

**COUNTY OF SAN DIEGO  
COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD**

**REGULAR MEETING**

**NOVEMBER 15, 2018, 10:00 A.M.**

County Administration Center, Room 302  
1600 Pacific Highway, San Diego, California 92101

A. Call to Order at 10:00 a.m.

B. Roll Call

**PRESENT: Board Members:** Don Steuer, Mark Schiel, Kaye Hobson, and Julie Nygaard. Other Attendees: George Eiser, Attorney at Law; Brian Hagerty, CSG Group Finance Director; Natalia Bravo, CAO Staff Officer; Movita McGee, Admin Analyst II; and Lisa Fitzpatrick, CSG Executive Assistant.

**ABSENT:** Dr. Bonnie Dowd, William Baber, and Michael Prinz (Board Members)

C. Approval of Statement of Proceedings / Minutes of October 18, 2018

ON MOTION of board member Mark Schiel, seconded by Julie Nygaard THE COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD approved the minutes of the October 18, 2018 meeting.

AYES: Steuer, Schiel, Nygaard, Hobson,  
ABSENT: Prinz, Dowd, Baber

D. Formation of Consent Calendar

No items were available for vote on Consent.

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**ASSISTANCE FOR THE DISABLED:**

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- E. Public Communication Speakers: Members of the public may address the Oversight Board on subject matters within the Board’s jurisdiction, but not an item on this agenda. Each speaker is limited to three minutes.

There were no members of the public requesting to speak on any item that was not on today’s agenda.

F. Discussion Item(s)

1. Sale of Certain Former Redevelopment Agency of the City of San Diego Properties in Accordance with the Approved Amended and Restated Long-Range Property Management Plan:

Jeff Zinner, Civic San Diego, presented to this body the “Sale of Certain Former Redevelopment Agency Properties” held by the City of San Diego. Information regarding the four (4) properties was submitted in a presentation made available to this body and the public. Refer to Action Item “G” (1-4) below for each member’s vote pertaining to each property.

2. Approval of Special Liability Insurance Policy (SLIP) and authorization to seek reimbursement for related expenses in accordance with Health and Safety Code.

George Eisner, Attorney, stated that in checking with the insurance company, it does not provide for “Inverse Condemnation” coverage. However, he stated; in representing other Oversight Boards for the last six (6) years, there have not been any lawsuits filed against them. Refer to Action Item “G” (5) below for each member’s vote.

3. Discuss the Workload and Expectations in Reviewing and Approving the ROPS 19-20 for all Successor Agencies including Supporting Documents in Preparation for the January 17, 2019 Oversight Board Meeting.

The Board discussed the future workload expectation of this body for 2019. Several suggestions were made by this board:

- Request from Successor Agencies a summary page of the changes in their ROPs from 2018-19 to 2019-20.
- When agencies make the decision to pay off debt early by selling off bonds or using available funds, require them to show the impact on other taxing entities.

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- When submitting sale proposals please include the following:
  - Original Purchase Price
  - All Competitive Bid Amounts (not just winning bid)

G. Action Items

1. Adopt a resolution entitled, A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SAN DIEGO COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY APPROVING THE PURCHASE AND SALE AGREEMENT RELATED TO THE CITY OF SAN DIEGO REDEVELOPMENT SUCCESSOR AGENCY'S SALE OF THE REAL PROPERTY COMMONLY KNOWN AS FORMER VALENCIA PARK LIBRARY LOCATED AT 101 50TH STREET IN LINCOLN PARK NEIGHBORHOOD OF THE SOUTHEASTERN SAN DIEGO COMMUNITY PLAN AREA:

ON MOTION of member Julie Nygaard, seconded by Kaye Hobson, THE COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD APPROVED THE SALE OF THE REAL PROPERTY COMMONLY KNOWN AS FORMER VALENCIA PARK LIBRARY LOCATED AT 101 50TH STREET in Lincoln Park Neighborhood of the Southeastern San Diego Community Plan Area.

**AYES:** Steuer, Schiel, Nygaard, Hobson,

**ABSENT:** Prinz, Dowd, Baber

2. Adopt a resolution entitled, A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SAN DIEGO COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY APPROVING THE PURCHASE AND SALE AGREEMENT RELATED TO THE CITY OF SAN DIEGO REDEVELOPMENT SUCCESSOR AGENCY'S SALE OF THE REAL PROPERTY COMMONLY KNOWN AS MARKET STREET NORTH IN THE MOUNT HOPE NEIGHBORHOOD OF THE SOUTHEASTERN SAN DIEGO COMMUNITY PLAN AREA:

ON MOTION of member Julie Nygaard, seconded by Kaye Hobson, THE COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD APPROVED THE SALE OF THE REAL

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PROPERTY COMMONLY KNOWN AS MARKET STREET NORTH in the Mount Hope Neighborhood of Southeastern San Diego Community Plan Area.

**AYES:** Steuer, Schiel, Nygaard, Hobson,

**ABSENT:** Prinz, Dowd, Baber

3. Adopt a resolution entitled, A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SAN DIEGO COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY APPROVING THE PURCHASE AND SALE AGREEMENT RELATED TO THE CITY OF SAN DIEGO REDEVELOPMENT SUCCESSOR AGENCY'S SALE OF THE REAL PROPERTY COMMONLY KNOWN AS MARKET STREET SOUTH IN THE MOUNT HOPE NEIGHBORHOOD OF THE SOUTHEASTERN SAN DIEGO COMMUNITY PLAN AREA:

ON MOTION of member Mark Schiel, seconded by Julie Nygaard, THE COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD APPROVED THE SALE OF THE REAL PROPERTY COMMONLY KNOWN AS MARKET STREET SOUTH in the Mount Hope Neighborhood of Southeastern San Diego Community Plan Area.

**AYES:** Steuer, Schiel, Nygaard, Hobson,

**ABSENT:** Prinz, Dowd, Baber

4. Adopt a resolution entitled, A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SAN DIEGO COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY APPROVING THE PURCHASE AND SALE AGREEMENT RELATED TO THE CITY OF SAN DIEGO REDEVELOPMENT SUCCESSOR AGENCY'S SALE OF THE REAL PROPERTY LOCATED AT I-15 AND EL CAJON BOULEVARD IN THE NORMAL HEIGHTS NEIGHBORHOOD OF THE MID-CITY COMMUNITY PLAN AREA, IDENTIFIED AS SAN DIEGO COUNTY ASSESSOR'S PARCEL NUMBERS 447-202-31 AND 447-202-32

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ON MOTION of member Julie Nygaard, seconded by Mark Schiel, THE COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD APPROVED THE SALE OF THE REAL PROPERTY LOCATED AT I-15 AND EL CAJON BOULEVARD in the Normal Heights Neighborhood of the Mid-City Community Plan Area, identified as San Diego County Assessor's Parcel Numbers 447-202-31 AND 447-202-32.

**AYES:** Steuer, Schiel, Nygaard, Hobson,

**ABSENT:** Prinz, Dowd, Baber

5. Adopt the resolution entitled, A RESOLUTION OF THE COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD APPROVING SPECIAL LIABILITY INSURANCE POLICY (SLIP) AND AUTHORIZING REIMBURSEMENT OF RELATED EXPENSES FOR THE COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD.

ON MOTION of member Mark Schiel, seconded by Julie Nygaard, THE COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD APPROVED THE SPECIAL LIABILITY INSURANCE POLICY (SLIP) AND AUTHORIZING REIMBURSEMENT OF RELATED EXPENSES.

**AYES:** Steuer, Schiel, Nygaard, Hobson,

**ABSENT:** Prinz, Dowd, Baber

#### H. Communications Received

There were no communications submitted to this Board.

#### I. Future Agenda Item(s)

- a. Summary of all Bond Obligations
- b. Discussion of "Due Diligence" regarding using other funding sources to pay bonds early.
- c. Approval of the 2019 ROPs
- d. Overall Administrative Changes to ROPs
- e. Pledge of Allegiance added as an ongoing agenda item

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J. Set Future Meeting Date(s)

Next meeting scheduled for **December 20, 2018 (CANCELLED)**

Next meeting scheduled for **January 17, 2019**

K. Adjournment at 10:35 a.m.

ON MOTION of member Mark Schiel, seconded by Julie Nygaard, THE COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD adjourned the meeting with no further business to be conducted.

**AYES:** Steuer, Schiel, Nygaard, Hobson,

**ABSENT:** Prinz, Dowd, Baber

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