 which has now been extended to another year.

9. ADJOURNMENT.

Motion: Approve adjourning at 3:55 p.m.

Moved by Board Member McElroy, seconded by Board Member Knudson

Vote: Motion Carried (5-0-0-2)

Yes: Chair Purtee, Board Members Knudson, Blalock, McElroy, Blackburn.

Absent: Board Member Scott and Walker

PASSED, APPROVED, and ADOPTED this 26th day of January 2016.

James Purtee

ATTEST:

Rebecca J. Smith
Board Clerk