

**LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD**  
**MINUTES**  
**May 21, 2013**

**CALL TO ORDER**

Chair Brubaker called the meeting to order at 4:01 p.m.

**ROLL CALL**

**PRESENT:** Board Members: Levin, Smith, Vose, Walker, Chair Brubaker

**ABSENT:** Board Member: Brewington, Vice Chair Vierra

**STAFF**

**MEMBERS:** Executive Director; Finance Director; Assistant to the Executive Director; City Clerk

**PLEDGE OF ALLEGIANCE**

Board Member Levin

**AGENDA ITEMS TO BE REMOVED**

None

**M 1. MINUTES**

On a motion by Board Member Walker and seconded by Board Member Levin, the Lancaster Successor Agency Oversight Board adopted **Resolution No. OB 11-13**, approving the Lancaster Successor Agency Oversight Board Special Meeting minutes of April 16, 2013, by the following vote: 5-0-0-2; AYES: Levin, Smith, Vose, Walker, Brubaker; NOES: None; ABSTAIN: None; ABSENT: Brewington, Vierra

**NB 1. APPROVAL OF USE OF AVAILABLE HOUSING BOND PROCEEDS TO DEFEASE BONDS**

The Finance Director presented the staff report regarding this matter.

Board Member Vose stated that the Health and Safety Code states the Successor Agency can either expend the funds or retain them; expending them in a manner that is consistent with the indebtedness obligation of the covenants. The covenants within the bonds allows for the bonds to be paid down. When these expenditures are added it is ultimately the decision of the Department of Finance to review and or approve these through the ROPS. He inquired as to how this will impact the shortfall in the reserves.

LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD  
REGULAR MEETING MINUTES  
MAY 21, 2013

**EXECUTIVE DIRECTOR ANNOUNCEMENT**

The Executive Director stated that he appreciates that the Board takes time to review the items presented before them and thanked them for their eye for detail; thanked the Finance staff for their hard work.

**CITY CLERK /AUTHORITY SECRETARY ANNOUNCEMENT**

The City Clerk stated that there were no speakers from the audience.

**BOARD MEMBER COMMENTS**

None

**ADJOURNMENT**

Chair Brubaker adjourned the meeting at 4:21 p.m. and stated that next regular meeting of the Lancaster Successor Agency Oversight Board would take place on Tuesday, June 18, 2013 at 4:00 p.m.

PASSED, APPROVED and ADOPTED this 16<sup>th</sup> day of July, 2013, by the following vote:


AYES: Board Members: Levin, Smith, Vose, Walker, Chair Brubaker

NOES: None


ABSTAIN: None

ABSENT: Board Member Brewington, Vice Chair Vierra

ATTEST:

  
GERI K. BRYAN, CMC  
City Clerk/Authority Secretary  
Lancaster, CA

APPROVED:

  
ELIZABETH BRUBAKER  
Chair  
Lancaster Successor Agency  
Oversight Board

**LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD  
MINUTES  
APRIL 16, 2013**

**CALL TO ORDER**

Chair Brubaker called the meeting to order at 4:00 p.m.

**ROLL CALL**

**PRESENT:** Board Members: Brewington, Levin, Smith, Vose, Walker, Chair Brubaker

**ABSENT:** Board Member: Vice Chair Vierra,

**STAFF**

**MEMBERS:** Assistant to the Executive Director; Finance Director; Economic Development Director; City Clerk

**PLEDGE OF ALLEGIANCE**

Board Member Brewington

**AGENDA ITEMS TO BE REMOVED**

None

**UPDATE ON HOUSING ASSET TRANSFER**

The Finance Director presented an update on the Housing Asset Transfer Form. AB1484 required an extensive report of all assets transferred from former Low Moderate Income Housing Fund (LMIHF) to Lancaster Housing Authority be filed with Department of Finance (DOF). In late August, the DOF issued a letter stating they objected to essentially all of the real property transfers, which included all of the homes and vacant land acquired over the years by the Housing Division of the former Lancaster Redevelopment Agency. Housing and Neighborhood Revitalization and Finance staff worked tirelessly with DOF staff to prove these transfers were permitted by law. Many hours were spent gathering data and documents in order to justify these transfers. The City received a final determination letter from the DOF allowing 289 of the 293 real property transfers. The 4 disallowed properties are parking lots, the disposition of which will be handled by the Lancaster Successor Agency. This is a huge victory for the citizens of this community and another major obstacle in the wind-down of redevelopment.

Board Member Levin requested clarification regarding the four properties that will remain with the Successor Agency.

The Finance Director stated that as part of the dissolution process, staff will bring forward to the Oversight Board for consideration, the Property Management Plan. As part of the Property Management Plan, each and every property will be reviewed and based on what the law allows, it will then be determined what the best course of action for that property will be. For example – the property may be sold as a private property; held for future development; transferred to another agency. This is progressing and the Plan will be brought to the Board over the next few months.

LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD  
REGULAR MEETING MINUTES  
APRIL 16, 2013

**NB 2. LOAN AMORTIZATION SCHEDULE FOR THE LOAN FROM THE CITY OF LANCASTER TO THE LANCASTER SUCCESSOR AGENCY FOR ADMINISTRATIVE EXPENSES FOR THE PERIOD JULY – DECEMBER 2012 (continued)**

The Finance Director stated that the actual Promissory Note was not and the actual loan amount on the ROPS would be \$184,000 because it is the amount of the loan plus the estimated interest payments.

Board Member Vose stated that assuming the Financial Forecast of 2018 stays in place, that is when it is likely that funds could be distributed to taxing agencies.

The Finance Director stated that the way that the legislation is spelled out and loans can be repaid to the City, is that it can begin to be repaid once there are excess funds available to other taxing entities. The City would only be eligible for 50% of what is available to other taxing entities from the prior period. There needs to be excess funds available in a prior period and then the next period, the City would be eligible to pay for loans up to 50% of that amount.

Board Member Vose stated that if a spread sheet was to be created with what the obligations are, by the time the Agency gets to 2018 there could be millions of dollars owed to the City.

The Finance Director stated that this is possible. With the finding of completion, the legislation does allow that loans that were made to the former Redevelopment Agency could then once again be recognized enforceable obligations of the Successor Agency. Once the finding of completion is received, staff would return to the Oversight Board for consideration of those former loans in order for them to be enforceable obligations of the Agency and that would certainly be in the millions of dollars.

On a motion by Board Member Levin and seconded by Board Member Walker, the Lancaster Successor Agency Oversight Board adopted **Resolution No. OB 09-13**, approving the loan amortization schedule for the loan from the City of Lancaster to the Lancaster Successor Agency for administrative expenses pursuant to H & S Code Section 34173(h) and 34191.4(b)(2), by the following vote: 6-0-0-1; AYES: Brewington, Levin, Smith, Vose, Walker, Brubaker; NOES: None; ABSTAIN: None; ABSENT: Vierra

LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD  
REGULAR MEETING MINUTES  
APRIL 16, 2013

**ADJOURNMENT**

Chair Brubaker adjourned the meeting at 4:21 p.m. and stated that next regular meeting of the Lancaster Successor Agency Oversight Board would take place on Tuesday, May 21, 2013 at 4:00 p.m.

PASSED, APPROVED and ADOPTED this 21<sup>st</sup> day of May, 2013, by the following vote:


AYES: Board Members: Levin, Smith, Vose, Walker, Chair Brubaker

NOES: None


ABSTAIN: None

ABSENT: Board Member: Brewington, Vice Chair Vierra

ATTEST:

  
GERI K. BRYAN, CMC  
City Clerk  
Lancaster, CA

APPROVED:

  
ELIZABETH BRUBAKER  
Chair  
Lancaster Successor Agency  
Oversight Board

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)

\_\_\_\_\_