



44933 Fern Avenue, Lancaster, CA 93534  
Chair Elizabeth Brubaker, Vice Chairman Dr. David Vierra,  
Board Member Edward Knudson, Board Member Jodie Shepherd-Troth,  
Board Member Sandy Smith, Board Member Jim Vose,  
Board Member John Walker

## **LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD REGULAR MEETING AGENDA**

**Tuesday**

**October 17, 2017**

Meeting – **4:00 p.m.**

Council Chambers – Lancaster City Hall

The City Clerk hereby declares the agenda was posted  
by 5:00 p.m. on Friday, October 13, 2017  
at the entrance to the Lancaster City Hall Council Chambers.

### **CALL TO ORDER**

### **ROLL CALL**

Board Members: Knudson, Shepherd-Troth, Smith, Vose, Walker; Vice Chairman Vierra; Chair Brubaker

### **PLEDGE OF ALLEGIANCE**

### **AGENDA ITEMS TO BE REMOVED**

Sometimes it is necessary to remove items from the agenda. We apologize for any inconvenience this may cause you.

### **PUBLIC BUSINESS FROM THE FLOOR - AGENDIZED ITEMS**

Any person who would like to address the Lancaster Successor Agency Oversight Board on any agendized item is requested to complete a speaker card for the City Clerk and identify the agenda item you would like to discuss. Each person will be given an opportunity to address the Lancaster Successor Agency Oversight Board at the time such item is discussed. Speaker cards are available at the rear of the Council Chambers and your speaker card must be filled out *prior* to the agenda item being called. We respectfully request that you fill the cards out completely and print as clearly as possible. Following this procedure will allow for a smooth and timely process for the meeting and we appreciate your cooperation. *Individual speakers are limited to three (3) minutes each.*

Consent Calendar items may be acted upon with one motion, a second and the vote. If you desire to speak on an item or items on the Consent Calendar, you may fill out one speaker card for the Consent Calendar. You will be given three minutes to address your concerns before the Lancaster Successor Agency Oversight Board takes action on the Consent Calendar.

**LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD  
REGULAR MEETING AGENDA  
TUESDAY, OCTOBER 17, 2017**

**MINUTES**

**M 1.** Adopt **Resolution No. OB 05-17**, approving the Lancaster Successor Agency Oversight Board Regular Meeting minutes of January 17, 2017.

**NEW BUSINESS**

**NB 1.** Agreement with SC Premier Properties, LLC

Recommendation:

Adopt **Resolution No. 06-17**, authorizing the City Manager or his designee to enter into an agreement with SC Premier Properties, LLC for the return of parcels related to a 2006 Disposition and Development Agreement with the Lancaster Redevelopment Agency and execute all related documents.

**EXECUTIVE DIRECTOR ANNOUNCEMENT**

**CITY CLERK ANNOUNCEMENT**

**PUBLIC BUSINESS FROM THE FLOOR - NON-AGENDIZED ITEMS**

This portion of the agenda allows an individual the opportunity to address the Lancaster Successor Agency Oversight Board on any item ***NOT ON THE AGENDA*** regarding Board business and speaker cards must be submitted ***prior*** to the beginning of this portion of the Agenda. Please complete a speaker card for the City Clerk and identify the subject you would like to address. We respectfully request that you fill the cards out completely and print as clearly as possible. Following this procedure will allow for a smooth and timely process for the Lancaster Successor Agency Oversight Board meeting and we appreciate your cooperation. State law prohibits the Lancaster Successor Agency Oversight Board from taking action on items not on the agenda and your matter will be referred to the Executive Director. ***Individual speakers are limited to three (3) minutes each.***

**BOARD MEMBER COMMENTS**

**ADJOURNMENT**

Next Regular Meeting:

**Tuesday, November 21, 2017 - 4:00 p.m.**

**LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD  
REGULAR MEETING AGENDA  
TUESDAY, OCTOBER 17, 2017**

**MEETING ASSISTANCE INFORMATION**

In compliance with the Americans with Disabilities Act, this meeting will be held at a location accessible to persons with disabilities; if you need special assistance to participate in this meeting, please contact the City Clerk at (661)723-6020. Services such as American Sign Language interpreters, a reader during the meeting, and/or large print copies of the agenda are available. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting/event you wish to attend. Due to difficulties in securing sign language interpreters, five or more business days notice is strongly recommended. For additional information, please contact the City Clerk at (661)723-6020.

**AGENDA ADDENDUM INFORMATION**

On occasion items may be added after the agenda has been mailed to subscribers. Copies of the agenda addendum item will be available at the City Clerk Department and are posted with the agenda on the windows of the City Council Chambers. For more information, please call the City Clerk Department at (661) 723-6020.

All documents available for public review are on file with the City Clerk Department.

M 1
10/17/17
MVB

**LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD  
MEETING MINUTES  
January 17, 2017**

**CALL TO ORDER**

Chair Brubaker called the meeting to order at 4:08 p.m.

**ROLL CALL**

**PRESENT:** Board Members Knudson, Vose, Chair Brubaker

**ABSENT:** Board Members Shepherd-Troth, Smith, Walker; Vice Chair Vierra

A quorum was not achieved at this time.

**STAFF**

**MEMBERS:** City Manager; Deputy City Manager; City Attorney, Economic Development Director; Acting Finance Director; City Clerk

**PLEDGE OF ALLEGIANCE**

Board Member Vose

The City Attorney announced that due to the lack of a quorum, no agenda items will be discussed at this time; the meeting moved to Public Business from the Floor, non-agendized items at this time.

**CITY CLERK ANNOUNCEMENT**

The City Clerk provided the public with the procedure to address the Lancaster Successor Agency Oversight Board regarding non-agendized items.

**PUBLIC BUSINESS FROM THE FLOOR - *NON-AGENDIZED ITEMS***

Karen Menjivar – student at Antelope Valley College, discussed marijuana dispensaries.

Billie Urice – student at Antelope Valley College, asked what the priorities for the City of Lancaster will be for 2017 and discussed staff’s work environment.

Leslie Chinchilla – student at Antelope Valley College, discussed the importance of STEM education.

LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD  
MEETING MINUTES  
JANUARY 17, 2017

**PUBLIC BUSINESS FROM THE FLOOR - NON-AGENDIZED ITEMS CONTINUED...**

Isaac Guzman – student at Antelope Valley College, asked what plans are for future parks and discussed the condition of specific parks in the City.

Zulette Cardenas – student at Antelope Valley College, asked how students are encouraged to participate in City Council meetings.

Maria Cena – student at Antelope Valley College; asked what the plans are to address the homeless issue.

The Executive Director stated Board Member Smith is on her way to the meeting and requested a recess until she arrives.

Chair Brubaker recessed the meeting at 4:25.

*Board Member Smith arrived at the meeting at 4:34 p.m.*

Chair Brubaker reconvened the meeting at 4:35

The City Attorney stated a quorum was obtained and the items on the agenda could now be acted upon.

**M 1. MINUTES**

On a motion by Board Member Smith and seconded by Board Member Knudson, the Lancaster Successor Agency Oversight Board adopted **Resolution No. OB 01-17**, approving the Lancaster Successor Agency Oversight Board Regular Meeting minutes of September 20, 2016, by the following vote: 4-0-0-3; AYES: Knudson, Smith, Vose, Brubaker; NOES: None; ABSTAIN: None; ABSENT: Shepherd-Troth, Walker, Vierra

**M 2. MINUTES**

On a motion by Board Member Vose and seconded by Board Member Smith, the Lancaster Successor Agency Oversight Board adopted **Resolution No. OB 02-17**, approving the Lancaster Successor Agency Oversight Board Special Meeting minutes of December 14, 2016, by the following vote: 4-0-0-3; AYES: Knudson, Smith, Vose, Brubaker; NOES: None; ABSTAIN: None; ABSENT: Shepherd-Troth, Walker, Vierra

**NB 1. RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD JULY 1, 2017 TO JUNE 30, 2018**

The Acting Finance Director presented the staff report for this item.

On a motion by Board Member Knudson and seconded by Board Member Vose, the Lancaster Successor Agency Oversight Board adopted **Resolution No. OB 03-17**, approving the Recognized Obligation Payment Schedule for the period July 1, 2017 to June 30, 2018, by the following vote: 4-0-0-3; AYES: Knudson, Smith, Vose, Brubaker; NOES: None; ABSTAIN: None; ABSENT: Shepherd-Troth, Walker, Vierra

LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD  
MEETING MINUTES  
JANUARY 17, 2017

**NB 2. SUCCESSOR AGENCY ADMINISTRATIVE BUDGETS FOR THE PERIODS JULY 1, 2017 TO DECEMBER 31, 2017 AND JANUARY 1, 2018 TO JUNE 30, 2018**

The Acting Finance Director presented the staff report for this item.

Discussion among the Board and staff included discussion of the budgets as they pertain to salaries and benefits and the staff that supports the Successor Agency.

On a motion by Board Member Knudson and seconded by Board Member Smith, the Lancaster Successor Agency Oversight Board adopted **Resolution No. OB 04-17**, approving the Successor Agency Administrative Budgets for the periods of July 1, 2017 to December 31, 2017 and January 1, 2018 to June 30, 2018, as detailed in Attachments A & B, by the following vote: 4-0-0-3; AYES: Knudson, Smith, Vose, Brubaker; NOES: None; ABSTAIN: None; ABSENT: Shepherd-Troth, Walker, Vierra

**BOARD MEMBER COMMENTS**

None

**ADJOURNMENT**

Chair Brubaker adjourned the meeting at 4:44 p.m. and stated the next regular meeting of the Lancaster Successor Agency Oversight Board will take place on Tuesday, February 21, 2017 at 4:00 p.m.

PASSED, APPROVED and ADOPTED this 17<sup>th</sup> day of October, 2017, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

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BRITT AVRIT, MMC  
City Clerk/Board Secretary  
Lancaster, CA

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ELIZABETH BRUBAKER  
Chair  
Lancaster Successor Agency Oversight Board

LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD  
MEETING MINUTES  
JANUARY 17, 2017

STATE OF CALIFORNIA            }  
COUNTY OF LOS ANGELES       } ss  
CITY OF LANCASTER             }

CERTIFICATION OF MINUTES  
LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD

I, \_\_\_\_\_, \_\_\_\_\_ of the City of Lancaster, CA, do hereby certify that this is a true and correct copy of the original Lancaster Successor Agency Oversight Board minutes, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, CA on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

(seal)

\_\_\_\_\_

RESOLUTION NO. OB 05-17

A RESOLUTION OF THE LANCASTER SUCCESSOR  
AGENCY OVERSIGHT BOARD APPROVING THE  
MEETING MINUTES OF JANUARY 17, 2017

WHEREAS, Health and Safety Code Section 34179 (e) states all actions taken by an oversight board shall be approved by resolution.

NOW THEREFORE, BE IT RESOLVED by the Lancaster Successor Agency Oversight Board, as follows:

SECTION 1. The Lancaster Successor Agency Oversight Board approves the January 17, 2017 Meeting Minutes attached hereto.

SECTION 2. The Successor Agency shall maintain this Resolution on file as a public record.

PASSED, APPROVED and ADOPTED this 17<sup>th</sup> day of October, 2017, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

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BRITT AVRIT, MMC  
City Clerk  
Lancaster, CA

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ELIZABETH BRUBAKER  
Chair  
Lancaster Successor Agency Oversight Board



STATE OF CALIFORNIA            }  
COUNTY OF LOS ANGELES       } ss  
CITY OF LANCASTER            }

CERTIFICATION OF RESOLUTION  
LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD

I, \_\_\_\_\_, \_\_\_\_\_ City of Lancaster, CA, do hereby certify that this is a true and correct copy of the original Resolution No. OB 05-17, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

(seal)

\_\_\_\_\_

**STAFF REPORT**  
**Lancaster Successor Agency Oversight Board**

NB1
10/17/17
MVB

Date: October 17, 2017

To: Chair Brubaker and Board Members

From: Vern Lawson, Economic Development Director of the City of Lancaster

Subject: **Agreement with SC Premier Properties, LLC**

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**Recommendation:**

Adopt **Resolution No. 06-17**, authorizing the City Manager or his designee to enter into an agreement with SC Premier Properties, LLC for the return of parcels related to a 2006 Disposition and Development Agreement with the Lancaster Redevelopment Agency and execute all related documents.

**Fiscal Impact:**

Land in lieu of payment. Potential for future revenue to the Lancaster Successor Agency upon the sale of the 27-acre commercial site to a private party.

**Background:**

In 2006, the Lancaster Redevelopment Agency executed a Disposition and Development Agreement (DDA) with SC Premier Properties, LLC for the sale and subsequent development of several parcels in Front Row Center, which is generally bounded by Lancaster Boulevard, Avenue I, 27<sup>th</sup> Street West, and State Route 14. Two of these parcels were quickly developed, becoming the Hampton Inn & Suites and Homewood Suites located adjacent to Lancaster Municipal Stadium. These developments have proven a boon to the Lancaster community, creating new jobs and generating substantial transient occupancy tax as well as property tax revenue since their opening in 2008.

The original DDA called for development of the remaining parcels prior to November 2017. These sites were envisioned for commercial uses, including office, shopping, dining, entertainment, and additional hotels as supported by the market. However, the opening of the initial developments was quickly followed by the Great Recession. As is well known, the resulting economic conditions severely impacted the commercial market, leading companies that otherwise would have been ideal candidates for development in this area to reduce their footprints as opposed to expanding to new locations. Thus, the envisioned uses never materialized.

The proposed agreement would allow for the return of this prime 27-acre commercial site to the Lancaster Successor Agency in exchange for the promissory note in the amount of \$2,195,094 executed as part of the 2011 amendment to the DDA. The site offers substantial potential for

future development, with the local real estate market continuing to heat up as the economy strengthens. This would not only provide the Lancaster Successor Agency with a valuable real estate asset at a time when values are on the rise, but also offer an ideal opportunity to leverage this site for future development, thus creating new jobs for local residents while increasing the tax base for the affected taxing entities.

In short, this action would return a currently underutilized asset to Agency control for the future benefit of the community.

SC Premier Properties will continue to work to sell the site in question until the November 27, 2017 deadline outlined in the original DDA. Should they be successful in locating a buyer prior to that time, the deadline will be extended by one year to allow for the completion of the purchase process. Once the sale is complete, a portion of the proceeds will be remitted to the Successor Agency per the terms of the original agreement.

The Lancaster Successor Agency approved this action at its regular meeting on October 10, 2017.

VL:cd

**Attachments:**

Resolution No. 06-17

Site Map, including the following APNs:

- 3153-067-007
- 3153-067-008
- 3153-067-009
- 3153-015-045
- 3153-015-046
- 3153-015-047
- 3153-015-048

RESOLUTION NO. OB 06-17

A RESOLUTION OF THE LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO ENTER INTO AN AGREEMENT WITH SC PREMIER, LLC FOR THE RETURN OF PARCELS RELATED TO A 2006 DISPOSITION AND DEVELOPMENT AGREEMENT WITH THE LANCASTER REDEVELOPMENT AGENCY

WHEREAS, Health and Safety Code Section 34179 (e) states all actions taken by an oversight board shall be approved by resolution; and

WHEREAS, in 2006, the Lancaster Redevelopment Agency executed a Disposition and Development Agreement (DDA) with SC Premier Properties, LLC for the sale and subsequent development of several parcels in Front Row Center, which is generally bounded by Lancaster Boulevard, Avenue I, 27<sup>th</sup> Street West, and State Route 14; and

WHEREAS, two of these parcels were quickly developed, becoming the Hampton Inn & Suites and Homewood Suites located adjacent to Lancaster Municipal Stadium, generating substantial transient occupancy and property taxes since their opening; and

WHEREAS, the original DDA called for development of the remaining parcels as commercial uses prior to November 2017; and

WHEREAS, the substantial impact of the Great Recession on the commercial market resulted in a lack of commercial development on said parcels; and

WHEREAS, the remaining parcels comprise a 27-acre site which represents a significant real estate asset for future development benefitting the citizens of Lancaster.

NOW THEREFORE, BE IT RESOLVED by the Lancaster Successor Agency Oversight Board, as follows:

SECTION 1. The Lancaster Successor Agency Oversight Board authorizes the City Manager or his designee to enter into an agreement with SC Premier Properties, LLC for the return of the 27-acre commercial site to the Agency in exchange for the promissory note in the amount of \$2,195,094 executed as part of the 2011 amendment to the DDA.

SECTION 2. SC Premier Properties, LLC shall continue marketing the site to private parties; should they locate a buyer prior to the November 27, 2017 deadline outlined in the original DDA, the deadline shall be extended by one year to allow for completion of the sale.

SECTION 3. The Successor Agency shall maintain this Resolution on file as a public record.

PASSED, APPROVED and ADOPTED this 17<sup>th</sup> day of October, 2017, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

\_\_\_\_\_  
BRITT AVRIT, MMC  
City Clerk  
Lancaster, CA

\_\_\_\_\_  
ELIZABETH BRUBAKER  
Chair  
Lancaster Successor Agency Oversight Board

STATE OF CALIFORNIA            }  
COUNTY OF LOS ANGELES       } ss  
CITY OF LANCASTER             }

CERTIFICATION OF RESOLUTION  
LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD

I, \_\_\_\_\_, \_\_\_\_\_ City of Lancaster, CA, do hereby certify that this is a true and correct copy of the original Resolution No. OB 06-17, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

(seal)

\_\_\_\_\_

Attachment 1: Site Map

