

Resolution No. OB-2018-001
Meeting Date: 07/19/2018

A RESOLUTION OF THE COUNTYWIDE REDEVELOPMENT SUCCESSOR
AGENCY OVERSIGHT BOARD
ADOPTING BYLAWS FOR THE COUNTYWIDE REDEVELOPMENT SUCCESSOR
AGENCY OVERSIGHT BOARD

WHEREAS, the Countywide Redevelopment Successor Agency Oversight Board has been established to direct the county Successor Agencies to take certain actions to wind down the affairs of the Redevelopment Agencies in Accordance with the California Health and Safety Code; and

WHEREAS, the Oversight Board desires to adopt bylaws for the general operation of the Oversight Board, including but not limited to the designation of officers and conduct meetings.

NOW, THEREFORE, IT IS HEREBY BY RESOLVED that the Bylaws attached hereto as Attachment A-1 shall constitute the bylaws for the Countywide Redevelopment Successor Agency Oversight Board.



Chair, Oversight Board

Resolution No. OB-2018-002
Meeting Date: 07/19/2018

A RESOLUTION OF THE COUNTYWIDE REDEVELOPMENT SUCCESSOR
AGENCY OVERSIGHT BOARD
ADOPTING A CONFLICT OF INTEREST CODE
FOR THE COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY
OVERSIGHT BOARD

WHEREAS, the Political Reform Act, Government Code Section 81000 et seq, requires state and local government agencies to adopt and promulgate conflict of interest codes; and

WHEREAS, the Fair Political Practices Commission (“FPPC”) has adopted a regulation, California Code of Regulations, Title 2, Division 6, Section 18730 (hereinafter “CCR 18730”), which contains the terms of a standard conflict of interest code; and

WHEREAS, a local government agency may incorporate by reference the FPPC standard conflict of interest code, which shall include future amendments to the standard conflict of interest code by the FPPC after public notice and hearings to conform to amendments in the Political Reform Act; and

WHEREAS, the FPPC standard conflict of interest code requires that each agency, by appendix to its conflict of interest code, designate: (a) the employment positions whose duties require the employees serving in such positions to disclose certain economic interests, and (b) the categories of economic interests that the employees must disclose.

NOW, THEREFORE, IT IS HEREBY RESOLVED that the Conflict of Interest Code attached hereto as Attachment A-1 shall constitute the conflict of interest code for the Countywide Redevelopment Successor Agency Oversight Board.



Chair, Oversight Board

Resolution No. OB-2018-003
Meeting Date: 07/19/2018

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 ST. CECILIA'S CHAPEL LOCATED AT 1620 SIXTH AVENUE IN DOWNTOWN SAN DIEGO IN THE CENTRE CITY PROJECT AREA.

WHEREAS, the former Redevelopment Agency of the City of San Diego (Former RDA) administered the implementation of various redevelopment projects, programs, and activities within designated redevelopment project areas throughout the City of San Diego (City); and

WHEREAS, in accordance with Assembly Bill x1 26 (AB 26), the Former RDA dissolved as of February 1, 2012, at which time the City of San Diego, solely in its capacity as the designated successor agency to the Former RDA (Successor Agency), assumed the Former RDA's assets and obligations; and

WHEREAS, the Successor Agency is required to administer the winding down of the Former RDA's operations and to ensure compliance with the Former RDA's obligations in accordance with AB 26, as subsequently amended (collectively, the Dissolution Laws); and

WHEREAS, the San Diego County Auditor-Controller (County Auditor), the State Controller, and the State Department of Finance (DOF) also possess certain rights and obligations under the Dissolution Laws with respect to the Successor Agency's administration of winding down the Former RDA's operations; and

WHEREAS, in late 2015, the Oversight Board and the DOF approved the Amended and Restated Long-Range Property Management Plan (LRPMP), which governs the Successor Agency's disposition of its non-housing real property assets, in accordance with California

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Health and Safety Code (Code) section 34191.5(c), by four categories known as Enforceable Obligation Sites, Governmental Use Sites, Future Development Sites, and Liquidation Sites; and

WHEREAS, the LRPMP requires the Successor Agency to sell the Liquidation Sites, which will result in the local taxing entities, such as the City, the County of San Diego, local school districts, and local special districts, receiving a pro rata distribution of the net sale proceeds in the same proportion as their share of general property tax revenues; and

WHEREAS, the LRPMP also allows the Successor Agency to administratively reclassify any Future Development Site as a Liquidation Site, if the City has been unable, despite diligent efforts, to enter into a compensation agreement for the site with the other local taxing entities; and

WHEREAS, the Successor Agency's sale of the Liquidation Sites is subject to the LRPMP and the Dissolution Laws; and

WHEREAS, based on a competitive selection process approved by the Oversight Board, Civic San Diego retained the firm of Jones Lang LaSalle (JLL), a commercial real estate brokerage, to represent the Successor Agency's interests in facilitating the sale of each Liquidation Site, and JLL will receive a brokerage commission with respect to the consummated sale of each Liquidation Site; and

WHEREAS, as envisioned and permitted by the LRPMP, the Successor Agency has administratively reclassified that certain real property commonly known as St. Cecilia's Chapel, located at 1620 Sixth Avenue, San Diego, California (Property) from a Future Development Site to a Liquidation Site, and the Successor Agency must now sell the Property for the benefit of the local taxing entities; and

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WHEREAS, Civic San Diego, acting on behalf of Successor Agency, and Coltov, L.L.C., a Nevada limited liability company (Buyer), have negotiated the proposed Real Property Purchase and Sale Agreement and Joint Escrow Instructions, which is attached to the staff report accompanying this Resolution, with respect to the Property (Agreement); and

WHEREAS, the Agreement contemplates that Buyer will purchase the Property from the Successor Agency for the purchase price of \$620,000 and that, consistent with Code section 34191.5(c)(2)(B), the Successor Agency will cause the net purchase price proceeds to be transferred to the County Auditor for pro rata distribution to the local taxing entities; and

WHEREAS, the Oversight Board must approve the Agreement before it becomes effective, and under Code section 34191.5(f), the Oversight Board's decision will become effective immediately, without any need for review by the DOF; NOW, THEREFORE,

NOW, THEREFORE, BE IT RESOLVED by the Oversight Board that the Agreement is approved.

PASSED AND ADOPTED by the Oversight Board at a duly noticed meeting of the Oversight Board held on July 19, 2018.



Chair, Oversight Board

Resolution No. OB-2018-004

Meeting Date: 07/19/2018

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 GATEWAY CENTER PROPERTIES LOCATED IN THE STOCKTON NEIGHBORHOOD OF THE SOUTHEASTERN SAN DIEGO COMMUNITY PLAN AREA.

WHEREAS, the former Redevelopment Agency of the City of San Diego (Former RDA) administered the implementation of various redevelopment projects, programs, and activities within designated redevelopment project areas throughout the City of San Diego (City); and

WHEREAS, in accordance with Assembly Bill x1 26 (AB 26), the Former RDA dissolved as of February 1, 2012, at which time the City of San Diego, solely in its capacity as the designated successor agency to the Former RDA (Successor Agency), assumed the Former RDA's assets and obligations; and

WHEREAS, the Successor Agency is required to administer the winding down of the Former RDA's operations and to ensure compliance with the Former RDA's obligations in accordance with AB 26, as subsequently amended (collectively, the Dissolution Laws); and

WHEREAS, the San Diego County Auditor-Controller (County Auditor), the State Controller, and the State Department of Finance (DOF) also possess certain rights and obligations under the Dissolution Laws with respect to the Successor Agency's administration of winding down the Former RDA's operations; and

WHEREAS, in late 2015, the Oversight Board and the DOF approved the Amended and Restated Long-Range Property Management Plan (LRPMP), which governs the Successor

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Agency's disposition of its non-housing real property assets, in accordance with California Health and Safety Code (Code) section 34191.5(c), by four categories known as Enforceable Obligation Sites, Governmental Use Sites, Future Development Sites, and Liquidation Sites; and

WHEREAS, the LRPMP requires the Successor Agency to sell the Liquidation Sites, which will result in the local taxing entities, such as the City, the County of San Diego, local school districts, and local special districts, receiving a pro rata distribution of the net sale proceeds in the same proportion as their share of general property tax revenues; and

WHEREAS, the LRPMP also allows the Successor Agency to administratively reclassify any Future Development Site as a Liquidation Site, if the City has been unable, despite diligent efforts, to enter into a compensation agreement for the site with the other local taxing entities; and

WHEREAS, the Successor Agency's sale of the Liquidation Sites is subject to the LRPMP and the Dissolution Laws; and

WHEREAS, based on a competitive selection process approved by the Oversight Board, Civic San Diego retained the firm of Jones Lang LaSalle (JLL), a commercial real estate brokerage, to represent the Successor Agency's interests in facilitating the sale of each Liquidation Site, and JLL will receive a brokerage commission with respect to the consummated sale of each Liquidation Site; and

WHEREAS, as envisioned and permitted by the LRPMP, the Successor Agency has administratively reclassified that certain real property commonly known as Gateway Center properties in the Stockton neighborhood of the Southeastern San Diego Community Plan Area and more specifically described as that certain real property located at Pickwick Avenue and

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33rd Street; that certain real property located at 35th Street and E Street; and that certain real property located at 836 33rd Street (collectively, Property) from a Future Development Site to a Liquidation Site, and the Successor Agency must now sell the Property for the benefit of the local taxing entities; and

WHEREAS, Civic San Diego, acting on behalf of Successor Agency, and Donald Prom and Kimberly Prom, as joint tenants (Buyer), have negotiated the proposed Real Property Purchase and Sale Agreement and Joint Escrow Instructions, which is attached to the staff report accompanying this Resolution, with respect to the Property (Agreement); and

WHEREAS, the Agreement contemplates that Buyer will purchase the Property from the Successor Agency for the purchase price of \$389,000 and that, consistent with Code section 34191.5(c)(2)(B), the Successor Agency will cause the net purchase price proceeds to be transferred to the County Auditor for pro rata distribution to the local taxing entities; and

WHEREAS, the Oversight Board must approve the Agreement before it becomes effective, and under Code section 34191.5(f), the Oversight Board's decision will become effective immediately, without any need for review by the DOF; NOW, THEREFORE,

NOW, THEREFORE, BE IT RESOLVED by the Oversight Board that the Agreement is approved.

PASSED AND ADOPTED by the Oversight Board at a duly noticed meeting of the Oversight Board held on July 19, 2018.



Chair, Oversight Board

Resolution No. OB-2018-005
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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 917 CESAR E. CHAVEZ PARKWAY IN THE BARRIO LOGAN PROJECT AREA.

WHEREAS, the former Redevelopment Agency of the City of San Diego (Former RDA) administered the implementation of various redevelopment projects, programs, and activities within designated redevelopment project areas throughout the City of San Diego (City); and

WHEREAS, in accordance with Assembly Bill x1 26 (AB 26), the Former RDA dissolved as of February 1, 2012, at which time the City of San Diego, solely in its capacity as the designated successor agency to the Former RDA (Successor Agency), assumed the Former RDA's assets and obligations; and

WHEREAS, the Successor Agency is required to administer the winding down of the Former RDA's operations and to ensure compliance with the Former RDA's obligations in accordance with AB 26, as subsequently amended (collectively, the Dissolution Laws); and

WHEREAS, the San Diego County Auditor-Controller (County Auditor), the State Controller, and the State Department of Finance (DOF) also possess certain rights and obligations under the Dissolution Laws with respect to the Successor Agency's administration of winding down the Former RDA's operations; and

WHEREAS, in late 2015, the Oversight Board and the DOF approved the Amended and Restated Long-Range Property Management Plan (LRPMP), which governs the Successor Agency's disposition of its non-housing real property assets, in accordance with California

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Health and Safety Code (Code) section 34191.5(c), by four categories known as Enforceable Obligation Sites, Governmental Use Sites, Future Development Sites, and Liquidation Sites; and

WHEREAS, the LRPMP requires the Successor Agency to sell the Liquidation Sites, which will result in the local taxing entities, such as the City, the County of San Diego, local school districts, and local special districts, receiving a pro rata distribution of the net sale proceeds in the same proportion as their share of general property tax revenues; and

WHEREAS, the LRPMP also allows the Successor Agency to administratively reclassify any Future Development Site as a Liquidation Site, if the City has been unable, despite diligent efforts, to enter into a compensation agreement for the site with the other local taxing entities; and

WHEREAS, the Successor Agency's sale of the Liquidation Sites is subject to the LRPMP and the Dissolution Laws; and

WHEREAS, based on a competitive selection process approved by the Oversight Board, Civic San Diego retained the firm of Jones Lang LaSalle (JLL), a commercial real estate brokerage, to represent the Successor Agency's interests in facilitating the sale of each Liquidation Site, and JLL will receive a brokerage commission with respect to the consummated sale of each Liquidation Site; and

WHEREAS, as envisioned and permitted by the LRPMP, the Successor Agency has administratively reclassified that certain real property located at 917 Cesar E. Chavez Parkway, San Diego, California (Property) from a Future Development Site to a Liquidation Site, and the Successor Agency must now sell the Property for the benefit of the local taxing entities; and

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WHEREAS, Civic San Diego, acting on behalf of Successor Agency, and Froilan Rolando Patzi, an individual (Buyer), have negotiated the proposed Real Property Purchase and Sale Agreement and Joint Escrow Instructions, which is attached to the staff report accompanying this Resolution, with respect to the Property (Agreement); and

WHEREAS, the Agreement contemplates that Buyer will purchase the Property from the Successor Agency for the purchase price of \$209,000 and that, consistent with Code section 34191.5(c)(2)(B), the Successor Agency will cause the net purchase price proceeds to be transferred to the County Auditor for pro rata distribution to the local taxing entities; and

WHEREAS, the Oversight Board must approve the Agreement before it becomes effective, and under Code section 34191.5(f), the Oversight Board's decision will become effective immediately, without any need for review by the DOF; NOW, THEREFORE,

NOW, THEREFORE, BE IT RESOLVED by the Oversight Board that the Agreement is approved.

PASSED AND ADOPTED by the Oversight Board at a duly noticed meeting of the Oversight Board held on July 19, 2018.



Chair, Oversight Board