

**AGENDA
OVERSIGHT BOARD FOR THE
CALEXICO COMMUNITY REDEVELOPMENT AGENCY SUCCESSOR AGENCY**

**SPECIAL MEETING
March 5, 2015
2:00 P.M.**

**Fernando "Nene" Torres Council Chambers
Calexico City Hall
608 Heber Avenue, Calexico, California**

BOARD MEMBERS:

**CHAIR PERSON: Maritza Hurtado
VICE CHAIRMAN: Richard Warne
BOARD MEMBER: Louie Wong
BOARD MEMBER: Robert Moreno**

**BOARD MEMBER: Vacant
BOARD MEMBER: John Renison
BOARD MEMBER: Eduardo Rivera**

**CALL TO ORDER AND ATTENDANCE
PLEDGE OF ALLEGIANCE
APPROVAL OF AGENDA**

ORAL COMMUNICATIONS

The public may at this time address the members of the Oversight Board on any matters within the jurisdiction of the Oversight Board, prior to any action taken on the Agenda. No action may be taken on off-Agenda items except as authorized by law. Speakers are required to limit their comments to no more than three minutes each.

This Agenda contains a brief general description of each item to be considered. Except as otherwise provided by law, no action or discussion shall be taken on any item not appearing in the following Agenda. Supporting documents, including staff reports, are available for review in the City Clerk's office. Oversight Board agenda/minutes are available at www.calexico.ca.gov

NEW BUSINESS

1. Approval of minutes for the Oversight Board for the Calexico Community Redevelopment Agency Successor Agency meeting of February 26, 2015.

2. (1) Authorization for the Successor Agency to Sell Land and Grant Easements (APN #058-400-042 and APN# 048-400-043) to the United States General Services Administration (GSA) for the New Calexico Land Port of Entry and (2) Authorization for the City Manager and City Attorney to Review and to Execute all Required Documents to Complete the Transaction.
3. Board Members Comments.
4. Future agenda items.

ADJOURNMENT

Certification of Posting:

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing Agenda was posted at Calexico City Hall not less than 24 hours prior to the meeting. Dated this 4TH day of March, 2015.


Erica LaCuesta, Secretary
Calexico Oversight Board

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, YOU SHOULD CONTACT THE OFFICE OF THE SECRETARY, CALEXICO OVERSIGHT BOARD, AT (760) 768-2110. NOTIFICATION BY 9:00 AM ON THURSDAY, MARCH 5, 2015 WILL ENABLE THE CITY TO MAKE REASONABLE ARRANGEMENTS TO ASSURE ACCESSIBILITY TO THIS MEETING.

THE OVERSIGHT BOARD FOR THE CALEXICO COMMUNITY REDEVELOPMENT AGENCY SUCCESSOR AGENCY MET IN SPECIAL SESSION ON THE 26TH DAY OF FEBRUARY, 2015 AT 2:00 P.M. AT THE FERNANDO "NENE" TORRES COUNCIL CHAMBERS, 608 HEBER AVENUE, CALEXICO, CA. THE DATE, HOUR AND PLACE DULY ESTABLISHED FOR THE HOLDING OF SAID MEETING.

CALL TO ORDER.

The meeting was called to order at 2:00 p.m. by Vice Chairman Warne and those present were led in the Pledge of Allegiance.

ATTENDANCE.

Vice-Chair: Richard Warne
Board Member: Arnold Preciado
Board Member: Eduardo Rivera
Board Member: John Renison

ABSENT:

Chairperson: Maritza Hurtado
Board Member: Robert Moreno
Board Member: Louie Wong

APPROVAL OF AGENDA.

A motion was made by Member Rivera and seconded by Member Renison to approve the agenda. Voting was as follows:

AYES: Warne, Preciado, Renison, Rivera
NOES: None
ABSENT: Hurtado, Moreno, Wong

ANNOUNCEMENTS/PUBLIC COMMENTS.

There were no public comments.

NEW BUSINESS

APPROVAL OF MINUTES FOR THE OVERSIGHT BOARD FOR THE CALEXICO COMMUNITY REDEVELOPMENT AGENCY SUCCESSOR AGENCY MEETING OF OCTOBER 2, 2014.

A motion was made by Member Renison, and seconded by Member Rivera to approve the Oversight Board for the Calexico Community Redevelopment Agency Successor Agency meeting of October 2, 2014. Voting was as follows:

AYES: Warne, Preciado, Renison, Rivera
NOES: None
ABSENT: Hurtado, Moreno, Wong

ADOPT RESOLUTION APPROVING THE ESTABLISHMENT OF THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE (“ROPS”) 15-16A FOR THE SUCCESSOR AGENCY TO THE CALEXICO COMMUNITY REDEVELOPMENT AGENCY FOR THE PERIOD OF JULY THROUGH DECEMBER 2015.

Steve Dukett of Urban Futures Inc. explained that the Oversight Board is scheduled to review and approve the Recognized Obligations Payment Schedule (ROPS) for the Successor Agency to the Calexico Community Redevelopment Agency twice per year. In the future that may be reduced to once per year. The ROPS are in the same format that has been presented to the Board in the past, but the Department of Finance amended the cash balance form to make it more user friendly. He summarized each of the five reports and highlighted the differences.

The Summary Report values are automatically generated based on information submitted on other reports. The purpose of the form is to highlight the gross numbers of the ROPS. Member Preciado inquired as to why the Administrative costs were not reflected; to which Mr. Dukett replied that they are reflected on another report. Member Warne inquired as to the old National Guard Armory property. Mr. Dukett explained that Long Range Property Management Plan (LRPMP) is still under review by the Department of Finance (DOF). Other cities are also still awaiting completion of the review by the DOF. He advised that the city staff continue to ask the DOF for status reports in order to be able to move forward with the transfers. At the next meeting there will be an item to authorize the city to sell property to GSA for their proposal price. The City had an independent appraisal conducted and the appraised value was less than the GSA is offering. Once approved by the Successor Agency, the Board will need to review and approve. If the DOF has not completed the LRPMP approval when this item is brought before the Oversight Board, we can force the DOF to move forward with the approval. Member Rivera inquired as to whether, if everything goes as planned, would we have to wait for DOF approval. Mr. Dukett stated that we would need their approval, but we've done everything necessary.

Mr. Dukett reviewed the ROPS Detail report. He commented that items 24 through 26 are different due to the Successor Agency refunding tax bonds for 2003. We broke these up to reflect one line for interest and one line for principal. This changes makes it easier to follow. Funds were distributed last November, which has decreased debt service to Calexico Unified School District (CUSD). We modified the terminology on some of these items. For the 2005 and 2006 bonds we combined principals. Line 26 shows the principal amount but no reduction yet till years later.

Mr. Dukett reviewed the Cash Balance Report and explained that the DOF changed the definition of column E. Far right RPTTF shows money in and money expended. Column H is followed closely by the DOF. If there's a surplus, certain payments are contingent on receipt, it gets applied for future enforceable obligations.

Mr. Dukett reviewed the ROPS Prior Period Adjustments Report and the Notes page, which explains the numbers input on the reports.

There being no further discussion, a motion was made by Member Renison and seconded by Member Rivera to adopt the Resolution approving the establishment of the Recognized Obligation Payment Schedule (“ROPS”) 15-16A for the period of July through December 2015.

Voting was as follows:

AYES: Warne, Preciado, Renison, Rivera
NOES: None
ABSENT: Hurtado, Moreno, Wong

ADOPT RESOLUTION APPROVING THE FY 2015-16 ADMINISTRATIVE BUDGET OF THE SUCCESSOR AGENCY TO THE CALEXICO COMMUNITY REDEVELOPMENT AGENCY.

Mr. Dukett stated that before the Board is the proposal for the Successor Agency Administrative Budget. Department of Finance recently advised all Successor Agencies to prepare the budget. The DOF considers this as an allocation. However the Health and Safety Code requires the Oversight Board approval. The report has been drafted in the same style as the other reports.

A motion was made by Member Renison and seconded by Member Rivera to adopt the Resolution approving the FY 2015-16 Administrative Budget of the Successor Agency to the Calexico Community Redevelopment Agency.

Voting was as follows:

AYES: Warne, Preciado, Renison, Rivera
NOES: None
ABSENT: Hurtado, Moreno, Wong

FUTURE AGENDA ITEMS

Member Preciado informed the Board that this would be his last meeting due to a change in his employment. It will be up to the Imperial County Office of Education Superintendent to make a new appointment to fill his vacancy on the Board.

Direction was given to have the Board Secretary seek new appointees to replace Members Preciado and Moreno.

ADJOURNMENT.

There being no further business, the meeting was adjourned at 2:30 p.m.

Maritza Hurtado, Chairperson

Attest:

Erica LaCuesta, Deputy City Clerk

**OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE
CALEXICO COMMUNITY REDEVELOPMENT AGENCY**

DATE: March 5, 2015

TO: Oversight Board Members

FROM: Richard N. Warne, Interim City Manager

SUBJECT: (1) Authorization for the Successor Agency to Sell Land and Grant Easements (APN #058-400-042 and APN# 048-400-043) to the United States General Services Administration (GSA) for the New Calexico Land Port of Entry and (2) Authorization for the City Manager and City Attorney to Review and to Execute all Required Documents to Complete the Transaction

RECOMMENDATION:

Approve the sale of land and grant of easements by the Successor Agency (APN #058-400- 042 and APN# 048-400-043) to the United States General Services Administration (GSA) for the New Calexico Land Port of Entry and (2) Authorize the City Manager and City Attorney to review and to execute all required documents to complete the transaction.

BACKGROUND:

Approximately 18,000 pedestrians and 17,000 privately operated vehicles enter the United States through the Calexico Land Port of Entry each day. The current facilities are inadequate to handle the work load and delays at the border crossings are common. The FY2015 Federal Budget approved by Congress and signed by the President contained \$98,062,000 in funding for Phase 1 construction for the new Land Port of Entry on 20 acres of property near the New River and Cesar Chavez Drive.

The construction project will fund new pedestrian processing and privately owned vehicle inspection facilities, a new head house to provide supervision and services to the non-commercial vehicle inspection area, new administration offices and a parking structure.

DISCUSSION & ANALYSIS:

The project requires acquisition of approximately 3.372 acres of property and 0.308 acres of easements owned by the Successor Agency to the Community Redevelopment Agency of the City of Calexico. These acquisitions are on (APN #058-400-042 and APN# 048-400-043).

The General Services Administration (GSA) proposes to purchase the property and easements for \$790,893. The Federal Government's proposed purchase price is based on an independent appraisal of the fair market value of the property. The property was appraised under the federal acquisition and appraisal guidelines. The cost, sales comparison, and income capitalization approaches were used to estimate the market value of the subject property as of August 8, 2014. The General Services Administration (GSA) will not share their appraisal with the City of Calexico.

The Successor Agency hired Bender Rosenthal, Inc. to independently appraise the properties. Based on these appraisals, staff recommends that the City accept the offer of the General Services Administration (GSA). These appraisals are available at the City Manager's Office.

This sale must also be approved by the Oversight Board of the Calexico Community Redevelopment Agency Successor Agency and the California Department of Finance (DOF).

FISCAL IMPACT:

\$790,983, less the administrative costs to sell the property, will be distributed to all the taxing agencies. The City of Calexico will receive approximately 27.66% of the proceeds.

COORDINATED WITH:

City Engineer.
Finance Department.

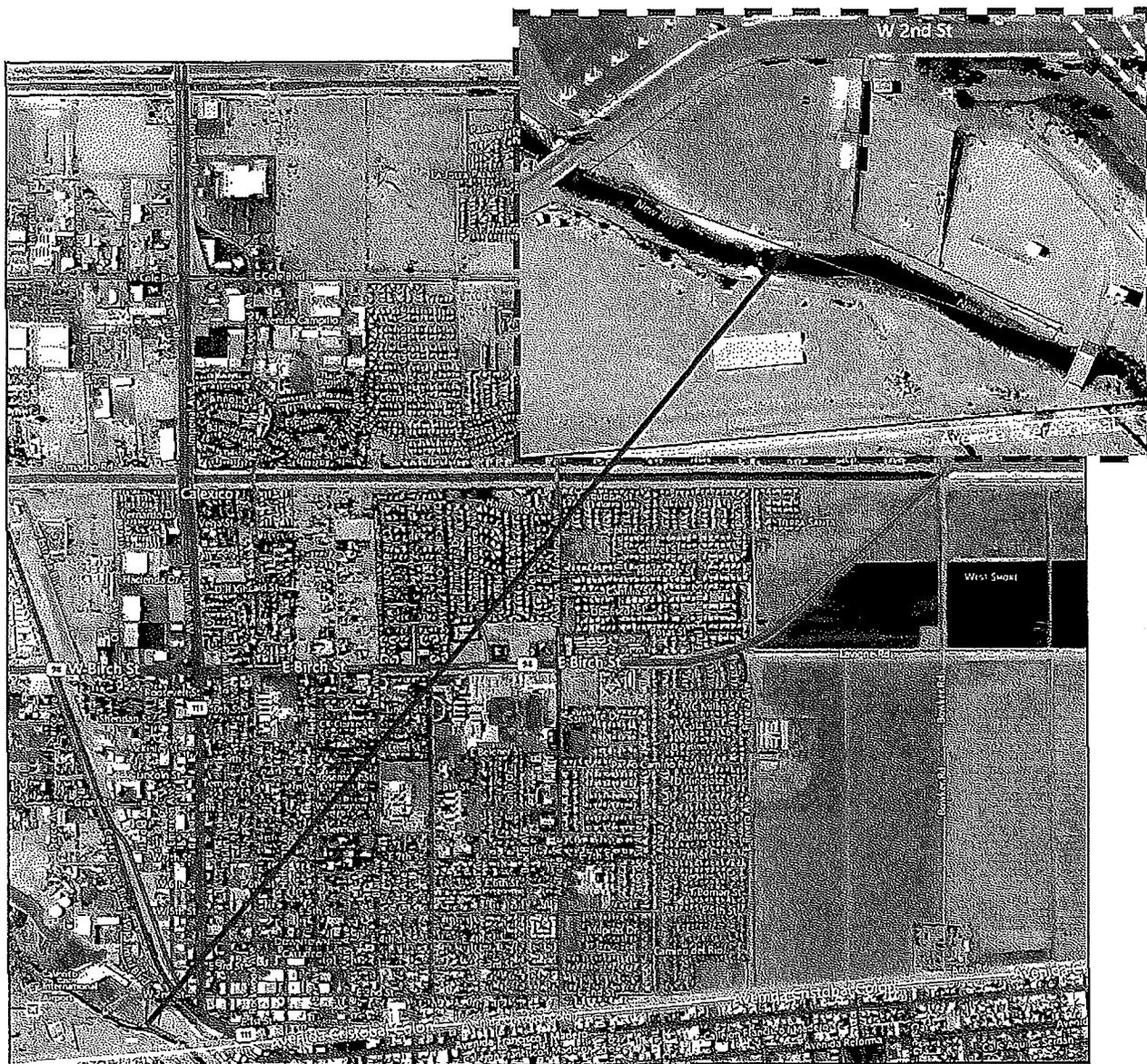
ATTACHMENTS:

1. APN #058-400-042 Aerial Photograph.
2. APN# 048-400-043 Aerial Photograph.

AERIAL PHOTOGRAPH



AERIAL PHOTOGRAPH



LARGER PARCEL DESCRIPTION

Size: Source: Appraisal Map provided by PSOMAS
Directly Affected Parcel:
058-400-043: 2.99± acres

Total Acreage -Directly affected parcel: 2.99± acres

Adjacent parcels under same ownership:
058-400-042: 2.23± acres (this parcel will be addressed
in a separate appraisal report)

Total acreage – Directly affected parcel and adjacent
parcel under same ownership: 5.22± acres; however,
since 058-400-042 will be addressed in a separate
appraisal report; therefore, the larger parcel is the
affected parcel (058-400-043) a total of 2.99± acres.

Shape: The subject property is irregular in shape.

Frontage: The parcel has approximately 620± LF of frontage on
West 2nd Street.

Access: Access is from West 2nd Street.

Exposure: There is adequate exposure along West 2nd Street, a four
lane arterial at the subject. Approximately one mile west
of the subject, this street turns into an older, two lane
road.

Topography & Drainage: The property is generally level and at/about at street
grade along the frontage. The site is flat, but slopes
downward toward the river. Drainage appears adequate.

Offsite Improvements: The subject is improved with curb, gutter, sidewalk, and
street lights along West 2nd Street. These improvements
appeared to be newer.

Utilities: Since the property is located within the city, the
available utilities in this area include electricity
(provided by Imperial Irrigation District), gas (provided
by Southern California Gas Company), and water and
sewer services (provided by the City of Calexico).