

Oversight Board Meeting  
for the  
Successor Agency  
to the  
Redevelopment Agency of the City of San Bernardino

AGENDA

Monday, December 28, 2015 at 11:00 AM  
Economic Development Agency Board Room  
201 North "E" Street, Suite 301, San Bernardino, CA 92401  
(909) 663-2279

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*The Oversight Board recognizes its obligation to provide equal access to those individuals with disabilities. Please contact us at (909) 663-2279 prior to the meeting for any requests for reasonable accommodation that includes interpreters.*

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CHAIRMAN CALLS MEETING TO ORDER

1. CALL TO ORDER

Jim Morris, City of San Bernardino, Mayor Appointee  
Doug Headrick, San Bernardino Valley Municipal Water District, Largest Special District Appointee  
Jeff Smith, Representing Former RDA Employees, Mayor Appointee  
Gloria Macias-Harrison, County of San Bernardino Member of the Public Appointee  
John Longville, Chancellor of the California Community Colleges Appointee

Via Conference

Mary O'Toole, County of San Bernardino Board of Supervisors Appointee, County of San Bernardino  
High Desert Government Center, Multipurpose Room, 15900 Smoke Tree Street, Hesperia, CA,  
92345

Margaret Hill, County Superintendent of Education Appointee, San Bernardino County School District,  
777 North F Street, San Bernardino, CA 92410

2. PUBLIC COMMENTS: A three-minute limitation shall apply to each member of the public who wishes to address the Oversight Board with a matter within the jurisdiction of the Oversight Board, whether or not on the agenda. No member of the public shall be permitted to "share" his/her three minutes with any other member of the public. (Usually, any items heard under this heading are referred to Staff for further study, research, completion and/or future Oversight Board action).

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3. LONG RANGE PROPERTY MANAGEMENT PLAN AMENDMENT

SBOB 2015-09

RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF SAN BERNARDINO APPROVING AN AMENDMENT TO THE LONG-RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34191.5 AND APPROVING CERTAIN RELATED ACTIONS

4. ADJOURNMENT

The next meeting is proposed for Monday, January 11, 2016 at 11:00 AM, or a later date as determined by the Oversight Board, in the Economic Development Agency Board Room at 201 North "E" Street, Suite 301, San Bernardino.

**OVERSIGHT BOARD  
FOR THE SUCCESSOR AGENCY TO THE  
REDEVELOPMENT AGENCY OF THE CITY OF SAN BERNARDINO**

**Meeting Date:** December 28, 2015  
**To:** Oversight Board Members  
**From:** Lisa Connor, Oversight Board Secretary  
**Subject:** Proposed Amendments to the Long-Range Property Management Plan

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**RECOMMENDATION:** Adopt the attached resolution approving an amendment to the Long-Range Property Management Plan and approving certain related actions.

**BACKGROUND:** Pursuant to Health and Safety Code ("HSC") § 34172 (a) (1), the Redevelopment Agency of the City of San Bernardino was dissolved February 1, 2012. Consistent with the provisions of the HSC, on January 9, 2012 the Mayor and Common Council of the City of San Bernardino elected to serve in the capacity of the Successor Agency. The Oversight Board for the Successor Agency ("Oversight Board") has been established pursuant to HSC § 34179 to assist in the wind-down of the dissolved redevelopment agency.

Pursuant to HSC § 34191.5 (b), within six (6) months of the date of the Successor Agency receiving its Finding of Completion (the "FOC") from the California Department of Finance (the "DOF") pursuant to HSC § 34179.7, the Successor Agency is required to prepare a Long-Range Property Management Plan (the "LRPMP") to address the disposition and use of the real property assets held by the Successor Agency. An LRPMP may only be operative, pursuant to HSC § 34191.3, if it is approved by DOF no later than December 31, 2015 (the "LRPMP Approval Deadline").

During its meeting of September 8, 2015, the Successor Agency approved the LRPMP. During its meeting of September 11, 2015, the Oversight Board approved the LRPMP and it was submitted to DOF on September 15, 2015 for its review. On December 22, 2015, the Successor Agency received its FOC from DOF.

DOF conducted its review of the LRPMP during the period September 15, 2015 through December 18, 2015 DOF. On December 18, 2015, DOF provided the DOF with its comments on the LRPMP and on December 22, 2015 Successor Agency and DOF representatives participated in a meet and review conference call meeting to discuss DOF's comments. Subsequent to the December 22, 2015 meet and review conference call meeting, staff of DOF identified certain amendments to the LRPMP that DOF requires as a prerequisite to its approval of the LRPMP (the "DOF Determined Amendments"). The DOF Determined Amendments will be presented to the Oversight Board during its meeting to consider approving the attached Resolution. DOF staff has indicated that for the LRPMP to be effective, the DOF Determined Amendments require Oversight Board approval no later than the LRPMP Approval Deadline.

**FISCAL IMPACT:** Based upon the foregoing discussion, for the LRPMP to be effective, the DOF Determined Amendments require Oversight Board approval no later than the LRPMP Approval Deadline. If the DOF Determined Amendments are not approved per input from DOF staff, the Successor Agency may only transfer its real estate assets for government use and for sale. The future development option will be nullified. Such a circumstance will eliminate the City's ability to assure that the seven (7) future development sites (i.e., Site Nos. 20-26 in the LRPMP) are re-used in a way that is most beneficial to the City of San Bernardino and potentially diminish the economic benefits to the community that such future development opportunities may bring (i.e., employment opportunities and tax rates).

**ATTACHMENTS:** Resolution.



1           **WHEREAS**, on December 18, 2015, DOF provided the DOF with its comments on the  
2 LRPMP and on December 22, 2015 Successor Agency and DOF representatives participated in a  
3 meet and review conference call meeting to discuss DOF's comments; and

4           **WHEREAS**, subsequent to the December 22, 2015 meet and review conference call  
5 meeting, DOF has identified certain amendments to the LRPMP it requires as a prerequisite to its  
6 approval of the LRPMP (the "DOF Determined Amendments"); and

7           **WHEREAS**, the DOF Determined Amendments will be presented to the Oversight Board  
8 during its meeting to consider this Resolution; and

9           **WHEREAS**, for the LRPMP to be effective, the DOF Determined Amendments require  
10 Oversight Board approval no later than the LRPMP Approval Deadline; and

11           **WHEREAS**, all of the prerequisites with respect to the approval of this Resolution have  
12 been met.

13           **NOW, THEREFORE, BE IT RESOLVED** by the Oversight Board for the Successor  
14 Agency to the Redevelopment Agency of the City of San Bernardino, as follows:

15           **Section 1.**     The foregoing recitals are true and correct and are a substantive part of this  
16 Resolution.

17           **Section 2.**     The DOF Determined Amendments to the Long-Range Property Management Plan  
18 are approved.

19           **Section 3.**     Subsequent to the approval of the Long-Range Property Management Plan by the  
20 Oversight Board, the City Manager as Executive Director of the Successor Agency, or his designee, is  
21 authorized and directed to transmit the Amended Long-Range Property Management Plan to the DOF and is  
22 delegated authority to take such actions, make such revisions and execute such documents as are necessary to  
23 effectuate the intent of this Resolution, including without limitation such revisions as are deemed necessary  
24 or appropriate by DOF and concurred in by the Successor Agency's Executive Director.

25           **Section 4.**     This Resolution shall take effect upon the date of its adoption.

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