

MINUTES
 CITY OF OXNARD FINANCING AUTHORITY
 Regular Meeting
 April 22, 2008

A. ROLL CALL/POSTING OF AGENDA

At 7:03 p.m., the regular meeting of the Oxnard Community Development Commission convened in the Council Chambers, concurrently with the City Council and Finance Authority. Commissioners Dean Maulhardt, John C. Zaragoza, Andres Herrera, and Timothy B. Flynn were present. Chairman Thomas E. Holden was absent. The Secretary Designate stated that the agenda was posted on Thursday in the Library and City Clerk's Office. Vice-Chairman Maulhardt presided and called the meeting to order. Staff members present were: Daniel Martinez, Secretary Designate; Edmund F. Sotelo, Executive Director; Gary L. Gillig, General Counsel; Karen Burnham, Assistant Executive Director; John Crombach, Police Chief; Ken Ortega, Public Works Director; Curtis P. Cannon, Community Development Director; Barbara Murray, Library Director; Matthew Winegar, Development Services Director; Grace Magistrale Hoffman, Deputy City Manager; and Lori Rice, Parks Manager.

B. PUBLIC COMMENTS ON CLOSED SESSION ITEMS

C. CLOSED SESSION

D. OPENING CEREMONIES

The meeting opened with the pledge of allegiance to the flag of the United States, followed by a moment of silence.

E. CEREMONIAL CALENDAR

F. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

G. REVIEW OF INFORMATION/CONSENT AGENDA

H. PUBLIC COMMENTS ON INFORMATION/CONSENT AGENDA

I. INFORMATION/CONSENT AGENDA

City Clerk Department

1. SUBJECT: Minutes of the Regular Meetings of City of Oxnard Financing Authority for February 5 and 12, 2008. (001)
RECOMMENDATION: Approve.

INFORMATION/CONSENT AGENDA ACTION: Approved as recommended. (Zaragoza/Herrera)
 Ayes: Zaragoza, Herrera, Flynn, and Maulhardt. Absent: Holden.

J. TRANSMITTAL OF INFORMATION ONLY ITEMSK. INFORMATION/CONSENT PUBLIC HEARINGSL. PUBLIC HEARINGS

ACTION: Vice-Chairman Maulhardt declared the public hearing open.

DISCUSSION: The Secretary Designate reported on posting, publication and that there were no written communications received.

Community Development Department

1. SUBJECT: Ground Lease, Parking Facility Management Agreement, Acquisition Agreement and Issuance of Redevelopment Tax Allocation Bonds, Series 2008 for an Approximate Five Hundred (500) Space Public Parking Structure and Other Public Improvements at the RiverPark Project Located Adjacent to and North of the Highway 101 Freeway, Adjacent to and East of the Santa Clara River, and West of Vineyard Avenue. (119)
RECOMMENDATION: (1) Adopt **Resolution No. 32** entitled "Resolution of the Oxnard Community Development Commission Authorizing the Sale, Issuance, and Delivery of Not More Than \$13,500,000 in Principal Amount of Oxnard Community Development Commission Historic Enhancement and Revitalization of Oxnard (HERO) Project Area Tax Allocation Bonds, Series 2008, and Approving Certain Documents and Authorizing Certain Actions in Connection Therewith"; (2) Approve a special budget appropriation in the amount of \$12 million to allocate Bond proceeds in the approximate amount of \$9.9 million and HERO fund balance in the amount of \$2.1 million to an approximate 500-space public parking structure and other public improvements at the RiverPark Project for Fiscal Year 2007-08; (3) Approve and authorize the Chairman to execute a Ground Lease between the CDC and Shea Properties II, LLC for an approximately 500-space public parking structure; (4) Approve and authorize the Chairman to execute a Parking Facility Management Agreement between the CDC and Shea Properties II, LLC for an approximately 500-space public parking structure; (5) Approve and authorize the Chairman to execute an Acquisition Agreement between the CDC and Shea Properties II, LLC for an approximately 500-space public parking structure and other public improvements; (6) Authorize the Chairman, Executive Director, and Community Development Director, on behalf of the CDC, to each sign all documents necessary and appropriate to carry out and implement the Ground Lease, the Parking Facility Management Agreement, and the Acquisition Agreement, and to administer the CDC's obligations, responsibilities, and duties to be performed thereunder; and (7) Make the three determinations regarding the Bonds set forth below in the Section entitled "Bond Determinations".

DISCUSSION: Shirley Godwin and Daniel E. Lechliter opposed approval.

Veronica Munoz, supported of the downtown business community and had some concern regarding this project.

The Commissioners commented on the proposed parking structure and support of the downtown business community.

ACTION: Close the public hearing. (Herrera/Zaragoza) Approved as recommended. (Herrera/Zaragoza) Ayes: Maulhardt, Zaragoza, Herrera. Noes: Flynn. Absent: Holden.

M. REPORT OF CITY MANAGER

N. CITY COUNCIL COMMITTEE REPORTS

O. REPORTS

P. PUBLIC COMMENTS ON REPORTS

Q. APPOINTMENT ITEMS

CITY OF OXNARD FINANCING AUTHORITY

At 11:05 p.m., the concurrent meeting with the City of Oxnard Financing Authority concluded.

R. STUDY SESSION

S. PUBLIC COMMENTS ON STUDY SESSION

T. ADJOURNMENT

At 11:05 p.m. the City of Oxnard Financing Authority concurred to adjourn.

DANIEL MARTINEZ
City Clerk

DEAN MAULHARDT
Vice-Chairman