

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*

David Mansdoerfer  
*Orange County Board of  
Supervisors Representative*

Fred Smith  
*Orange County Sanitation District  
Representative*

Fred Williams  
*Chancellor of the California  
Community Colleges  
Representative*

Vacant  
*Orange County Board of  
Supervisors Representative*

Successor Agency Staff:

Jim Vanderpool  
*City Manager*

Ruben Lopez  
*Economic Development Administrator*

D. Scott Riordan  
*Economic Development Manager*

May Hui  
*Consultant*

Lana Ardaiz  
*Senior Administrative Assistant*

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**

**WEDNESDAY, DECEMBER 18, 2013**

~ 8:00 A.M. ~  
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 9:00 A.M. on the City business day preceding the scheduled meeting.

# OVERSIGHT BOARD MEETING AGENDA

WEDNESDAY, DECEMBER 18, 2013

~ 8:00 A.M. ~

## 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.

## 4. ADMINISTRATIVE REPORTS/ACTIONS

**4.1 Resolution to approve the transfer of property at 6955 Aragon Circle, Buena Park, California from the Redevelopment Agency to the City of Buena Park for use as a City corporate yard site.**

# OVERSIGHT BOARD MEETING AGENDA

**WEDNESDAY, DECEMBER 18, 2013**

~ 8:00 A.M. ~

**Recommended Action: Adopt a resolution (i) Approving the transfer of property at 6955 Aragon Circle, Buena Park, California from the Redevelopment Agency to the City of Buena Park for use as a City corporate yard site; and (ii) Directing the transmittal of the agreement to the State Controller's office.**

## **5. FUTURE AGENDA ITEMS**

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

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

**5.3 Designation of future meeting dates**

## **6. ADJOURNMENT**

Adjourn to next scheduled Oversight Board meeting 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 December 18, 2013 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.

## AGENDA REPORT

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

MEETING DATE: December 18, 2013

TO: The Chairman and Members of the Oversight Board

TITLE: APPROVE THE TRANSFER OF PROPERTY AT 6955 ARAGON CIRCLE, BUENA PARK, CALIFORNIA FROM THE REDEVELOPMENT AGENCY TO THE CITY OF BUENA PARK FOR USE AS A CITY CORPORATE YARD SITE.

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**RECOMMENDED ACTION:** Approve the transfer of property at 6955 Aragon Circle, Buena Park, California from the Redevelopment Agency to the City of Buena Park for use as a City corporate yard site, and direct Successor Agency staff to forward the Resolution to the State Controller's Office.

**DISCUSSION:** In May 2007, the Buena Park City Council approved a space needs analysis of the old City Yard (8061 Page Street) and requested that staff seek a new, larger and more modern facility to meet the needs of the City. In May 2009, the Redevelopment Agency Board gave direction to purchase a new City Yard site at 6955 Aragon Circle. The project was consistent with the goal of improving public facilities and was included in the Agency's 2010-2014 Implementation Plan.

In September 2009, a minute motion was passed authorizing City staff to take any and all actions necessary to implement a property exchange for the new City Yard site. Design and architectural agreements to retrofit the new site were executed in 2009, and construction contracts were executed in 2010.

In May 2011, a Property Exchange Agreement was executed between the City and RDA to exchange the new City Yard Site for the old site on Page Street - resulting in the Agency retaining the Page Street site to be used for future affordable housing development. All Agency funds used in the transaction were affordable housing set aside funds. On January 30, 2012, the final property transfer was recorded.

Redevelopment Agency dissolution law requires that the State Controller's Office conduct an Asset Transfer Review of all 400+ agencies in the state in order to determine whether asset transfers occurred after January 2011 between the Agency and City. Because the final transfer of the Aragon Circle property occurred after that date, the State Controller has recommended that

the Oversight Board adopt a resolution approving the transfer as a governmental purpose use.

Adopting the resolution, will allow the State Controller's Office to issue a final report requiring no further action of the Successor Agency or City.

Prepared by: Scott Riordan, Economic Development Manager

Approved by: Jim Vanderpool, Official Designee to the Oversight Board

Attachments:

1) Resolution

## RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE BUENA PARK REDEVELOPMENT AGENCY APPROVING THE TRANSFER OF THAT REAL PROPERTY IDENTIFIED BY THE STREET ADDRESS 6955 ARAGON CIRCLE, BUENA PARK, CALIFORNIA FROM THAT REDEVELOPMENT AGENCY TO THE CITY OF BUENA PARK

## A. Recitals.

(i) On May 24, 2011, the Buena Park Redevelopment Agency (“Agency”) approved a transfer of property at 6955 Aragon Circle, Buena Park, California (“the Property” hereinafter) to the City of Buena Park (“City”) for use as a corporate yard site. The Property transfer occurred on January 30, 2012.

(ii) The transfer referred to in Recital (i) discharged an obligation of the Agency to effect that transfer in consideration of real property received by the Agency from the City of Buena Park to be utilized to provide low to moderate income housing opportunities.

(iii) Due to initial findings of the draft State Controller’s Office Asset Transfer Review, the transfer was found to be unallowable. However H&S 34181(a) provides that the Oversight Board may direct the Successor Agency to transfer ownership of those assets that were constructed and used for a governmental purpose.

## B. Resolution.

NOW, THEREFORE, the Oversight Board for the Successor Agency to the Community Redevelopment Agency of the City of Buena Park hereby finds, determines, resolves, directs and orders as follows:

1. The Oversight Board finds that all of the facts set forth in the Recitals, Part A of this Resolution, are true and correct.

2. The Oversight Board hereby approves the transfer of property from the Agency to the City on January 30, 2012, said property to be utilized for a City corporate yard, a governmental purpose.

3. The Secretary to this Oversight Board shall certify to the adoption of this Resolution.

PASSED AND ADOPTED this 18<sup>th</sup> day of December, 2013 by the following called vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Chairperson, Oversight Board of the  
Successor Agency to the Community  
Redevelopment Agency of the  
City of Buena Park

ATTEST:

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Secretary, Oversight Board for the  
Successor Agency to the Community  
Redevelopment Agency of the  
City of Buena Park

I, Shalice Tilton, Secretary of the Oversight Board for the Successor Agency to the Community Redevelopment Agency of the City of Buena Park, California, hereby certify that the foregoing resolution was duly and regularly passed and adopted at a regular meeting of the Oversight Board for the Successor Agency to the Community Redevelopment Agency of the City of Buena Park, held this 18<sup>th</sup> day of December, 2013.

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Secretary