

BOARD MEMBERS:

SAHAR ABUSHABAN
*Chancellor of the California
Community Colleges
Representative*

SCOTT BUXBAUM
*County Board of Education
Representative*

GLORIA CHADWICK
*Grossmont Healthcare District
Representative*

DENNIS DAVIES
City of El Cajon

MICHELLE NGUYEN
*County Board of Supervisors
Representative*

ANTHONY SHUTE
*(Former RDA/MMPEG
Employee) City of El Cajon*

DEBRA TURNER-EMERSON
*County Board of Supervisors
Representative*

OB LEGAL COUNSEL:
MEYERS NAVE

SUCCESSOR AGENCY
STAFF:

DOUGLAS WILLIFORD
*Executive Director/
City Manager*

MAJED AL-GHAFRY
*OB Secretary /
Assistant City Manager*

MORGAN FOLEY
General Counsel

CLAY SCHOEN
Director of Finance

HOLLY REED-FALK
Financial Operations Manager

VICTORIA DANGANAN
Senior Accountant

ADRIANA CASTAÑEDA
Sr. Management Analyst

RON LUIS VALLES
Administrative Secretary

AGENDA

City of El Cajon
Successor Agency – Oversight Board
8:00 a.m., Wednesday, March 16, 2016

El Cajon City Hall
Fifth Floor Conference Room
200 Civic Center Way, El Cajon, CA 92020

I. CALL TO ORDER & PLEDGE OF ALLEGIANCE:

II. ROLL CALL:

III. AGENDA CHANGES:

IV. PUBLIC COMMENT: (This is the opportunity for a member of the public to address the Oversight Board on any item of business within the jurisdiction of the Board that is not on the agenda. Under State law no action can be taken on items brought forward under Public Comment, except to refer the item to the staff for administrative action or to place it on a future agenda.)

V. ACTION ITEMS:

1. Approval of Action Minutes – January 20, 2016, meeting
2. Approval of Recertification of Downtown El Cajon Property Based Business Improvement District for Property Located at 115 Rea Avenue.

VI. OTHER ITEMS FOR CONSIDERATION:

VII. STAFF COMMUNICATIONS:

1. Upcoming schedule.

VIII. BOARD REPORTS/COMMENTS:

IX. ADJOURNMENT:

SUMMARY MINUTES

Successor Agency to the El Cajon Redevelopment Agency Oversight Board

Meeting - Wednesday, January 20, 2016
El Cajon City Hall, Fifth Floor Conference Room
200 Civic Center Way, El Cajon, CA 92020

BOARD PRESENT: Scott Buxbaum, Gloria Chadwick, Dennis Davies (Vice Chairperson), Michelle Nguyen and Anthony Shute

BOARD ABSENT: Sahar Abushaban and Debra Turner-Emerson

OB LEGAL COUNSEL: George Eiser III, representing law firm of Meyers Nave

STAFF PRESENT: Assistant City Manager Majed Al-Ghafry, Director of Finance Clay Schoen, Senior Accountant Victoria Danganan, Senior Management Analyst Adriana Castañeda, and Administrative Secretary Ron Luis Valles

CALL TO ORDER AND PLEDGE OF ALLEGIANCE:

The meeting was called to order at 8:01 a.m. by TURNER-EMERSON.

PUBLIC COMMENT: None

ACTION ITEM NO. 1: APPROVAL OF ACTION MINUTES – December 20, 2015

CHADWICK made a motion, seconded by SHUTE, to approve the minutes of the December 16, 2015, 2015, meeting.

Motion carried 4-0 (BUXBAUM, abstained due to absence; ABUSHABAN and TURNER-EMERSON, absent).

ITEM NO. 2: PROFESSIONAL SERVICES AGREEMENT WITH STEARNS, CONRAD AND SCHMIDT (SCS) CONSULTING ENGINEERS, INC. TO PERFORM FURTHER GROUNDWATER INVESTIGATIONS AT PARK ROW PROPERTY LOCATED AT THE INTERSECTION OF PARK BOULEVARD AND BALLANTYNE STREET.

AL-GHAFRY summarized the staff report.

BUXBAUM made a motion, seconded by CHADWICK, to adopt Resolution OB-01-16 approving the Professional Services Agreement with Stearns, Conrad and Schmidt (SCS) Consulting Engineers, Inc. to perform further groundwater investigations at the Park Row property located at the intersection of Park Boulevard and Ballantyne Street.

Motion carried 5-0 (ABUSHABAN and TURNER-EMERSON, absent).

ACTION ITEM NO. 3: SUCCESSOR AGENCY FISCAL YEAR 2016-2017 BUDGET, INCLUDING THE ADMINISTRATION BUDGET.

AL-GHAFRY summarized the staff report.

SHUTE made a motion, seconded by BUXBAUM, to adopt Resolution OB-02-16 approving the Successor Agency Fiscal Year 2016-2017 Budget, including the Administration Budget.

Motion carried 5-0 (ABUSHABAN and TURNER-EMERSON, absent).

ACTION ITEM NO. 4: RECOGNIZED OBLIGATION PAYMENT SCHEDULE (“ROPS 16-17”) FOR THE PERIOD JULY 1, 2016, TO JUNE 30, 2017.

AL-GHAFRY summarized the staff report.

BUXBAUM made a motion, seconded by CHADWICK, to adopt Resolution OB-03-16 approving the Recognized Obligation Payment Schedule (“ROPS 16-17”) for the period July 1, 2016, to June 30, 2017.

Motion carried 5-0 (ABUSHABAN and TURNER-EMERSON, absent).

STAFF COMMUNICATIONS:

ITEM NO. 5: BASIC FINANCIAL STATEMENTS AND INDEPENDENT AUDITOR’S REPORT FOR THE FISCAL YEAR ENDED JUNE 30, 2015, AND WRITTEN COMMUNICATION BETWEEN AUDITOR AND CLIENT.

SCHOEN summarized the staff report for the Fiscal Year 2014-15 financial statements and noted that the Successor Agency received an unqualified opinion from the auditors.

BOARD REPORTS / COMMENTS:

In response to BUXBAUM, staff noted that the final payment for the sale of the KIA property was received and the County distributed the funds to the taxing entities last Thursday, January 14, 2016.

ADJOURNMENT:

SHUTE made a motion, seconded by NGUYEN, to adjourn the regularly-scheduled meeting of the El Cajon Successor Agency Oversight Board at 8:16 a.m. this 20th day of January 2016, to 8:00 a.m., February 17, 2016, in the Fifth Floor Conference Room at City Hall, 200 Civic Center Way, El Cajon, California.

Motion carried 5-0 (ABUSHABAN and TURNER-EMERSON, absent).

APPROVED:

Dennis Davies, Vice Chairperson

ATTEST:

Majed Al-Ghafry, Oversight Board Secretary

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AGENDA REPORT
CITY OF EL CAJON SUCCESSOR AGENCY OVERSIGHT BOARD
March 16, 2016, Meeting

SUBJECT: APPROVAL OF RECERTIFICATION OF DOWNTOWN EL CAJON PROPERTY BASED BUSINESS IMPROVEMENT DISTRICT FOR PROPERTY LOCATED AT 115 REA AVENUE

RECOMMENDED ACTION: That the Oversight Board adopts the proposed Resolution OB-04-16 to:

- 1) Approve the request from the Downtown Business Partners to initiate the proceedings for the recertification of the Downtown El Cajon Property Based Business Improvement District; and
- 2) Authorize the Executive Director to (1) execute the proposed petition in favor of the recertification on behalf of the City of El Cajon, as Successor Agency, and (2) take such steps necessary to conduct the proceedings for the recertification of the Downtown El Cajon Property Based Business Improvement District.

BACKGROUND

The Downtown El Cajon Property Based Business Improvement District (the "PBID") was originally formed in 1996 under the Property and Business Improvement Law of 1994 (the "Act"). The PBID was recertified in 2011, with a life of five (5) years, meaning its certification will expire in 2016, unless renewed by the affected property and business owners.

The City of El Cajon, as Successor Agency (the "Successor Agency") to the former El Cajon Redevelopment Agency owns property located at 115 Rea Avenue (APN #488-083-03-00) within the proposed area of the PBID and is required to pay assessment under the Act. As a property owner affected by the proposed assessment district, the Successor Agency is entitled to execute petitions for submitting the proposed assessment of the PBID to a vote of all persons or parties subject to assessment.

In the past the Successor Agency has supported the certification of the PBID, and its operations in downtown El Cajon. The PBID has been extremely successful in increasing the public activities in the downtown area with programs such as Dinner and a Concert, and the Car Show. Such PBID activities have a positive impact on the properties and businesses located in the district, and enhance the value of the Successor Agency's property on Rea Avenue. The PBID also supports City events and charity-based organizations with financial contributions.

On February 23, 2016, the City Council, in its capacity as the Successor Agency to the El Cajon Redevelopment Agency, authorized the Executive Director to initiate the proceedings for the recertification and authorize the Executive Director to execute the proposed petition in favor of the recertification.

Separate approval by the Oversight Board is required before the Successor Agency can sign the petition for PBID recertification.

FISCAL IMPACT: If approved, the Successor Agency will be assessed \$520.62 for one (1) property within the district. As has been the practice in the past, request for funding for this assessment is included in the Successor Agency's Recognized Obligation Payment Schedule **until the property is disposed.**

Prepared by:



Adriana Castañeda
Senior Management Analyst

Reviewed by:



Majed Al-Ghafry
Secretary / Assistant City Manager

Approved by:



Douglas Williford
Executive Director / City Manager

RESOLUTION NO. OB-04-16

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY OF THE FORMER EL CAJON REDEVELOPMENT AGENCY APPROVING THE RECERTIFICATION OF DOWNTOWN EL CAJON PROPERTY BASED BUSINESS IMPROVEMENT DISTRICT FOR PROPERTY LOCATED AT 115 REA AVENUE.

WHEREAS, the Downtown El Cajon Property Based Improvement District (the "PBID") was originally formed in 1996 under the Property and Business Improvement Law of 1994 (the "Act"); and

WHEREAS, the PBID was recertified in 2011, with a life of five (5) years, and its certification will expire in 2016, unless renewed by the affected property and business owners; and

WHEREAS, the City of El Cajon, in its capacity as Successor Agency to the former El Cajon Redevelopment Agency (the "Successor Agency"), owns property located at 115 Rea Avenue (APN 488-083-03-00) within the area of the PBID, and is required to pay any legally imposed assessments under the Act; and

WHEREAS, as a property owner affected by the assessment district, the Successor Agency is entitled to execute a petition for the recertification of the PBID; and

WHEREAS, in the past, the Successor Agency has supported the certification of the PBID and its operations in downtown El Cajon, finding that the activities of the PBID have provided a positive financial impact on the properties and business within the assessment district; and

WHEREAS, on February 23, 2016, the El Cajon City Council, in its capacity as the legislative body for the Successor Agency, authorized the Executive Director to initiate the proceedings for the recertification, and further authorized the Executive Director to execute the proposed petition in favor of the recertification; and

WHEREAS, the Oversight Board (the "Oversight Board") of the Successor Agency of the former El Cajon Redevelopment Agency held a regularly- scheduled meeting on March 16, 2016, at which time it considered a request from the Downtown Business Partners to approve initiation of the proceedings for Recertification of the Downtown El Cajon Property Based Business Improvement District for the property located at 115 Rea Avenue, including the approval of joining in the petition for the recertification of the PBID;

NOW, THEREFORE, BE IT RESOLVED BY THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY OF THE FORMER CITY OF EL CAJON REDEVELOPMENT AGENCY, AS FOLLOWS:

- A. The Oversight Board finds that:
 - 1. The recitals above are true and correct and are incorporated herein by this reference.
 - 2. Approval of the recertification of the PBID is exempt from the California Environmental Quality Act (CEQA) under section 15061 (b) (3) (General Rule) of the CEQA Guidelines because the proposed recertification for property located at 115 Rea Avenue will not cause a significant adverse physical change to the environment either directly or indirectly.
- B. The Oversight Board hereby APPROVES the Recertification of Downtown El Cajon Property Based Business Improvement District for property located at 115 Rea Avenue, and authorizes the City Manager, or such person designated by the City Manager, acting in the capacity of Chief Executive Officer of the Successor Agency, to execute a petition in favor of recertification.
- C. The Oversight Board hereby AUTHORIZES the Chair to submit this Resolution to the County Auditor Controller, the State Department of Finance, the County Administrative Officer, the State Controller's Office, and to post this Resolution on the Successor Agency website.

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PASSED AND ADOPTED by the Oversight Board of the Successor Agency of the former El Cajon Redevelopment Agency at a regularly-scheduled meeting held this 16th day of March 2016, by the following vote to wit:

AYES :
NOES :
ABSENT :

Debra Turner-Emerson, Chairperson

ATTEST:

Majed Al-Ghafry, Oversight Board Secretary