

MINUTES

OXNARD COMMUNITY DEVELOPMENT COMMISSION

Regular Meeting

June 7, 2011

Because there were no items requiring consideration on this date, there was no regular meeting.

DANIEL MARTINEZ
Secretary Designate

DR. THOMAS E. HOLDEN
Chairman

MINUTES

OXNARD COMMUNITY DEVELOPMENT COMMISSION

Regular Meeting

June 14, 2011

Because there were no items requiring consideration on this date, there was no regular meeting.

DANIEL MARTINEZ
Secretary Designate

DR. THOMAS E. HOLDEN
Chairman

MINUTES

OXNARD COMMUNITY DEVELOPMENT COMMISSION

Regular Meeting

June 21, 2011

A. ROLL CALL/POSTING OF AGENDA

At 7:09 p.m., the regular meeting of the Oxnard Community Development Commission convened in the Council Chambers, concurrently with the City Council, Housing Authority and Financing Authority. Commissioners Thomas E. Holden, Irene G. Pinkard, Bryan A. MacDonald, Tim Flynn, and Carmen Ramirez were present. The Secretary Designate stated that the agenda was posted on Thursday in the Library and City Clerk's Office. Chairman Holden presided and called the meeting to order. Staff members present were: Daniel Martinez, Secretary Designate; Edmund F. Sotelo, Executive Director; Karen Burnham, Assistant Executive Director; Alan Holmberg, General Counsel; Jeri Williams, Police Chief; James Cameron, Chief Financial Officer; Grace Magistrale Hoffman, Deputy City Manager; and William Wilkins, Housing Director.

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 (30 Minutes)

G. REVIEW OF INFORMATION/CONSENT AGENDA

H. PUBLIC COMMENTS ON INFORMATION/CONSENT AGENDA

I. INFORMATION/CONSENT AGENDA

J. TRANSMITTAL OF INFORMATION ONLY ITEMS

K. INFORMATION/CONSENT PUBLIC HEARINGS

L. PUBLIC HEARINGS

Community Development Department

4. SUBJECT: Relocation and Replacement Housing Plans for the Las Villas de Paseo Nuevo Project
Located in the Cypress Neighborhood Southwest of the Intersection of Cypress Road and Pleasant Valley Road, Ventura County Assessor Parcel Nos. 222-0-070-110, 155, 185 and 190.

(185)

RECOMMENDATION 2) Authorize the Community Development Director (or designee), to prepare, revise and sign all documents necessary and appropriate to carry out and implement the Relocation and Replacement Housing Plans, and to administer the City's obligations, responsibilities and duties pursuant to those documents.

DISCUSSION: The Community Development Director commented on: current living conditions, the relocation process, replacement of housing process and projected monthly rates. Bob Havlicek, Housing Consultant, reviewed the monthly rental rates related to loan requirements. Mark Manion, Housing Authority Special Counsel, commented on the loan structure, partnership relationship, and legal bid process requirements. Lillian Jewell, housing relocation consultant, outlined housing placement requirements.

Comment of concerns were received from: Ron Kurlaender (California Rural Legal Assistance); Barbara Macri-Ortiz; and Eileen McCarthy; and Bert Perello.

The Commissioners discussed: density of current units, proposed rental rates, and moving/placement of current residents.

ACTION: Close the public hearing, (Holden/MacDonald) unanimously. Approved as recommended. (Pinkard/MacDonald) Ayes: Holden, Pinkard, MacDonald, Flynn, and Ramirez.

N. COMMUNITY DEVELOPMENT COMMISSION BUSINESS

O. REPORTS

Housing Department

1. SUBJECT: Affordable Housing Loan Agreements in the Total Sum of \$7 Million and Amendment of Predevelopment Agreement Regarding the Las Villas de Paseo Nuevo Project Located in the Cypress Neighborhood Southwest of the Intersection of Cypress Road and Pleasant Valley Road, Ventura County Assessor Parcel Nos. 222-0-070-110, 155, 185 and 190. (241)

RECOMMENDATION: 3) Authorize the Community Development Director (or designee), with approval from the City Attorney on behalf of the City, to prepare, revise and sign all documents necessary and appropriate to carry out and implement the Las Villas de Paseo Nuevo Loan Agreements, and to administer the City's obligations, responsibilities and duties pursuant to those documents; and 4) Authorize the Chief Financial Officer to establish necessary accounts and budgets in accordance with these recommendations.

DISCUSSION: The Community Development Director, Housing Director, and Bob Havlicek, Housing Consultant, reviewed the project financing, loan restrictions, and affordable housing categories. Mark Manion, Housing Authority Special Counsel, commented on the financial planning and the proposed partnership.

Expressed concern with the proposed financing: Barbara Mari-Ortiz and Eileen McCarthy.

ACTION: Approved as recommended. (Pinkard/MacDonald) Ayes: Pinkard, MacDonald, Flynn, and Holden. Noes: Ramirez.

At 12:41 a.m., Chairman Holden left the meeting and Vice-Chairperson Pinkard presided.

HOUSING AUTHORITY

At 12:41 a.m. the joint meetings with the Housing Authority concluded.

At 1:17 a.m., Commissioner MacDonald left the meeting due to possible conflict of interest..

P. PUBLIC COMMENTS ON REPORTS

L. PUBLIC HEARINGS

Finance Department

1. **SUBJECT:** City of Oxnard Financing Authority Tax Allocation Bonds, Series 2011 (Campus Park Project). (129)

RECOMMENDATION: 1) Conduct a joint public hearing with the City Council concerning the use of tax increment revenues for the purpose of issuing bonded indebtedness to construct the Campus Park Project; 2) Conduct a public hearing for the purpose of considering the proposed issuance and sale by the Commission of its Oxnard Community Development Commission Historic Enhancement and Revitalization of Oxnard (HERO) Project Area Tax Allocation Bonds, Series 2011, in an aggregate principal amount not to exceed \$19,000,000 (the "Bonds"), for the purpose of providing funds to the Commission to finance redevelopment activities within the Historic Enhancement and Revitalization of Oxnard (HERO) Project Area (the "Project Area"); and 3) Adopt **Resolution No. 148** making certain determinations and findings pursuant to Health and Safety Code Section 33445 regarding the funding by the Oxnard Community Development Commission of the cost of certain publicly owned facilities, authorizing the sale, issuance, and delivery of not more than \$19,000,000 in principal amount of Oxnard Community Development Commission Historic Enhancement And Revitalization of Oxnard (HERO) Project Area Tax Allocation Bonds, Series 2011, and approving certain documents and authorizing certain actions in connection therewith.

DISCUSSION: The Chief Financial Officer outlined the proposed financing and the financial rating of the City. The General Services Manager stated that community comments were received from the local neighborhood and ability for future Council and community input.

Comments were received from Bert Perello.

ACTION: Close the public hearing, (Ramirez/Pinkard) unanimously. Approved as recommended. (Ramirez/Pinkard) Ayes: Ramirez, Pinkard, and Flynn. Absent: Holden and MacDonald.

M. REPORT OF SECRETARY

Q. APPOINTMENT ITEMS

CITY COUNCIL/FINANCE AUTHORITY

At 1:41 a.m. the joint meetings with the City Council, and Finance Authority concluded.

R. STUDY SESSION

S. PUBLIC COMMENTS ON STUDY SESSION

T. ADJOURNMENT

At 1:41 a.m., the Community Development Commission concurred to adjourn the meeting.

DANIEL MARTINEZ
Secretary Designate

DR. THOMAS E. HOLDEN
Chairman

DR. IRENE G. PINKARD
Vice-Chairperson

MINUTES

OXNARD COMMUNITY DEVELOPMENT COMMISSION

Regular Meeting

June 28, 2011

Because there were no items requiring consideration on this date, there was no regular meeting.

DANIEL MARTINEZ
Secretary Designate

DR. THOMAS E. HOLDEN
Chairman

MINUTES

OXNARD COMMUNITY DEVELOPMENT COMMISSION

Regular Meeting

July 12, 2011

A. ROLL CALL/POSTING OF AGENDA

At 5:36 p.m., the regular meeting of the Oxnard Community Development Commission convened in the Council Chambers, concurrently with the City Council and Housing Authority. Commissioners Thomas E. Holden, Irene G. Pinkard, Bryan A. MacDonald, Tim Flynn, and Carmen Ramirez were present. The Secretary Designate stated that the agenda was posted on Thursday in the Library and City Clerk's Office. Chairman Holden presided and called the meeting to order. Staff members present were: Daniel Martinez, Secretary Designate; Edmund F. Sotelo, Executive Director; Alan Holmberg, General Counsel; Karen Burnham, Assistant Executive Director; and Lyn Bennett, Deputy Secretary Designate.

L. PUBLIC HEARING

City Manager

1. **SUBJECT:** Presentation and Adoption of the Fiscal Year (FY) 2011-2012 Community Development Commission Operating and Capital Improvement Budgets. (001)
RECOMMENDATION: 1) Conduct a public hearing on the FY 2011-2012 operating and capital improvement budgets for the Community Development Commission (CDC); and 3) At the conclusion of the public hearing, at the discretion of the Commissioners, adopt a resolution approving the CDC's Operating and Capital Improvement Budgets for FY 2011-2012.
DISCUSSION: The Chief Financial Officer reviewed the proposed budget with changes due to State budget, property taxes, development fees, Measure "O", ERIP program. The Human Resources Director commented on the ERIP program (placement of technical positions and unfilled management positions); the effect of a retired (Cal PERS) employee; and use of library volunteers.

The Commissioners discussed: property tax, ERIP program, the filling of vacate positions positions, the City debt ratio compared to other cities, and next budget review.

The following individuals provided comments: Shirley Godwin, Jim Lavery, Larry Stein, and Pat Brown

ACTION: The City Council concurred to continue this item to July 19, 2011.

B. PUBLIC COMMENTS ON CLOSED SESSION ITEMS

C. CLOSED SESSION

D. OPENING CEREMONIES

At 7:16 p.m., the meeting opened with the pledge of allegiance to the flag of the United States, followed by a moment of silence. Additional staff members present were: Curtis Cannon, Community Development Director; and Matthew Winegar, Development Services Director.

E. CEREMONIAL CALENDARF. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDAG. REVIEW OF INFORMATION/CONSENT AGENDAH. PUBLIC COMMENTS ON INFORMATION/CONSENT AGENDAI. INFORMATION/CONSENT AGENDACity Attorney Department

1. SUBJECT: Resolutions Amending Rules of Procedure Regarding Meeting Adjournment. (057)
RECOMMENDATION: Adopt **Resolution No. 149** to amend their respective Rules of Procedure to provide that no new items on a meeting agenda shall be considered after 11:00 p.m, and the meeting shall be adjourned upon conclusion of the item under consideration at 11:00 p.m., unless a motion is passed to extend the meeting.

City Clerk Department

2. SUBJECT: Minutes of the Regular Meeting of the Oxnard Community Development Commission for April 12, 19, 26, and May 3, 10, 17, 2011. (065)
RECOMMENDATION: Approve.

INFORMATION/CONSENT AGENDA ACTION: Approved as recommended, (Holden/MacDonald) Ayes: Pinkard, MacDonald, Flynn, Ramirez, and Holden.

J. TRANSMITTAL OF INFORMATION ONLY ITEMSK. INFORMATION/CONSENT PUBLIC HEARINGSHOUSING AUTHORITY

At 8:14 p.m. the joint meeting with the Housing Authority concluded.

L. PUBLIC HEARINGSDevelopment Services Department

1. SUBJECT: Amendments to: RiverPark Specific Plan (PZ 09-630-03), Development Agreement (PZ 11-670-01), Owner Participation Agreement and Agreement Containing Covenants, Filed by RiverPark Legacy on behalf of the RiverPark Developers.
RECOMMENDATION: Continue to July 26, 2011.
ACTION: Approved as recommended, (Pinkard/Ramirez) unanimously.

M. REPORT OF SECRETARYN. COMMUNITY DEVELOPMENT COMMISSION BUSINESS/COMMITTEE REPORTS

CITY COUNCIL

At 9:50 p.m. the joint meeting with the City Council concluded.

O. REPORTS

P. PUBLIC COMMENTS ON REPORTS

Q. APPOINTMENT ITEMS

R. STUDY SESSION

S. PUBLIC COMMENTS ON STUDY SESSION

T. ADJOURNMENT

At 9:50 p.m., the Community Development Commission concurred to adjourn the meeting.

DANIEL MARTINEZ
Secretary Designate

DR. THOMAS E. HOLDEN
Chairman

MINUTES

OXNARD COMMUNITY DEVELOPMENT COMMISSION

Regular Meeting

July 19, 2011

A. ROLL CALL/POSTING OF AGENDA

At 7:06 p.m., the regular meeting of the Oxnard Community Development Commission convened in the Council Chambers, concurrently with the City Council and Housing Authority. Commissioners Thomas E. Holden, Irene G. Pinkard, Bryan A. MacDonald, Tim Flynn, and Carmen Ramirez were present. The Secretary Designate stated that the agenda was posted on Thursday in the Library and City Clerk's Office. Chairman Holden presided and called the meeting to order. Staff members present were: Daniel Martinez, Secretary Designate; Edmund F. Sotelo, Executive Director; Alan Holmberg, General Counsel; Karen Burnham, Assistant Executive Director and

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 by the Ventura County Junior Farm Board, 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

J. TRANSMITTAL OF INFORMATION ONLY ITEMS

K. INFORMATION/CONSENT PUBLIC HEARINGS

L. PUBLIC HEARINGS

ACTION: Chairman Holden declared the public hearing open.

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

Finance Department

1. **SUBJECT:** Presentation and Adoption of the Fiscal Year (FY) 2011-2012 Community Development Commission Operating and Capital Improvement Budgets. (053)
RECOMMENDATION: 1) Conduct a public hearing on the FY 2011-2012 operating and capital improvement budgets for the Community Development Commission (CDC); 3) At the conclusion of the public hearing, at the discretion of the Commissioners, adopt **Resolution No. 150** approving the CDC's Operating and Capital Improvement Budgets for FY 2011-2012.
DISCUSSION: The Chief Financial Officer reviewed past questions of the Commission including ERIP, policy of City reserves, State reductions (vehicle fees), fuel costs, and non-operating revenues.

Received comments from: Larry Stein, Bert Perello, Jim Lavery, and Pat Brown.

ACTION: Close the public hearing. (Pinkard/Holden) Approved as recommended. (Ramirez/Pinkard) Ayes: Holden, Pinkard, MacDonald, and Ramirez. Noes: Flynn.

CITY COUNCIL/HOUSING AUTHORITY

At 10:11 p.m. the joint meetings with the City Council and Housing Authority concluded.

M. REPORT OF SECRETARYN. COMMUNITY DEVELOPMENT COMMISSION BUSINESS/COMMITTEE REPORTSO. REPORTSP. PUBLIC COMMENTS ON REPORTSQ. APPOINTMENT ITEMSR. STUDY SESSIONS. PUBLIC COMMENTS ON STUDY SESSIONT. ADJOURNMENT

At 10:11 p.m., the Community Development Commission concurred to adjourn the meeting.

DANIEL MARTINEZ
Secretary Designate

DR. THOMAS E. HOLDEN
Chairman

MINUTES

OXNARD COMMUNITY DEVELOPMENT COMMISSION Regular Meeting July 26, 2011

A. ROLL CALL/POSTING OF AGENDA

At 7:07 p.m., the regular meeting of the Oxnard Community Development Commission convened in the Council Chambers, concurrently with the City Council and Housing Authority. Commissioners Thomas E. Holden, Irene G. Pinkard, Bryan A. MacDonald, Tim Flynn, and Carmen Ramirez were present. Commissioners Irene G. Pinkard and Tim Flynn were absent. The Deputy Secretary Designate stated that the agenda was posted on Thursday in the Library and City Clerk's Office. Chairman Holden presided and called the meeting to order. Staff members present were: Daniel Martinez, Secretary Designate; Edmund F. Sotelo, Executive Director; Alan Holmberg, General Counsel; Karen Burnham, Assistant Executive Director

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

J. TRANSMITTAL OF INFORMATION ONLY ITEMS

K. INFORMATION/CONSENT PUBLIC HEARINGS

L. PUBLIC HEARINGS

Development Services Department

1. SUBJECT: Amendments to: RiverPark Specific Plan (PZ 09-630-03), Development Agreement (PZ 11-670-01), Owner Participation Agreement and Agreement Containing Covenants, Filed by RiverPark Legacy on behalf of the RiverPark Developers.
RECOMMENDATION: Continue to September 13, 2011
ACTION: Approved as recommended. (Holden/Ramirez) unanimously .

M. REPORT OF SECRETARY**N. COMMUNITY DEVELOPMENT COMMISSION BUSINESS/COMMITTEE REPORTS****HOUSING AUTHORITY**

At 8:22 p.m. the joint meeting with the Housing Authority concluded.

O. REPORTS

1. **SUBJECT:** Implementation of an Alternative Redevelopment Program Pursuant to Part 1.9 of the California Health and Safety Code, as Amended, Including Adoption of an Enabling Ordinance and Execution of a Remittance Agreement. (171)

RECOMMENDATION: Approve and authorize the Chairman to execute the Remittance Agreement (Attachment No. 2), requiring the Community Development Commission ("Commission") to transfer funds to the City in an amount sufficient for the City to make annual remittances to the county auditor-controller with net available tax increment in this current fiscal year and forthcoming fiscal years.

DISCUSSION: The Community Development Director outlined: the actions of the State to eliminate the current redevelopment program; impact to the City; possible options including State remittance cost; and lawsuits by League of California Cities and California Redevelopment Association. The Special Legal Counsel commented on State legislation actions and formula used by State.

Comments were received from Pat Brown, Jim Lavery, and Bert Perello.

The City Council expressed concerns of the State actions to take CDC revenue from the City.

ACTION: Approved as recommended. (Ramirez/Holden). Ayes: Ramirez, Holden, and MacDonald. Absent: Pinkard and Flynn.

P. PUBLIC COMMENTS ON REPORTS**Q. APPOINTMENT ITEMS****R. STUDY SESSION****S. PUBLIC COMMENTS ON STUDY SESSION****CITY COUNCIL**

At 8:48 p.m. the joint meeting with the City Council concluded.

T. ADJOURNMENT

At 8:48 p.m., the Community Development Commission concurred to adjourn the meeting to 7:15 p.m., August 2, 2011.

DANIEL MARTINEZ
Secretary Designate

DR. THOMAS E. HOLDEN
Chairman