

**OVERSIGHT BOARD OF THE CITY OF ANDERSON
SUCCESSOR AGENCY TO THE ANDERSON REDEVELOPMENT AGENCY**

**SPECIAL MEETING
MONDAY, April 14, 2014
4:00 p.m.**

**ANDERSON CITY HALL
CITY COUNCIL CHAMBERS
1887 HOWARD STREET
ANDERSON, CA 96007**

MEETING NOTICE AND AGENDA

NOTICE IS HEREBY GIVEN that a Special Meeting of the Oversight Board to the City of Anderson as Successor Agency to the Anderson Redevelopment Agency is hereby called by Chairman James Yarbrough of the Oversight Board pursuant to Section 54956 of the Government Code of the State of California. The meeting is to take place at the date, time, and location listed above.

Business to be transacted at said meeting, and the **only** business to be transacted is as follows:

1. **Call to Order.**
2. **Roll Call:** Board Member Liz Cottrell
Board Member Les Baugh
Board Member Patrick Wallner
Board Member Howard Fincher
Board Member Adam Hillman
Board Member Morris Rodrigue
Chairman James Yarbrough
3. **Minutes:** Approve the minutes of the special meeting of March 31, 2014.
4. **Public Comments:** Public comment period for non-agendized matters.
(Pursuant to The Brown Act, the Board cannot take action on any item under oral communications.)

5. Regular Agenda Items.

5a. LONG-RANGE PROPERTY MANAGEMENT PLAN

RECOMMENDED ACTION:

Adopt Resolution approving the Long Range Property Management Plan.

5b. REPAYMENT AMENDMENT FOR HELP LOAN - LOS ROBLES PROJECT

RECOMMENDED ACTION:

- 1. Adopt resolution approving Loan Amendment for HELP Loan #080803; and**
- 2. Authorize the City Manager, the authorized city official of the Successor Agency to the dissolved Anderson Redevelopment Agency, to execute the Loan Amendment with California Housing Finance Agency.**

6. Future Agenda Items.

7. Adjournment.

Pursuant to the Brown Act, non-confidential materials related to an item on this agenda submitted to the Oversight Board after distribution of the agenda packet are available for inspection during normal business hours at the Office of the City Clerk, 3rd Floor, City Hall, 1887 Howard Street, Anderson, California.

In compliance with the Americans with Disabilities Act, the City of Anderson will make available to members of the public any special assistance necessary to participate in this meeting. The public should contact the City Clerk's office (378-6646) to make such a request. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

**SUCCESSOR AGENCY OVERSIGHT BOARD
OF THE
CITY OF ANDERSON ACTING AS SUCCESSOR AGENCY
TO THE ANDERSON REDEVELOPMENT AGENCY**

MINUTES

Special Meeting of March 31, 2014

CALL TO ORDER

The Special Meeting of the Anderson Successor Agency Oversight Board was called to order at 4:00 p.m.

ROLL CALL

Board Members present: Board Member Liz Cottrell
Board Member Morris Rodrigue
Board Member Adam Hillman
Board Member Les Baugh
Chairman James Yarbrough

Board Members absent: Board Members Patrick Wallner and Howard Fincher

Also present: City Manager Jeff Kiser and Board Secretary Juanita Barnett.

MINUTES

By motion made, seconded (Rodrigue/Hillman), and carried by a 5-0 vote, the Board approved the minutes of the Special Meeting of March 24, 2014.

AYES: Board Members Rodrigue, Hillman, Cottrell, Baugh, and Chairman Yarbrough.

NOES: None.

ABSTAIN: None.

ABSENT: Board Members Wallner and Fincher.

PUBLIC COMMENTS – None.

REGULAR AGENDA

REPAYMENT PROPOSAL FOR HELP LOAN - LOS ROBLES PROJECT

City Manager Jeff Kiser gave a staff report and, together with Assistant City Manager/Finance Director Liz Cottrell, answered questions from the Board.

By motion made, seconded (Baugh/Rodrigue), and carried by a 5-0 vote, the Board approved a repayment plan for HELP Loan #080803-01 as follows:

Original Loan:	\$320,000	
Accrued Interest:	<u>\$ 96,000</u>	(3% for 10 years)
Total amount owed:	\$416,000	Repayment to be at 0% interest

Year 1 (2014):	\$84,000 down payment
Year 2 (2015):	\$50,000 annual payment
Year 3 (2016):	\$50,000 annual payment
Year 4 (2017):	\$232,000 payoff balance (Pay off balance or renegotiate)

AYES: Board Members Baugh, Rodrique, Cottrell, Hillman, and Chairman Yarbrough.

NOES: None.

ABSTAIN: None.

ABSENT: Board Member Wallner and Fincher.

FUTURE AGENDA ITEMS – None.

STAFF REPORTS – None.

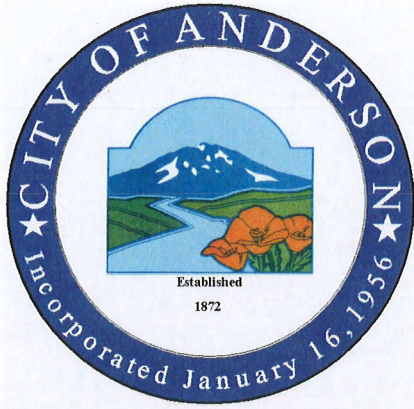
ADJOURNMENT

4:06p.m.: The Oversight Board adjourned.

James Yarbrough, Oversight Board Chairman

ATTEST:

Juanita Barnett, Oversight Board Secretary



**Oversight Board of the City of Anderson
Successor Agency to the Anderson
Redevelopment Agency**

April 14, 2014 Special Oversight Board Meeting

Approved for Submittal By:

Jeff Kiser

Jeff Kiser, City Manager

To Be Presented By:

Jeff Kiser

Jeff Kiser, City Manager

To: Members of the Oversight Board of the Successor Agency to the
Dissolved Redevelopment Agency of the City of Anderson

From: Jeff Kiser, City Manager

Date: April 14, 2014

SUBJECT

Long-Range Property Management Plan

RECOMMENDATION

The City Manager recommends the Oversight Board:

Adopt Resolution approving the Long Range Property Management Plan

DISCUSSION and BACKGROUND

The Oversight Board approved the Long Range Property Management plan at the March 24, 2014 meeting. Staff sent the plan and minute order to the Department of Finance showing approval, however, the Department of Finance is requiring an approved resolution approving the plan versus a minute order. Attached you will find the Long Range Property Management Plan which was provided at the March 24, 2014 meeting.

ATTACHMENTS

1. Resolution

RESOLUTION NO. ASA 14-

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE DISSOLVED REDEVELOPMENT AGENCY OF THE CITY OF ANDERSON APPROVING THE LONG RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5

WHEREAS, pursuant to Health and Safety Code Section 34173(d), the City of Anderson (“RDA Successor Agency”) is the successor agency to the dissolved Redevelopment Agency of the City of Anderson (“Agency”), confirmed by Resolution No. 12-03 adopted on January 17, 2012; and

WHEREAS, Health and Safety Code Section 34179(a) provides that each successor agency shall have an oversight board composed of seven members; and

WHEREAS, the Oversight Board is the RDA Successor Agency’s oversight board pursuant to Health and Safety Code Section 34179(a); and

WHEREAS, Health and Safety Code Section 34191.5, requires Oversight Board approval of the Long Range Property Management Plan and

NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE DISSOLVED REDEVELOPMENT AGENCY OF THE CITY OF ANDERSON DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

SECTION 2. CEQA Compliance. The approval of the Long Range Property Management Plan through this Resolution does not commit the Oversight Board to any action that may have a significant effect on the environment. As a result, such action does not constitute a project subject to the requirements of the California Environmental Quality Act.

SECTION 3. Implementation. The Oversight Board hereby directs the RDA Successor Agency to submit copies of this approved resolution by the Oversight Board to the County of Shasta Auditor-Controller, the State of California Controller and the State of California Department of Finance after the effective date of this Resolution or, if the State of California Department of Finance requests review of the resolution prior to the effective date of this Resolution, upon approval of the resolution by the State of California Department of Finance.

SECTION 4. Severability. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Oversight Board declares that the Oversight Board would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

SECTION 5. Certification. The City Clerk of the City of Anderson acting on behalf of the Oversight Board as its Secretary, shall certify to the adoption of this Resolution.

SECTION 6. Effective Date. Pursuant to Health and Safety Code Section 34179(h), all actions taken by the Oversight Board may be reviewed by the State of California Department of Finance, and, therefore, this Resolution shall not be effective for three (3) business days, pending a request for review by the State of California Department of Finance.

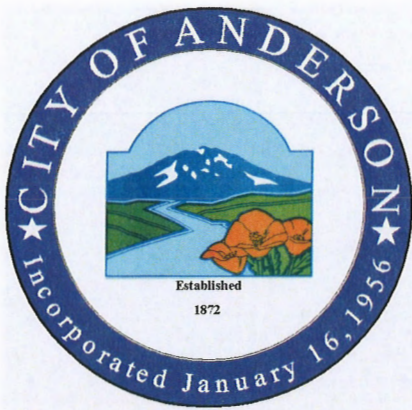
PASSED, APPROVED AND ADOPTED THIS 14th day of April, 2014, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

James Yarbrough
Oversight Board Chairperson

ATTEST:

Juanita Barnett
Oversight Board Secretary



Oversight Board of the City of Anderson Successor Agency to the Anderson Redevelopment Agency

April 14, 2014 Special Oversight Board Meeting

Approved for Submittal By:

Jeff Kiser
Jeff Kiser, City Manager

To Be Presented By:

Jeff Kiser
Jeff Kiser, City Manager

To: Members of the Oversight Board of the Successor Agency to the
Dissolved Redevelopment Agency of the City of Anderson

From: Jeff Kiser, City Manager

Date: April 14, 2014

SUBJECT

Repayment Amendment for HELP Loan - Los Robles Project

RECOMMENDATION

The City Manager recommends the Oversight Board:

1. **Adopt resolution approving Loan Amendment for HELP Loan #080803:**
2. **Authorize the City Manager, the authorized city official of the Successor Agency to the dissolved Anderson Redevelopment Agency, to execute the Loan Amendment with California Housing Finance Agency.**

DISCUSSION and BACKGROUND

Per the direction of the Oversight Board staff has negotiated a payment restructuring plan for the HELP loan with California Housing Finance Agency (CalHFA). Attached is the amendment outlining the new payment terms. The terms are as follows:

1. \$84,000.00 Good Faith Down payment
2. \$50,000.00 annual payments
3. Balloon payment of balance due on March 9, 2017
4. 0% interest accrual going forward

ATTACHMENTS

1. CalHFA Loan Amendment
2. Resolution

CALIFORNIA HOUSING FINANCE AGENCY

AMENDMENT TO LOAN AGREEMENT

Housing Enabled by Local Partnerships

CalHFA Loan No. HELP- 080803-01

This amendment ("Amendment"), dated April 7, 2014 amends that certain HELP Loan Agreement (the "Agreement") made and entered into on March 9, 2004, by and between the Anderson Redevelopment Agency, a public body, corporate and politic (the "Borrower"), and the California Housing Finance Agency, a public instrumentality and political subdivision of the State of California (the "Agency").

RECITALS

A. The Agency authorized the making of a loan (the "HELP Loan") to the Borrower for the purpose of assisting the Borrower in operating a local housing program (the "Project"), as more particularly described in the Borrower's loan application to the Agency and as further described in Exhibits A and B of the original HELP Loan Agreement; and

B. The agreed term of the Loan expired on March 9, 2014, and the balance of the HELP Loan became due in full on said date.

C. As of April 3, 2014 the remaining unpaid balance due on the HELP Loan is Four Hundred Fourteen Thousand, Two Hundred Forty and 00/100 Dollars (\$414,240).

Principal	\$320,000.00
Interest	\$ 94,240.00

Interest on said sum accrues at the rate of \$26.67 per day from and after April 3, 2014.

D. Borrower has requested and the Agency has agreed to grant an extension of time to repay the HELP Loan balance.

NOW, THEREFORE, in consideration of the mutual promises expressed herein, the parties hereto agree as follows:

1. Recitals. The above recitals are incorporated herein.
2. Term. The term of the Agreement and the time for Borrower to repay the entire unpaid balance of the HELP Loan is extended to March 9, 2017.

3. Other terms.

- a. As a condition of the extension, Borrower shall make partial payments to the Agency as follows:
 - i. \$84,000.00 payment due on or before April 15, 2014
 - ii. \$50,000 by March 9, 2015
 - iii. \$50,000 by March 9, 2016
 - iv. The remaining loan balance by March 9, 2017.

- b. From and after April 15, 2014 interest shall accrue at the rate of zero percent (0%) per annum.

- c. Except as expressly modified herein, all terms of the Agreement remain in full force and effect.

California Housing Finance Agency By: _____ Claudia Cappio Executive Director	City of Anderson (successor agency to Anderson RDA) By: _____ Jeff Kiser City Manager
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RESOLUTION NO. ASA 14-

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE DISSOLVED REDEVELOPMENT AGENCY OF THE CITY OF ANDERSON APPROVING THE AMENDMENT TO LOAN AGREEMENT WITH CALIFORNIA HOUSING FINANCE AUTHORITY

WHEREAS, pursuant to Health and Safety Code Section 34173(d), the City of Anderson ("RDA Successor Agency") is the successor agency to the dissolved Redevelopment Agency of the City of Anderson ("Agency"), confirmed by Resolution No. 12-03 adopted on January 17, 2012; and

WHEREAS, Health and Safety Code Section 34179(a) provides that each successor agency shall have an oversight board composed of seven members; and

WHEREAS, the Oversight Board is the RDA Successor Agency's oversight board pursuant to Health and Safety Code Section 34179(a); and

WHEREAS, Health and Safety Code Section 34191.5, requires Oversight Board of the Loan Amendment with California Housing Finance Authority Loan # 080803-01; and

WHEREAS, the Oversight Board authorizes the City Manager of the City of Anderson as Successor Agency to the Dissolved Anderson Redevelopment Agency to execute the Loan Amendment with California Housing Finance ;

NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE DISSOLVED REDEVELOPMENT AGENCY OF THE CITY OF ANDERSON DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

SECTION 2. CEQA Compliance. The approval Loan Amendment through this Resolution does not commit the Oversight Board to any action that may have a significant effect on the environment. As a result, such action does not constitute a project subject to the requirements of the California Environmental Quality Act.

SECTION 3. Implementation. The Oversight Board hereby directs the RDA Successor Agency to submit copies of this approved resolution by the Oversight Board to the County of Shasta Auditor-Controller, the State of California Controller and the State of California Department of Finance after the effective date of this Resolution or, if the State of California Department of Finance requests review of the resolution prior to the effective date of this Resolution, upon approval of the resolution by the State of California Department of Finance.

SECTION 4. Severability. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Oversight Board declares that the Oversight Board would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

SECTION 5. Certification. The City Clerk of the City of Anderson acting on behalf of the Oversight Board as its Secretary, shall certify to the adoption of this Resolution.

SECTION 6. Effective Date. Pursuant to Health and Safety Code Section 34179(h), all actions taken by the Oversight Board may be reviewed by the State of California Department of Finance, and, therefore, this Resolution shall not be effective for three (3) business days, pending a request for review by the State of California Department of Finance.

PASSED, APPROVED AND ADOPTED THIS 14th day of April, 2014, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

James Yarbrough
Oversight Board Chairperson

ATTEST:

Juanita Barnett
Oversight Board Secretary