

**OVERSIGHT BOARD
OF THE SUCCESSOR AGENCY TO THE
COMMUNITY REDEVELOPMENT AGENCY OF THE
CITY OF PALMDALE
DEVELOPMENT SERVICES BUILDING
CONFERENCE ROOM
38250 SIERRA HIGHWAY
SPECIAL MEETING AGENDA NO. 25
SEPTEMBER 29, 2016
3:00 P.M.**

www.cityofpalmdale.org

WELCOME

NOTE: Materials related to an item on this Agenda submitted to the Oversight Board after distribution of the agenda packet, are available for public inspection at the City of Palmdale City Hall, located at 38300 Sierra Highway, Suite A, Palmdale, California, during normal business hours and will also be available at the meeting. Those items provided by others at the meeting will be available at City Hall during normal business hours.

A **three-minute time limit** will be imposed on all speakers other than staff members.

In accordance with the Americans with Disabilities Act of 1990, if you require a disability-related modification or accommodation to attend or participate in this meeting, including auxiliary aids or services, please call the Board Clerk's Office at (661) 267-5151 at least 48 hours prior to the meeting.

Your courtesy is requested to help our meeting run smoothly. If you'll be kind enough to follow these simple rules, we can make the best possible use of your time and ours:

- Please refrain from public displays or outbursts such as unsolicited applause, comments, cheering, foul language, or obscenities.
- Any disruptive activities that substantially interfere with the ability of the Oversight Board to carry out its meeting will not be permitted and offenders will be requested to leave the meeting.
- Please turn off or mute your cell phones and mobile devices.

1. CALL TO ORDER.

2. **ROLL CALL:** CHAIR JAMES PURTEE, VICE CHAIR KARI BLACKBURN, BOARD MEMBERS ED KNUDSON, KENNETH SCOTT, JOHN BLALOCK, FORREST MCELROY, AND JOHN WALKER

3. **WAIVER OF FULL READING OF RESOLUTIONS.**

Motion: Move to waive full reading of the Resolutions to be considered and voted on at this meeting. (Voice Vote - Requires a majority to waive.)

4. Consideration of the purchase of the following properties:

One (1) parcel located at 802 E. Avenue Q-6 in the City of Palmdale and described as Assessor Parcel Number 3008-034-901; One (1) parcel located at 819 East Avenue Q-9 in the City of Palmdale, and described as Assessor Parcel Number 3009-015-932; One (1) parcel in an area bounded by La Quinta Lane, Avenue O and Saint Andrews Way, in the City of Palmdale, and described as Assessor Parcel Number 3005-045-927; Two (2) parcels located on the Northeast Corner of Carriage Way and Avenue Q, in the City of Palmdale and described as Assessor Parcel Numbers 3003-002-917; and 3003-002-924; One (1) parcel located at 112 East Avenue Q-7 and described as Assessor Parcel Number 3008-035-903.

4a) ADOPT RESOLUTION NO. OB 2016-009, A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PALMDALE APPROVING THE SALE OF CERTAIN REAL PROPERTY LOCATED AT 802 EAST AVENUE Q-6, PALMDALE, CALIFORNIA 93550 TO T & M INVESTMENT GROUP, LLC PURSUANT TO THE LONG RANGE PROPERTY MANAGEMENT PLAN, AND RELATED ACTIONS.

4b) ADOPT RESOLUTION NO. OB 2016-010, A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PALMDALE APPROVING THE SALE OF CERTAIN REAL PROPERTY LOCATED IN THE FAIRWAY BUSINESS PARK, PALMDALE, CALIFORNIA 93551 TO MAURICIO E. HARRIE PURSUANT TO THE LONG RANGE PROPERTY MANAGEMENT PLAN, AND RELATED ACTIONS.

4c) ADOPT RESOLUTION NO. OB 2016-011, A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF

PALMDALE APPROVING THE SALE OF CERTAIN REAL PROPERTY LOCATED IN THE ANTELOPE VALLEY AUTO MALL, PALMDALE, CALIFORNIA 93551 TO WILLIAM R. WAITE PURSUANT TO THE LONG RANGE PROPERTY MANAGEMENT PLAN, AND RELATED ACTIONS.

- 4d) ADOPT RESOLUTION NO. OB 2016-012, A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PALMDALE APPROVING THE SALE OF CERTAIN REAL PROPERTY LOCATED AT 112 EAST AVENUE Q-7 PALMDALE, CALIFORNIA 93550 TO MIN ZHAO PURSUANT TO THE LONG RANGE PROPERTY MANAGEMENT PLAN, AND RELATED ACTIONS.
- 4e) ADOPT RESOLUTION NO. OB 2016-014, A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PALMDALE APPROVING THE SALE OF CERTAIN REAL PROPERTY LOCATED AT 819 EAST AVENUE Q-9, PALMDALE, CALIFORNIA 93550 TO THE AERO INSTITUTE PURSUANT TO THE LONG RANGE PROPERTY MANAGEMENT PLAN, AND RELATED ACTIONS.

Call for Public Comments

Motion: Move to adopt Resolution Nos. OB 2016-009, OB 2016-010, OB 2016-011, OB 2016-012, and OB 2016-014. (Voice Vote - Requires a majority to adopt.)

- 5. Authorizing the conditional renegotiation of the terms of an existing loan to HIS & J Investments, LLC.

- 5a) ADOPT RESOLUTION NO. OB 2016-013, A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PALMDALE AUTHORIZING THE CONDITIONAL RENEGOTIATION OF THE TERMS OF AN EXISTING LOAN TO HIS & J INVESTMENTS, LLC, AND RELATED ACTIONS.

Call for Public Comments

Motion: Move to adopt Resolution No. OB 2016-013. (Voice Vote - Requires a majority to adopt.)

6. Approve the minutes from the July 25, 2016 meeting.

Call for Public Comments

Motion: Move to approve the minutes from the July 25, 2016 meeting. (Voice Vote - Requires a majority to approve.)

7. **NON-AGENDA ITEM PUBLIC COMMENTS:** This portion of the Agenda allows an individual the opportunity to address the Oversight Board on any subject regarding Oversight Board business. Under state legislation, no action can be taken on items not specifically referenced on the Agenda. **PLEASE NOTE: A three-minute time limit** will be imposed on each speaker other than staff members.

8. **ADJOURNMENT.**

Complete packets can be viewed at the City of Palmdale City Hall, located at 38300 Sierra Highway, Suite A, Palmdale, California; and the Main Library, located at 700 East Palmdale Boulevard, Palmdale, California. You can also view the Agenda for the Oversight Board on the City's website at www.cityofpalmdale.org.

Thank you for attending your Oversight Board meeting. If you have any further questions, please contact the Board Clerk's Office at (661) 267-5151, Monday through Thursday, 7:30 a.m. to 6:00 p.m., closed every Friday.