



**City of Campbell Successor Agency  
Oversight Board Agenda**

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**February 15, 2018**

**2:00 PM**

**City of Campbell Council Chambers  
70 N. First Street**

Call to Order – Roll Call

1. Approval of Minutes from the January 30, 2018 meeting.

Unfinished Business

None

New Business

2. Approve Resolution to Direct Disposal of Remnant Lot by Open Bid

Oral Requests (Members of the Public)

Adjourn



# Oversight Board Report

Date: February 15, 2018

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## **#1 Approve Minutes from the January 30, 2018 Oversight Board Meeting**

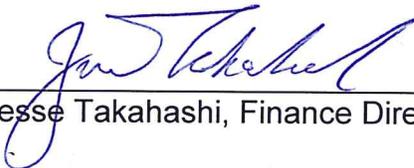
Action: Voice Call (All those in favor, All those opposed)

## **#2 Approve Resolution to Direct Disposal of Remnant Lot by Open Bid**

This item is being proposed by two OB members from the County of Santa Clara to direct the SA to sell the remnant parcel by an open bid process. The attached memo (attachment 3) describes the proposal and related timeframes in which to complete the process.

Due to the recent staffing shortage being experienced by the Successor Agency, the OB may wish to consider allowing the SA a slightly longer period of time than the 30 days in which to place the property on the market while still being able to approve the bids prior to July 1, when the OB will transition to a Countywide board.

Action: Adopt a resolution approving the disposal of the remnant lot by open bid. (Resolution/Roll Call Vote).

Prepared by:   
Jesse Takahashi, Finance Director

### Attachments:

1. January 30, 2018 Minutes
2. Resolution 2018-2
3. Memo dated January 24, 2018 from Board Members Filice and Fuller

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*CITY OF CAMPBELL OVERSIGHT BOARD*

*MINUTES*

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*JANUARY 30, 2018  
CITY HALL COUNCIL CHAMBERS*

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The Oversight Board meeting of January 30, 2018, was called to order at 2:05 p.m. in the Council Chambers, 70 North First Street, Campbell, California by Chair Maduli and the following proceedings were had, to wit:

**CALL TO ORDER - ROLL CALL**

Board Members Present

Ed Maduli, Chair  
Colleen Martin, Vice Chair  
Susan Fuller  
Dan Furtado  
Jesse Takahashi  
Danielle Christian, alternate for Tony Filice

Guest(s) Present

Jenny Treis, Program  
Manager, County of Santa Clara  
Tommy Nguyen, Program Manager,  
County of Santa Clara

Staff Present

Shannon Brangan,  
Recording Secretary  
Brian Loventhal,  
Successor Agency Executive Director

Board Members Absent

Suzanne Carrig

**APPROVAL OF MINUTES**

**Motion:** Upon motion of Member Takahashi, seconded by Member Martin, the minutes of the Oversight Board meeting of January 31, 2017, were approved as submitted (6-0-1-0).

**AYES:** Fuller, Furtado, Takahashi, Christian, Martin and Maduli  
**NOES:** None  
**ABSENT:** Carrig  
**ABSTAIN:** None

**UNFINISHED BUSINESS**

There was no unfinished business.

**NEW BUSINESS****Approve the ROPS 18-19 including the Administrative Budget**

Chair Maduli asked if there were any questions or issues from the Board regarding the ROPS. There were none.

Member Takahashi explained that the ROPS 18-19 represented Successor Agency's (SA) enforceable obligations for period July 1, 2018 – June 30, 2019, including the Agency's proposed administrative budget for the same period. There was again no "Report of Prior Period Adjustments" in this ROPS period pursuant to the Department of Finance instructions. Total Enforceable Obligations funded with RPTTF funding for ROPS 18-19 were \$1,661,406 consisting of \$1,627,206 in non-administrative costs and \$34,200 in administrative costs, slightly up from the prior year.

Member Takahashi also explained each of the items listed on the ROPS which were essentially the same as the prior ROPS period. He noted the County Auditor–Controller issued a letter of No-Objection.

Chair Maduli asked if there were any further questions. There were none.

Chair Maduli asked for a motion to approve the ROPS and corresponding administrative budget.

**Motion:**       **Upon motion of Member Fuller, seconded by Member Christian, the Oversight Board adopted Resolution #2018-1 approving the Recognized Obligation Payment Schedule (ROPS 18-19) and Administrative Budget for the period covering July 1, 2018, through June 30, 2019, as submitted (6-0-1-0):**

**AYES:**       **Fuller, Furtado, Takahashi, Christian, Martin and Maduli**  
**NOES:**       **None**  
**ABSENT:**   **Carrig**  
**ABSTAIN:**   **None**

**Approve Resolution to Direct Disposal of Remnant Lot by Open Bid**

Member Takahashi noted this agenda item was a late addition submitted by the County. Based on discussion with the Successor Agency's legal counsel, Member Takahashi asked that this item be removed for failure to provide 10 days of prior public noticing per Health and Safety Code Section 34181 (f) which requires that all actions taken pursuant

to 34181 (a) and (c) regarding property or sale of property be approved by resolution of the oversight board at a public meeting after at least 10 days' notice to the public of the specified proposed action. Therefore, Member Takahashi asked that this item be taken off the agenda and not considered at this time.

Jenny Treis, Program Manager for County of Santa Clara, spoke regarding the 10 day notification being in reference to the sale of the property, and said this request from the County was for the property to be put up for bid, so she did not believe this provision applied to this agenda item, referencing other agencies in the County that have similar situations regarding property for sale. There was discussion surrounding when this item could be considered with proper noticing.

Both Campbell Successor Agency Executive Director, Brian Loventhal and Board Member Furtado provided further clarification to the Board regarding their understanding of the 10 days' noticing requirement. After continued discussion surrounding this item, Chair Maduli recommended this item be rescheduled to a later date to ensure for proper noticing. The Board agreed upon February 15, 2018 as the date to hear this item.

### **Status of Long-Range Property Management Plan**

Board member Takahashi presented the update on the Long-Range Property Management Plan. Because of the legal status, the Community Center is unable to be transferred until it's free and clear of the lien on the debt, scheduled for October 2032. Regarding the three remaining properties: Campbell Museum, Edith Morely Park and the downtown surface parking lot, they have not yet been transferred.

One of the taxing entities did not wish to sign the compensation agreement for the downtown surface parking lot. The County has offered assistance in getting the final signature on that agreement. Chair Maduli stated that prior to this Oversight Board concluding, we need to get the transfer of the three properties: Campbell Museum, Edith Morely Park and the downtown parking lot, then we only have one item remaining to transfer (Community Center). Member Takahashi said the SA staff will work with the County to acquire that last entity signature in order to finalize this item.

### **ORAL REQUESTS**

None

### **ADJOURNMENT**

Chair Maduli adjourned the Oversight Board meeting at 2:25 p.m. to the next meeting on February 15, 2018 at 2:00 p.m.

Respectfully submitted,  
Shannon Brangan, Recording Secretary

**OVERSIGHT BOARD RESOLUTION NO. 2018-2**

**RESOLUTION OF THE CITY OF CAMPBELL SUCCESSOR AGENCY OVERSIGHT BOARD DIRECTING THE CITY OF CAMPBELL SUCCESSOR AGENCY TO DISPOSE OF THE CIVIC CENTER DRIVE REMNANT LOT LOCATED IN CAMPBELL, CA (APN 279-41-062) BY OPEN BID AS LISTED AND REQUIRED BY ITEM NO. 5 ON THE LONG RANGE PROPERTY MANAGEMENT PLAN**

**RECITALS**

**WHEREAS**, pursuant to Health and Safety Code section 34191.5, the Oversight Board for the City of Campbell Successor Agency (“Oversight Board”) and the California Department of Finance approved the Long Range Property Management Plan (“LRPMP”) effective January 24, 2014; and,

**WHEREAS**, pursuant to Health and Safety Code section 34181(a)(1), the Oversight Board shall direct the Successor Agency to the City of Campbell Redevelopment Agency (“Successor Agency”) to dispose of all assets expeditiously and at maximized value; and,

**WHEREAS**, pursuant to Health and Safety Code section 34179(c), an “oversight board may direct the staff of the successor agency to perform work in furtherance of the oversight board’s and the successor agency’s duties and responsibilities”; and,

**WHEREAS**, Item No. 5 on the LRPMP is listed as the Civic Center Drive Remnant Lot (APN 279-41-062) (the “Property”), is a vacant lot, and is approximately 3,500 square feet in size located at the intersection of Civic Center Drive and Harrison Avenue; and,

**WHEREAS**, the LRPMP requires the Property to be sold on the open market and the sales proceeds to be remitted to the County Auditor-Controller to be distributed to the affected taxing entities; and,

**WHEREAS**, the City of Campbell (“City”) has previously expressed interest in purchasing the Property from the Successor Agency and so should be allowed to participate in any open bidding process; and,

**WHEREAS**, the Property is the last remaining property owned by the Successor Agency and must be sold in accordance with the LRPMP, and continued delay will have a negative financial effect on the affected taxing entities and will delay the continued wind-down of the Successor Agency.

**NOW, THEREFORE, BE IT RESOLVED** by the Oversight Board as follows:

1. The Oversight Board hereby directs the Successor Agency to place the Property up for bid on the open market within thirty (30) days of the effective date of this Resolution. The Property shall be placed on the open market for sixty (60) days, and the Successor Agency shall locally publicize the solicitation, including to all neighboring property owners. Notice shall be provided to all the affected taxing entities of the open bid prior

to its issuance, and the Successor Agency shall request assistance from the affected taxing entities in publicizing the solicitation.

2. The Purchase and Sale Agreement between the Successor Agency as seller and potential buyers of the Property (including the City) shall be approved by the Oversight Board within the time limits set forth above. The Successor Agency shall return to the Oversight Board within fifteen (15) days of the close of the solicitation process to obtain approval for the sale.
3. This Resolution shall take effect immediately pursuant to Health and Safety Code section 34191.5(f).

**ADOPTED** this February 15, 2018, by the Oversight Board for the City of Campbell Successor Agency by the following vote, to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

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Ed Maduli, Chair

# Memo

To: Jesse Takahashi, Finance Director, City of Campbell

From: Tony Filice, Oversight Board Member  
Susan Fuller, Oversight Board Member

Date: January 24, 2018

Re: Disposition of the Campbell Remnant Lot

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The City of Campbell Successor Agency (“Successor Agency”) is nearing the complete wind down of its operations, including but not limited to, disposition of all of its assets. However, one Successor Agency property has not been sold: the Civic Center Drive Remnant Lot (APN 279-41-062) (the “Property”), which is described as Item No. 5 in the Successor Agency’s Long Range Property Management Plan (the “LRPMP”). The LRPMP took effect on January 24, 2014 after approval by the Oversight Board and the California Department of Finance. The LRPMP directs that the Property will be sold on the open market. Since January 2014, no plan of disposition has been presented to the Oversight Board consistent with the LRPMP.

Health and Safety Code section 34181 requires all Successor Agency assets to be disposed of expeditiously and in a manner aimed at maximizing value. Nearly four years have passed since approval of the LRPMP, without the sale of the Property moving forward. In addition, this Oversight Board will terminate on June 30, 2018, to be replaced by a Countywide Oversight Board. The sale of this Property is also the last remaining item preventing the Successor Agency from a Last and Final Recognized Obligation Payment Schedule, the adoption of which should further reduce administrative costs and eliminate the need for any further Oversight Board actions.

As Oversight Board members, and consistent with the Rules of the Oversight Board, we request the Successor Agency agendaize the sale of the Property on the Oversight Board agenda on January 30, 2018, and include the attached resolution as an action item for adoption. This proposed resolution provides an expeditious process to put the Property out to bid.

In addition, at the January 30, 2018 Oversight Board meeting, we respectfully request that the Successor Agency staff provide an update on the status of the transfer of all the remaining properties that should have been transferred to the City under the LRPMP.

We look forward to expeditious disposition of this final property in the near future, which will leave no significant outstanding items for the Countywide Oversight Board to address.

Thank you for your consideration.