

## MINUTES

## OXNARD COMMUNITY DEVELOPMENT COMMISSION SUCCESSOR AGENCY

Special Meeting  
February 14, 2012

**A. ROLL CALL/POSTING OF AGENDA**

At 7:05 p.m., the special meeting of the Oxnard Community Development Commission Successor Agency convened in the Council Chambers, concurrently with the City Council and Housing Authority. Commissioners Thomas E. Holden, Irene G. Pinkard, Bryan A. MacDonald, Timothy B. Flynn, and Carmen Ramirez were present. 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; Karen Burnham, Interim Executive Director; Alan Holmberg, General Counsel; Curtis Cannon, Community Development Director; Grace Magistrale Hoffman, Deputy Executive Secretary; and Kymberly Horner, Redevelopment Project 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**

The following individual presented comments Larry Stein. The Community Development Director reviewed reasons for "Amending the Enforceable Obligation Payment Schedule" item to be on the agenda and outlined several contracts.

**I. INFORMATION/CONSENT AGENDA****Oxnard Community Development Commission Successor Agency**

5. **SUBJECT:** Adoption of a Draft Recognized Obligation Payment Schedule ("ROPS") Pursuant to the Provisions of ABx1 26. (041)

**RECOMMENDATION:** The Community Development Commission Successor Agency ("Successor Agency") in accordance with the requirements of ABx1 26, passed by the State legislature on June 15, 2011, and signed into law by the Governor on June 29, 2011, adopt **Resolution No. 1** approving a Draft ROPS, setting forth a schedule of payments for obligations of the Successor Agency.\*

INFORMATION/CONSENT AGENDA ACTION: Approved as recommended. (MacDonald/ Holden) Ayes: Pinkard, MacDonald, Flynn, Ramirez, and Holden. \*Councilmember Flynn stated his negative position on line item 27 and 28 and abstain on item number 83.

J. TRANSMITTAL OF INFORMATION ONLY ITEMS

K. INFORMATION/CONSENT PUBLIC HEARINGS

L. PUBLIC HEARINGS

M. REPORT OF SECRETARY

N. COMMUNITY DEVELOPMENT COMMISSION BUSINESS/COMMITTEE REPORTS

1. SUBJECT: Accept a Verbal Report on the Establishment of a Regular Meeting Schedule for the Community Development Successor Agency ("Successor Agency").  
RECOMMENDATION: Adopt the regular meeting schedule of the Oxnard City Council as the successor agency's regular meeting schedule  
ACTION: Approve recommendation (Holden/MacDonald), unanimously.
2. SUBJECT: Cancellation of the Regular Meetings Scheduled for February 28, 2012. (065)  
RECOMMENDATION: Cancel their regular meetings scheduled for February 28, 2012.  
ACTION: Approve recommendation (Holden/Pinkard), unanimously.

CITY COUNCIL/HOUSING AUTHORITY/FINANCING AUTHORITY

At 9:21 p.m. the joint meetings with the City Council, Housing Authority and Financing Authority concluded.

O. REPORTS

P. PUBLIC COMMENTS ON REPORTS

Q. APPOINTMENT ITEMS

R. STUDY SESSION

S. PUBLIC COMMENTS ON STUDY SESSION

T. ADJOURNMENT

At 9:21 p.m., the Community Development Commission Successor Authority concurred to adjourn the meeting.

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DANIEL MARTINEZ  
Secretary Designate

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DR. THOMAS E. HOLDEN  
Chairman

MINUTES

OXNARD COMMUNITY DEVELOPMENT COMMISSION SUCCESSOR AGENCY

Regular Meeting  
February 28, 2012

The regular scheduled meeting was cancel by the Commissioners on February 14, 2012.

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DANIEL MARTINEZ  
Secretary Designate

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DR. THOMAS E. HOLDEN  
Chairman

DRAFT

## MINUTES

### OXNARD COMMUNITY DEVELOPMENT COMMISSION SUCCESSOR AGENCY

Regular Meeting

March 6, 2012

#### A. ROLL CALL/POSTING OF AGENDA

At 7:34 p.m., the regular meeting of the Oxnard Community Development Commission Successor Agency convened in the Council Chambers, concurrently with the City Council and Housing Authority. Commissioners Thomas E. Holden, Irene G. Pinkard, Bryan A. MacDonald, Timothy B. Flynn, and Carmen Ramirez were present. 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; Curtis Cannon, Community Development Director; Grace Magistrale Hoffman, Deputy Executive Secretary; and Kymberly Horner, Redevelopment Project 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

The following individual presented comments Larry Stein. The Community Development Director reviewed reasons for "Amending the Enforceable Obligation Payment Schedule" item to be on the agenda and outlined several contracts.

#### I. INFORMATION/CONSENT AGENDA

#### J. TRANSMITTAL OF INFORMATION ONLY ITEMS

#### K. INFORMATION/CONSENT PUBLIC HEARINGS

#### L. PUBLIC HEARINGS

#### M. REPORT OF SECRETARY

#### N. COMMUNITY DEVELOPMENT COMMISSION BUSINESS/COMMITTEE REPORTS

O. REPORTS

Community Development Department

2. SUBJECT: Affordable Housing Loan Agreement for ED-KOH (RiverPark Lots 3, 11, 12 and 17A – Letter Agreement #3). (103)

RECOMMENDATION: That City Council and Successor Agency: 1) Approve and authorize the Mayor and Chairperson of the Successor Agency to execute the Letter Agreement #3 (Attachment 1) and direct the Community Development Director (or designee) to prepare and execute an amendment to the Loan Agreement in conformance with the Letter Agreement #3, in a form acceptable to the City Attorney. 2) Authorize the City Manager and Community Development Director (or designees), with approval from the City Attorney and the Successor Agency Counsel, to revise and sign all documents necessary and appropriate to carry out and implement the Letter Agreement #3, and to administer the obligations, responsibilities and duties of the City and Successor Agency pursuant to those documents.

DISCUSSION: The Community Development Director reviewed the conditions: 1) to sell the property; 2) affordable housing requirements; 3) different developers of the development; and 4) the affordable housing density. The Planning and Environmental Services Manager reviewed future planning meetings and requirements for public notice.

The following individuals provided comments: Cheryl Pease; Ellie Smith; Orlando Dozier; Pat Brown; Bert Perello; and Larry Stem.

ACTION: Moved to postpone this item and have dialog with developer (Ramirez/Flynn) Ayes: Ramirez and Flynn. Noes: Holden, Pinkard and MacDonald. Approve as recommended (Holden/Pinkard) Ayes: Holden, Pinkard and MacDonald. Noes: Flynn and Ramirez.

CITY COUNCIL

At 9:25 p.m. the joint meeting with the City Council concluded.

P. PUBLIC COMMENTS ON REPORTS

Q. APPOINTMENT ITEMS

R. STUDY SESSION

S. PUBLIC COMMENTS ON STUDY SESSION

T. ADJOURNMENT

At 9:25 p.m., the Community Development Commission Successor Authority concurred to adjourn the meeting.

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DANIEL MARTINEZ  
Secretary Designate

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DR. THOMAS E. HOLDEN  
Chairman

MINUTES

OXNARD COMMUNITY DEVELOPMENT COMMISSION SUCCESSOR AGENCY  
Regular Meeting  
March 20, 2012

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

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DANIEL MARTINEZ  
Secretary Designate

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DR. THOMAS E. HOLDEN  
Chairman

DRAFT

## MINUTES

### OXNARD COMMUNITY DEVELOPMENT COMMISSION SUCCESSOR AGENCY

Regular Meeting

March 27, 2012

#### A. ROLL CALL/POSTING OF AGENDA

At 7:04 p.m., the regular meeting of the Oxnard Community Development Commission Successor Agency convened in the Council Chambers, concurrently with the City Council and Housing Authority. Commissioners Thomas E. Holden, Irene G. Pinkard, Bryan A. MacDonald, Timothy B. 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; Karen Burnham, Interim Executive Director; Alan Holmberg, General Counsel; Karen Burnham, Assistant Executive Director; Curtis Cannon, Community Development Director; Grace Magistrale Hoffman, Deputy Executive Secretary; and Kymberly Horner, Redevelopment Project 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

#### FINANCING AUTHORITY

At 8:02 p.m., the joint meeting with the Financing Authority concluded.

#### J. TRANSMITTAL OF INFORMATION ONLY ITEMS

#### K. INFORMATION/CONSENT PUBLIC HEARINGS

#### L. PUBLIC HEARINGS

#### HOUSING AUTHORITY

At 8:51 p.m. the joint meeting with the Housing Authority concluded.

**M. REPORT OF SECRETARY**

1. **SUBJECT:** Verbal Report on Oxnard Community Development Commission Successor Agency and Status of Redevelopment Activities in the City of Oxnard.

**RECOMMENDATION:** Receive and consider report.

**DISCUSSION:** The Community Development Director commented on communications with other cities and recent State assembly actions.

At 9:03 p.m., Mayor Holden left the meeting and Mayor Pro Tem Pinkard presided.

Comments from Vincent Daly. The City Attorney reviewed the Wagon Wheel situation and working with Oversight Committee.

**ACTION:** Received report and provided comments to staff.

**CITY COUNCIL**

At 9:26 p.m. the joint meeting with the City Council concluded.

**N. COMMUNITY DEVELOPMENT COMMISSION BUSINESS/COMMITTEE REPORTS****O. REPORTS****P. PUBLIC COMMENTS ON REPORTS****Q. APPOINTMENT ITEMS****R. STUDY SESSION****S. PUBLIC COMMENTS ON STUDY SESSION****T. ADJOURNMENT**

At 9:26 p.m., the Community Development Commission Successor Authority concurred to adjourn the meeting.

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DANIEL MARTINEZ  
Secretary Designate

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DR. THOMAS E. HOLDEN  
Chairperson

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DR. IRENE G. PINKARD  
Vice-Chairperson

## MINUTES

### OXNARD COMMUNITY DEVELOPMENT COMMISSION SUCCESSOR AGENCY

Regular Meeting

April 3, 2012

#### A. ROLL CALL/POSTING OF AGENDA

At 7:07 p.m., the regular meeting of the Oxnard Community Development Commission Successor Agency convened in the Council Chambers, concurrently with the City Council. Commissioners Thomas E. Holden, Bryan A. MacDonald, Timothy B. Flynn, and Carmen Ramirez were present. Vice-Chairperson Irene G. Pinkard was absent. 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; Karen Burnham, Interim Executive Director; Alan Holmberg, General Counsel; Curtis Cannon, Community Development Director; Grace Magistrale Hoffman, Deputy Executive Secretary; and Kymberly Horner, Redevelopment Project 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 for Raymond Teran.

#### 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

**M. REPORT OF SECRETARY**

1. **SUBJECT:** Verbal Report on Oxnard Community Development Commission Successor Agency and Status of Redevelopment Activities in the City of Oxnard.

**RECOMMENDATION:** Receive and consider report, provide suggestions for Ventura County Board of Supervisors final County appointment to Oversight Board.

**DISCUSSION:** The Community Development Director updated the City Council/Community Development Commission Successor Agency on the process.

Comments received from Pat Brown and Bert Perello.

**ACTION:** Received the report.

**CITY COUNCIL**

At 8:42 p.m. the joint meeting with the City Council concluded.

**N. COMMUNITY DEVELOPMENT COMMISSION BUSINESS/COMMITTEE REPORTS****O. REPORTS****P. PUBLIC COMMENTS ON REPORTS****Q. APPOINTMENT ITEMS****R. STUDY SESSION****S. PUBLIC COMMENTS ON STUDY SESSION****T. ADJOURNMENT**

At 8:42 p.m., the Community Development Commission Successor Authority concurred to adjourn the meeting.

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DANIEL MARTINEZ  
Secretary Designate

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DR. THOMAS E. HOLDEN  
Chairman

MINUTES

OXNARD COMMUNITY DEVELOPMENT COMMISSION SUCCESSOR AGENCY  
Regular Meeting  
April 10, 2012

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

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DANIEL MARTINEZ  
Secretary Designate

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DR. THOMAS E. HOLDEN  
Chairman

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## MINUTES

### OXNARD COMMUNITY DEVELOPMENT COMMISSION SUCCESSOR AGENCY

Regular Meeting

April 17, 2012

#### A. ROLL CALL/POSTING OF AGENDA

At 7:05 p.m., the regular meeting of the Oxnard Community Development Commission Successor Agency convened in the Council Chambers concurrently with the City Council. Commissioners Thomas E. Holden, Irene G. Pinkard, Bryan A. MacDonald, Timothy B. 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; Karen Burnham, Interim Executive Director; Alan Holmberg, General Counsel; Curtis Cannon, Community Development Director; Grace Magistrale Hoffman, Deputy Executive Secretary; and Kymberly Horner, Redevelopment Project 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

#### J. TRANSMITTAL OF INFORMATION ONLY ITEMS

#### K. INFORMATION/CONSENT PUBLIC HEARINGS

#### L. PUBLIC HEARINGS

#### M. REPORT OF SECRETARY

1. **SUBJECT:** Verbal Report on Oxnard Community Development Commission Successor Agency and Status of Redevelopment Activities in the City of Oxnard.  
**RECOMMENDATION:** Receive and consider report.  
**DISCUSSION:** The Interim City Manager reported that the Oversight Board would be meeting on April 25, 2012.  
**ACTION:** Received the report and provided comments.

CITY COUNCIL

At 8:31 p.m. the joint meeting with the City Council concluded.

N. COMMUNITY DEVELOPMENT COMMISSION BUSINESS/COMMITTEE REPORTS

O. REPORTS

P. PUBLIC COMMENTS ON REPORTS

Q. APPOINTMENT ITEMS

R. STUDY SESSION

S. PUBLIC COMMENTS ON STUDY SESSION

T. ADJOURNMENT

At 8:31 p.m., the Community Development Commission Successor Authority concurred to adjourn the meeting.

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DANIEL MARTINEZ  
Secretary Designate

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DR. THOMAS E. HOLDEN  
Chairman

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