

**Board Members:**

Steve Berry  
*City of Buena Park  
Representative*

Melissa Dhauw  
*Former Buena Park  
Redevelopment Agency  
Employee Representative*

Colleen Patterson  
*County Superintendent of  
Education Representative*

Alyson Price  
*Orange County Board of  
Supervisors Representative*

Fred Smith  
*Orange County Sanitation District  
Representative*

Fred Williams  
*Chancellor of the California  
Community Colleges  
Representative*

David Zenger  
*Orange County Board of  
Supervisors Representative*

**Successor Agency Staff:**

Rick Warsinski  
*City Manager*

May Hui  
*Economic Development Director*

Ruben Lopez  
*Assistant Director*

D. Scott Riordan  
*Project Manager*

Lana Ardaiz  
*Department Head Secretary*

Sung Hyun  
*Finance Director*

Shalice Tilton  
*City Clerk*

**OVERSIGHT BOARD  
OF THE  
SUCCESSOR AGENCY  
TO THE  
COMMUNITY REDEVELOPMENT AGENCY  
OF THE  
CITY OF BUENA PARK  
REGULAR MEETING**

**MONDAY, JUNE 25, 2012**

~ 10:00 AM ~  
Main Conference Room

Buena Park City Hall  
6650 Beach Boulevard  
Buena Park, CA 90621

In compliance with Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132) and the federal rules and regulations adopted in implementation thereof, the Agenda will be made available in appropriate alternative formats to persons with a disability. Please contact the Successor Agency Clerk either in person at 6650 Beach Blvd., Buena Park, California or by calling (714) 562-3586 no later than 10:00AM on the City business day preceding the scheduled meeting.

# OVERSIGHT BOARD MEETING AGENDA

**MONDAY, JUNE 25, 2012**

~ 10:00 AM ~

## 1. OPENING

### 1.1. CALL TO ORDER

### 1.2. PLEDGE OF ALLEGIANCE TO THE FLAG

### 1.3. ROLL CALL

PRESENT –

ABSENT –

## 2. PUBLIC COMMENTS

At this time, members of the public may address the Oversight Board on any **off-agenda** items within the subject matter jurisdiction of the Oversight Board provided that NO action may be taken on off-agenda items unless authorized by law. Comments are limited to **three minutes per person**.

## 3. CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine by the Oversight Board and will be enacted by one motion. There will be no separate discussion of said items unless members of the Oversight Board, staff or the public request specific items removed from the Consent Calendar for separate action.

### 3.1. Approval of Minutes – Meetings of April 23, 2012 and May 20, 2012

**Recommended Action:** Approve

# **OVERSIGHT BOARD MEETING AGENDA**

**MONDAY, JUNE 25, 2012**

~ 10:00 AM ~

## **4. ADMINISTRATIVE REPORTS**

**4.1 Update on Department of Finance approval of Second Recognized Obligation Payment Schedule (ROPS) for the period covering July 1, 2012 through December 31, 2012.**

## **5. LEGAL REPRESENTATION FOR THE OVERSIGHT BOARD**

## **6. GOALS FOR THE OVERSIGHT BOARD**

## **7. FUTURE AGENDA ITEMS**

**7.1 Upcoming agenda items by Successor Agency staff**

**7.2 Other items as requested by the Oversight Board**

**7.3 Designation of future meeting dates**

## **8. CLOSED SESSION**

## **9. ADJOURNMENT**

Adjourn to next scheduled meeting. Date to be determined.

Declaration of Successor Agency Clerk, Lana Ardaiz, declaring posting of the Oversight Board of the Successor Agency to the Community Redevelopment Agency agenda of The City of Buena Park a regular meeting of May 29, 2012 at Buena Park City Hall at 6650 Beach Blvd., Buena Park, CA 90622 being in the City of Buena Park and freely accessible to members of the public at least 72 hours before commencement of said regular meeting; and available at the City Hall Clerk's Office.

**MINUTES**  
**OVERSIGHT BOARD**  
**OF THE**  
**SUCCESSOR AGENCY**  
**TO THE**  
**COMMUNITY REDEVELOPMENT AGENCY**  
**OF THE**  
**CITY OF BUENA PARK**

**REGULAR MEETING**  
**MONDAY, APRIL 23, 2012, 4:30 P.M.**

Main Conference Room  
Buena Park City Hall  
6650 Beach Boulevard  
Buena Park, CA 90621

**1. OPENING**

**1.1. CALL TO ORDER 4:30 P.M.**

**1.2. PLEDGE OF ALLEGIANCE TO THE FLAG**

**1.3. ROLL CALL**

PRESENT – Berry, Dhauw, Patterson, Price, Smith, Williams, Zenger  
ABSENT – None

**2. PUBLIC COMMENTS**

None

**3. CONSENT CALENDAR**

**3.1. Approval of Minutes – Meeting of April 9, 2012**

**Recommended Action: Approve**

The Board unanimously approved the minutes of April 9, 2012.

#### 4. ADMINISTRATIVE REPORTS

##### 4.1. Tour of Successor Agency and City Affordable Housing parcels

The Board adjourned to a passenger van and completed a tour of the following Successor Agency and City affordable housing projects.

###### Housing Assets

8002-8032 Orangethorpe Avenue  
8082 Orangethorpe Avenue  
8102 & 8118 Orangethorpe Avenue  
8132 and 8134 Orangethorpe Avenue  
8152-8162 Orangethorpe Avenue  
8061 Page Street and 8062 Orangethorpe Avenue  
7032 Stanton Avenue  
7042 Stanton Avenue  
7052 Stanton Avenue  
7102 Stanton Avenue

###### Successor Agency Assets (Entertainment Zone)

8101 Stanton Avenue  
8121 Stanton Avenue  
7620 Beach Boulevard  
7640 Beach Boulevard  
7711-7733 Beach Boulevard  
7777 Beach Boulevard  
7851 Beach Boulevard  
7860 Beach Boulevard  
7860 Western Avenue  
7864 Western Avenue

###### Successor Agency Assets (Auto Center Expansion)

6131 Western Avenue, 7431 4<sup>th</sup> Street, 7441 4<sup>th</sup> Street  
6195 Auto Center Drive  
6176 Auto Center Drive  
6165 Auto Center Drive  
6161 Western Avenue  
6171 and 6141 Western Avenue and 6192 Auto Center Drive  
6190 Auto Center Drive, 7400 and 7422 4<sup>th</sup> Street

Following the tour, the meeting reconvened in the Main Conference Room.

##### **4.2 Direct Successor Agency to transfer housing responsibilities and all rights, powers, and duties to the City of Buena Park per ABX1 26 (sec 34181).**

**Recommended Action:** Approve transfer of housing responsibilities to City.

During initial discussion, the Board sought clarification regarding transfer of housing responsibilities and retaining administration and property management costs in the Recognized Obligation Payment Schedule. The Board unanimously voted to continue this item.

**4.3 Approval of the second Recognized Obligation Payment Schedule (ROPS) for the period covering July 1, 2012 through December 31, 2012 and approval of an Administrative Budget.**

**Recommended Action:**

1. Move to approve the second Recognized Obligation Payment Schedule and authorize the City Manager to transmit a copy of the approved ROPS to the Department of Finance.
2. Move to approve the Administrative Budget and authorize the City Manager to transmit to County Auditor Controller.

During discussion the Board Member Zenger sought clarification on the implications of establishing a fund to pay off bond obligations.

MAIN MOTION to approve Recommended Action Nos. 1 and 2.

MOTION: Patterson  
SECOND: Smith

VOTE ON MAIN MOTION Board Member Price announced she will be voting affirmatively, yet voiced opposition to Items 64-66 Property Demolition on the Recognized Obligation Payment Schedule.

AYES: Patterson, Smith, Dhauw, Price, Williams, Berry  
NOES: Zenger

MAIN MOTION CARRIED.

**5. FUTURE AGENDA ITEMS**

**5.1 Upcoming agenda items by Successor Agency staff**

Staff member Scott Riordan informed the Board that at a future meeting, the Board will consider property negotiations with a General Motors auto dealer.

**5.2 Other items as requested by the Oversight Board**

The Board unanimously selected Board Member Smith as Vice Chair.

**5.3 Designation of future meeting dates**

The next meeting was scheduled for May 9 at 3:30 p.m. (if necessary).

**6. CLOSED SESSION**

None

**7. ADJOURNMENT at 6:13 p.m.**

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Chair

ATTEST

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Board Secretary

**MINUTES**  
**OVERSIGHT BOARD**  
**OF THE**  
**SUCCESSOR AGENCY**  
**TO THE**  
**COMMUNITY REDEVELOPMENT AGENCY**  
**OF THE**  
**CITY OF BUENA PARK**

**REGULAR MEETING**  
**TUESDAY, MAY 20, 2012, 10:30 A.M.**

Main Conference Room  
Buena Park City Hall  
6650 Beach Boulevard  
Buena Park, CA 90621

**1. OPENING**

**1.1 CALL TO ORDER 10:30 A.M.**

**1.2 PLEDGE OF ALLEGIANCE TO THE FLAG**

**1.3 ROLL CALL**

PRESENT – Berry, Dhauw, Patterson, Price, Smith, Williams, Zenger  
ABSENT – None

**2. PUBLIC COMMENTS**

None

**3. CONSENT CALENDAR**

**4. ADMINISTRATIVE REPORTS**

**4.1 Direct Successor Agency to assign responsibilities and all rights, powers, and duties to the City of Buena Park per ABX1 26 (sec 34181).**

**Recommended Action:** Approve assignment of housing responsibilities to City.

MAIN MOTION to approve assignment of housing responsibilities to the City of Buena Park.

MOTION: Dhauw  
SECOND: Patterson



AYES: Dhauw, Patterson, Smith, Price, Williams, Berry  
NOES: Zenger

MAIN MOTION CARRIED.

**4.2 Approval of Amended First and Second Recognized Obligation Payment Schedules (ROPS) for the periods covering January 1, 2012 through June 30, 2012 and July 1, 2012 through December 31, 2012.**

**Recommended Action:**

1. Move to approve the Amended Recognized Obligation Payment Schedules (ROPS) and authorize the City Manager to transmit copies of the approved ROPS to the Department of Finance, Orange County Auditor Controller and State Controller.

Staff explained that the Department of Finance disallowed Item 100 Multi-Modal Mobility Action Plan because the grant award was after the dissolution of the Redevelopment Agency. Item 100 was removed from the ROPS for the period covering January 1, 2012, through June 30, 2012.

MAIN MOTION to approve the Amended First Recognized Obligation Payment Schedule (ROPS) for the period covering January 1, 2012, through June 30, 2012.

MOTION: Price  
SECOND: Dhauw  
AYES: Price, Dhauw, Patterson, Smith, Williams, Berry  
NOES: Zenger

MAIN MOTION CARRIED.

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Staff explained that the Department of Finance raised issue with the Source of Funding descriptors. All Sources of Funding previously described as "Low Mod/Tax Increment" or "Low Mod" will now read "Tax Increment" aka the Redevelopment Property Tax Fund.

Staff explained that the Department of Finance has initially rejected the certain items, and the Successor Agency is contesting the Department of Finance's decision. The Department of Finance indicated it was necessary to initially reject the items to allow more time for review. Staff recommended that the Oversight Board approve the Amended Second Recognized Obligation Payment Schedule (ROPS) for the period covering July 1, 2012, through December 31, 2012, with a notation that the Successor Agency preserves its right to appeal the Department of Finance's decision on each item listed below at every appropriate level including litigation in the court system. Staff explained the reasons for the objections as outlined in the written staff report.

Item 23 Jonathan Lehrer-Graiwer Judgment

- Item 27 Jamboree Housing Project – Employee Costs for Project Management
- Item 28 Property Management/Maintenance – Employee Costs
- Item 32 Developer Disposition Agreement – Buena Park Mall
- Item 33 Developer Disposition Agreement – CDW
- Item 34 Developer Disposition Agreement – CarMax
- Item 35 Developer Disposition Agreement – The Source

MAIN MOTION to approve the Amended Second Recognized Obligation Payment Schedule (ROPS) for the period covering July 1, 2012, through December 31, 2012, with the changes to the descriptors of the Sources of Funding as recommended by staff and with notations preserving the right to appeal as recommended by staff.

MOTION: Smith  
SECOND: Price  
AYES: Smith, Price, Dhauw, Patterson, Williams, Berry  
NOES: Zenger

MAIN MOTION CARRIED.

## **5. FUTURE AGENDA ITEMS**

- 5.1 Upcoming agenda items by Successor Agency staff**
- 5.2 Other items as requested by the Oversight Board**

Board Member Patterson requested a future discussion on consensus building toward goals and legal representation.

### **5.3 Designation of future meeting dates**

The next meeting was scheduled for June 20, 2012, at 10:30 a.m.

## **6. CLOSED SESSION**

None

## **7. ADJOURNMENT – 11:10 a.m.**