



AGENDA

REGULAR MEETING OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION/REDEVELOPMENT AGENCY OF THE CITY OF SANTA FE SPRINGS

SEPTEMBER 10, 2014
4:30 P.M.

Council Chambers
11710 Telegraph Road
Santa Fe Springs, CA 90670

Gerald M. Caton, Chair
Leighton Anderson, Vice Chair
Mike Foley, Board Member
Louie Gonzalez, Board Member
Cuong Nguyen, Board Member
Harry Stone, Board Member
Noorali Delawalla, Board Member

Public Comment: *The public is encouraged to address the Oversight Board on any matter listed on the agenda or on any other matter within its jurisdiction. If you wish to address the Oversight Board, please complete the card that is provided at the rear entrance to the Council Chambers and hand the card to the City Clerk or a member of staff. The Oversight Board will hear public comment on items listed on the agenda during discussion of the matter and prior to a vote. The Oversight Board will hear public comment on matters not listed on the agenda during the Oral Communications period.*

Pursuant to provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The Oversight Board may direct staff to investigate and/or schedule certain matters for consideration at a future meeting.

Americans with Disabilities Act: *In compliance with the ADA, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the City Clerk's Office. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.*

Please Note: *Agendas are available for inspection at the office of the City Clerk, City Hall, 11710 E. Telegraph Road during regular business hours 7:30 a.m. – 5:30 p.m., Monday – Thursday and alternate Fridays. Telephone (562) 868-0511.*

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **PLEDGE OF ALLEGIANCE**

4. **CONSENT AGENDA**

Consent Agenda items are considered routine matters which may be enacted by one motion and vote. Any item may be removed from the Consent Agenda and considered separately by the Oversight Board.

Approval of Minutes

A. Minutes of the June 18, 2014 Adjourned Oversight Board Meeting

Recommendation: That the Oversight Board approve the minutes as submitted.

NEW BUSINESS

5. Resolution No. OB-2014-005 – Approving the Successor Agency’s Recognized Obligation Payment Schedule (ROPS 14-15B) for the Period January 1, 2015 through June 30, 2015

Recommendation: That the Oversight Board adopt Resolution No. OB-2014-005.

6. Resolution OB-2014-006 – Approving the Successor Agency’s Administrative Budget for the Period January 1, 2015 through June 30, 2015

Recommendation: That the Oversight Board adopt Resolution No. OB-2014-006.

7. Resolution OB-2014-007 – Approving Amendments to a Settlement Agreement and a Property Disposition Agreement

Recommendation: That the Oversight Board Approve Resolution OB-2014-007, amending and extending the Settlement Agreement between the Successor Agency, Breitburn Operating L.P. (Breitburn), McGranahan, Carlson & Company LLC, (MC&C), and related Property Disposition Agreement between the Successor Agency and MC&C, to a date: (1) two years after the Successor Agency has received all approvals required by the dissolution laws to allow the sale of the property which is the subject of the Settlement Agreement; or (2) February 28, 2019. In all other respects the Agreement shall remain unchanged in a form subject to the approval of the Successor Agency Attorney.

8. Review of Conflict of Interest Code

Recommendation: That the Oversight Board review the Board’s Conflict of Interest Code and the list of designated positions required by Government Code Section 82000, et seq., and confirm that both said Code and list shall remain unchanged.

9. Regular Meeting Schedule Discussion

Recommendation: That the Oversight Board review its schedule of future meeting dates and times and make changes, if necessary.

10. **ORAL COMMUNICATIONS**

This is the time when comments may be made by interested persons on matters not on the agenda having to do with Oversight Board business.

11. **ADJOURNMENT**

I hereby certify under penalty of perjury under the laws of the State of California, that the foregoing agenda was posted at the following locations; Santa Fe Springs City Hall, 11710 Telegraph Road; Santa Fe Springs City Library, 11700 Telegraph Road; and the Town Center Plaza (Kiosk), 11740 Telegraph Road, not less than 24 hours prior to the meeting.

Anita Jimenez
Anita Jimenez, CMC
Santa Fe Springs
Oversight Board Clerk

September 5, 2014
Date

**MINUTES OF THE ADJOURNED MEETING OF THE
OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE
COMMUNITY DEVELOPMENT COMMISSION/REDEVELOPMENT
AGENCY OF THE CITY OF SANTA FE SPRINGS**

June 18, 2014

1. CALL TO ORDER

The meeting was called to order at 4:30 p.m. by Chair Caton.

2. ROLL CALL

Present: Board Members González, Nguyen, Stone, Vice Chair Anderson, Chair Caton,
Board Clerk Anita Jimenez

Absent: Board Members Delawalla and Foley

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Board Member Stone.

4. CONSENT AGENDA

Approval of Minutes

A. Minutes of the April 2, 2014 Special Oversight Board Meeting

Recommendation: That the Oversight Board approve the minutes as submitted.

Board Member Stone moved the approval of Item 4A; Board Member González seconded the motion which passed by the following vote: In Favor - González, Nguyen, Stone, Anderson, Caton; Opposed – none.

NEW BUSINESS

5. Resolution No. OB-2014-004 Approving the Successor Agency's Long-Range Property Management Plan Pursuant to Health and Safety Code Section 34191.5

Recommendation: That the Oversight Board: 1). Hear a presentation on the draft Long-Range Property Management Plan; and 2). Adopt Resolution No. OB-2014-004, approving the Successor Agency's Long-Range Property Management Plan Pursuant to Health and Safety Code Section 34191.5.

The City Attorney, Steve Skolnik, reported that in December 2013, the City received its finding of Completion from the Dept. of Finance as a result of paying to the State, under protest, over \$9 million. As a prerequisite to selling or retaining the properties inherited by the Successor Agency from the dissolved Redevelopment Agency, the City has the obligation/opportunity to submit a Long-Range Property Management Plan (LRPMP) to the Oversight Board for approval. The accumulation of factual data on the many properties involved, some acquired more than 30 years ago, was a daunting task.

The statute clearly defines the categories in which properties may be placed. Most of the properties owned by the City in the LRPMP are listed in the category of Government Use,

such as Fire Stations or the Clarke Estate. Most of the other properties are listed in the category of retain for future development and ultimately sell for a particular type of development. There is one property that is listed in the sell category due to its small size and location. It will most likely be purchased by the adjacent property owner. By obtaining the Oversight Board's approval, the State will not be required to approve each sale as it occurs. However, the City must obtain the approval of the taxing entities prior to the sale of any property.

Some of the properties owned by the City were deeded from the Redevelopment Agency in early 2011, prior to the dissolution act in order to prevent the properties from being taken by the State. The State is aware that they have not been deeded back to the Successor Agency. It is an unsettled legal issue whether or not the City will be required to deed the properties to the Successor Agency. However, the City decided to list the properties in the LRPMP, with the caveat that the City owns and does not intend to deed the properties back, in hopes that the plan would not be disapproved by the State over this issue.

Board Member Anderson asked what the reason was for retaining some of the properties, such as oil fields, rather than selling them now.

The City Attorney stated that the City is more interested in the proposed purpose of the development than the sale price and added that many of the properties could not be sold without the City's assistance because they include surface rights that would render the properties unsalable. There is no guarantee that the State will agree with our findings.

The City Manager stated that the City is more interested in land use and added that the taxing entities would benefit from the City-negotiated deal as well.

Board Member Stone asked if it would be possible for the City to sell at a very low price in order to get a development use it desired.

The City Attorney stated that the taxing entities must agree to the sale before it is approved.

Board Member Gonzalez stated that even though a taxing entity received its profit from the sale of a property, there is nothing to prevent the State from taking away additional funds from that entity because of the profit they received.

Chair Caton asked how many properties were listed as Governmental Use.

The Consultant from Tierra West stated that there were 27 listed as Governmental Use, 11 listed as retain for future development, and one (1) listed for sale.

Chair Caton asked how the profit from the sale would be divided.

The City Manager stated that the profit would be split between the taxing entities with the City receiving 7%.

Chair Caton asked how many acres were involved.

This figure has not been compiled, but it is relatively small in comparison to the overall size of the City.

Board Member González moved the approval of Item 5; Board Member Stone seconded the motion which passed by the following roll call vote: In Favor - González, Nguyen, Stone, Anderson, Caton; Opposed – none.

6. ORAL COMMUNICATIONS

Oral Communications were opened at 5:00 p.m. There being no one wishing to speak, Oral Communications were closed.

7. ADJOURNMENT

At 5:00 p.m., Chair Caton adjourned the meeting.

Gerald M. Caton
Oversight Board Chair

ATTEST:

Anita Jimenez, Board Clerk

Date

NEW BUSINESS

**Oversight Board
September 10, 2014**

TO: Oversight Board Members

FROM: Successor Agency to the Santa Fe Springs CDC

ORIGINATED BY: Thaddeus McCormack, City Manager

SUBJECT: Resolution No. OB-2014-005 Approving the Successor Agency's Recognized Obligation Payment Schedule (ROPS 14-15B) for the Period January 1, 2015 through June 30, 2015

RECOMMENDED ACTION

That the Oversight Board adopt Resolution No. OB-2014-005.

BACKGROUND

State legislation, ABX1 26 and AB 1484, created Successor Agencies, which are tasked with the responsibility of winding down former Redevelopment Agencies. As a requirement of the wind down process, the Successor Agencies are required to provide a Recognized Obligation Payment Schedule ("ROPS") every six months identifying overall outstanding debt for all enforceable obligations with the Agency, as well as the estimated amount needed for each of those obligations during the six-month period covered by that ROPS. The ROPS is required to be considered and approved by the Successor Agency Board and Oversight Board (OB). Once approved, the ROPS and OB Resolution are submitted to the Department of Finance for subsequent review and final approval.

The ROPS for the period January 1, 2015 through June 30, 2015, is attached. The ROPS has been prepared using the format mandated by the California Department of Finance (DOF). In addition to listing the enforceable obligations, the ROPS includes a reconciliation of prior payments and includes a table detailing the available balances retained by the Successor Agency.

Obligations during this period are summarized as follows:

Bonded Debt Payments	\$11,632,885
Administrative Cost Allowance	253,524
ERAF Loan Payments	250,438
Unfunded Pension/OPEB Obligation	187,750
Property Management Costs	54,535
Developer Deposit Refund	35,037
DOF Lawsuit Costs	15,270
Other Professional Fees	<u>3,000</u>
Total ROPS 14-15B Obligations	\$12,432,439

The ROPS must be submitted to the Department of Finance by October 3, 2014. The Successor Agency Board approved the ROPS at its meeting of August 28, 2014.

FISCAL IMPACT

As detailed in the ROPS, the funding for listed obligations will be from the Redevelopment Property Tax Trust Fund (RPTTF) and reserves on hand.



Thaddeus McCormack
City Manager

Attachments:

Resolution No. OB-2014-005

Exhibit A – ROPS for January 1, 2015 through June 30, 2015 (ROPS 14-15B)

RESOLUTION NO. OB-2014-005

A RESOLUTION OF THE OVERSIGHT BOARD OF THE
SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT
COMMISSION/REDEVELOPMENT AGENCY OF THE CITY OF SANTA FE
SPRINGS
APPROVING THE SUCCESSOR AGENCY'S RECOGNIZED OBLIGATION
PAYMENT SCHEDULE (ROPS) FOR JANUARY 1, 2015 THROUGH
JUNE 30, 2015 (ROPS 14-15B)

THE OVERSIGHT BOARD OF THE (SANTA FE SPRINGS) SUCCESSOR
AGENCY HEREBY RESOLVES AS FOLLOWS:

SECTION 1. Pursuant to its responsibility set forth in Section 34180(g) of the California Health and Safety Code, the Oversight Board hereby approves the Successor Agency's Recognized Obligation Payment Schedule (ROPS), attached hereto as Exhibit "A", as described in Sections 34171 and 34177 of the aforesaid Code, for January 1, 2015 through June 30, 2015.

SECTION 2. If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this Resolution, or any part hereof, is held invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this Resolution. The Oversight Board hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase in this Resolution irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases may be declared invalid or unconstitutional.

SECTION 3. The Oversight Board's Clerk shall certify to the adoption of this Resolution.

SECTION 4. The Successor Agency's officials and staff are hereby authorized and directed to transmit this Resolution and take all other necessary and appropriate actions as required by law in order to effectuate its purposes.

PASSED AND ADOPTED, by the Oversight Board of the Successor Agency to the Community Development Commission/Redevelopment Agency of the City of Santa Fe Springs on September 10, 2014.

Gerald M. Caton, Chair

ATTEST:

Oversight Board Clerk

Recognized Obligation Payment Schedule (ROPS 14-15B) - Summary
 Filed for the January 1, 2015 through June 30, 2015 Period

Name of Successor Agency: Santa Fe Springs
 Name of County: Los Angeles

Current Period Requested Funding for Outstanding Debt or Obligation		Six-Month Total
Enforceable Obligations Funded with Non-Redevelopment Property Tax Trust Fund (RPPTF) Funding Sources (B+C+D):		
A	Bond Proceeds Funding (ROPS Detail)	\$ 45,730
B	Reserve Balance Funding (ROPS Detail)	-
C	Other Funding (ROPS Detail)	45,730
D	Enforceable Obligations Funded with RPPTF Funding (F+G):	\$ 12,386,709
E	Non-Administrative Costs (ROPS Detail)	12,133,185
F	Administrative Costs (ROPS Detail)	253,524
G	Current Period Enforceable Obligations (A+E):	\$ 12,432,439

Successor Agency Self-Reported Prior Period Adjustment to Current Period RPPTF Requested Funding		
I	Enforceable Obligations funded with RPPTF (E):	12,386,709
J	Less Prior Period Adjustment (Report of Prior Period Adjustments Column S)	-
K	Adjusted Current Period RPPTF Requested Funding (I-J)	\$ 12,386,709

County Auditor Controller Reported Prior Period Adjustment to Current Period RPPTF Requested Funding		
L	Enforceable Obligations funded with RPPTF (E):	12,386,709
M	Less Prior Period Adjustment (Report of Prior Period Adjustments Column AA)	-
N	Adjusted Current Period RPPTF Requested Funding (L-M)	12,386,709

Certification of Oversight Board Chairman:
 Pursuant to Section 34177 (m) of the Health and Safety code, I hereby certify that the above is a true and accurate Recognized Obligation Payment Schedule for the above named agency.

Gerald M. Caton	Oversight Board Chairman
Name	Title
/s/ _____	_____
Signature	Date

NEW BUSINESS

**Oversight Board
September 10, 2014**

TO: Oversight Board Members

FROM: Successor Agency to the Santa Fe Springs CDC

ORIGINATED BY: Thaddeus McCormack, City Manager

**SUBJECT: Resolution No. OB-2014-006 Approving the Successor Agency's
Administrative Budget for the Period January 1, 2015 through
June 30, 2015**

RECOMMENDED ACTION

That the Oversight Board adopt Resolution No. OB-2014-006.

BACKGROUND

Health and Safety Code (HSC) Section 34177 requires the Successor Agency to prepare an Administrative Budget that covers the administrative costs to comply with the Dissolution Bills. It is important to point out that the Administrative Budget that is presented here is also included in Recognized Obligation Payment Schedule (ROPS) 14-15B (January – June 2015). However, the Administrative Budget itemizes the administrative costs whereas the ROPS identifies it as a single line item. As with the ROPS, the Department of Finance (DOF) requires the Successor Agency to prepare an Administrative Budget every six months. The proposed resolution sets forth the Successor Agency's Administrative Budget for the period January 1, 2015 through June 30, 2015.

The proposed Administrative Budget (attached) consists of the Successor Agency's personnel and non-personnel city support service costs anticipated for the second half of fiscal year 2014-15. The Successor Agency personnel for which salaries and benefits are listed include the City/Successor Agency Attorney, City Manager, Assistant City Manager/Director of Finance, Assistant Director of Finance and Administrative Services, Accountant, and City/Successor Agency Clerk, all of whom will spend a significant amount of their time working on Successor Agency matters. Non-personnel costs include legal counsel and liability insurance for the Oversight Board, auditing, and contract accounting costs.

Under HSC Section 34171(b), the annual administrative cost allowance is the greater of 3% of property taxes allocated to the Successor Agency or \$250,000. The amount claimed on the ROPS 14-15B is based on the total property taxes allocated for FY 2014-15 (ROPS 14-15A and ROPS 14-15B) less the amount advanced on the ROPS 14-15A (July – December 2014).

The legislation requires that the Administrative Budget be approved by both the Successor Agency and the Oversight Board before any distributions from the County's property tax trust fund are made to the Successor Agency. The distribution of property tax trust funds by Los Angeles County for this period is scheduled for January 2, 2015.

FISCAL IMPACT

The administrative budget will be funded with a distribution from the Redevelopment Property Tax Trust Fund (RPTTF).



Thaddeus McCormack
City Manager

Attachments:

Resolution No. OB-2014-006

Exhibit A – Successor Agency Administrative Budget for January – June 30, 2015

RESOLUTION NO. OB-2014-006

A RESOLUTION OF THE OVERSIGHT BOARD OF THE
SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT
COMMISSION/REDEVELOPMENT AGENCY OF THE CITY OF SANTA FE
SPRINGS

APPROVING THE SUCCESSOR AGENCY'S ADMINISTRATIVE BUDGET
FOR THE SIX MONTH FISCAL PERIOD OF JANUARY 1, 2015 TO JUNE 30, 2015
PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177(j)

THE OVERSIGHT BOARD OF THE (SANTA FE SPRINGS) SUCCESSOR
AGENCY HEREBY RESOLVES AS FOLLOWS:

SECTION 1. The Oversight Board hereby approves the Successor Agency's Administrative Budget, attached hereto as Exhibit "A", as described in Section 34171 of the California Health and Safety Code, for the six month period of January 1, 2015 to June 30, 2015.

SECTION 2. If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this Resolution, or any part hereof, is held invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this Resolution. The Oversight Board hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase in this Resolution irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases may be declared invalid or unconstitutional.

SECTION 3. The Oversight Board's Clerk shall certify to the adoption of this Resolution.

SECTION 4. The Successor Agency's officials and staff are hereby authorized and directed to transmit this Resolution and take all other necessary and appropriate actions as required by law in order to effectuate its purposes.

PASSED AND ADOPTED, by the Oversight Board of the Successor Agency to the Community Development Commission/Redevelopment Agency of the City of Santa Fe Springs on September 10, 2014.

Gerald M. Caton, Chair

ATTEST:

Oversight Board Clerk

EXHIBIT A
Resolution OB-2014-006
September 10, 2014

CITY OF SANTA FE SPRINGS
Successor Agency to the Santa Fe Springs Community Development Commission
Administrative Budget
Fiscal Period January 1, 2015 – June 30, 2015

<u>Description</u>	<u>Jan – June 2015</u>
Salaries	\$ 66,900
Benefits	<u>\$ 66,220</u>
Total Personnel Costs	\$132,120
City Support Services (Overhead)	\$ 66,060
Contractual/Accounting Services	\$ 28,050
Independent Audit Services	\$ 16,000
Oversight Board Legal Services	\$ 6,700
Travel/Meetings/Training	\$ 3,524
Oversight Board Insurance Coverage	<u>\$ 1,070</u>
Total Non-Personnel Costs	\$121,404
Total Budget	<u>\$ 253,524</u>

NEW BUSINESS

**Oversight Board
September 4, 2014**

TO: Oversight Board Members

FROM: Successor Agency to the Santa Fe Springs CDC

ORIGINATED BY: Thaddeus McCormack, City Manager

SUBJECT: Resolution OB-2014-007-Approving Amendments to a Settlement Agreement and a Property Disposition Agreement

RECOMMENDATION

That the Oversight Board approve Resolution OB-2014-007, amending and extending the Settlement Agreement between the Successor Agency, Breitburn Operating L.P. (Breitburn), McGranahan, Carlson & Company LLC, (MC&C), and related Property Disposition Agreement between the Successor Agency and MC&C, to a date: (1) two years after the Successor Agency has received all approvals required by the dissolution laws to allow the sale of the property which is the subject of the Settlement Agreement; or (2) February 28, 2019. In all other respects the Agreement shall remain unchanged in a form subject to the approval of the Successor Agency Attorney.

BACKGROUND

At its meeting of January 27, 2011, the Community Development Commission (CDC, the predecessor to the Successor Agency) approved an extension to the 2008 Settlement Agreement between the CDC, Breitburn, and MC&C set to expire February 28, 2012, for a three-year period, the effect of which extended the terms of the Settlement Agreement and related Property Disposition Agreement to February 28, 2015. The Settlement Agreement, which resolved a legal dispute between MC&C and Breitburn, ensures mutual cooperation among the parties for eventual development of two former CDC-owned properties and the transfer of the Tank Farm Area to Breitburn. The development of the two properties was originally expected to conclude within the original term of the agreements (i.e., 2012). However, the so called "Great Recession" became an obstacle against the timely development of the properties, necessitating the first extension of the agreement. Subsequent to that extension, the Governor's elimination of Redevelopment Agencies further complicated and diminished development potential and prospects, thus making any development of the property impossible until the State Department of Finance (DOF) approves the City's Long-Range Property Disposition plan, which is not expected until later on this year at the soonest. Therefore, it is highly unlikely, if not impossible, that the properties will be developed prior to February 28, 2015.

Because the underlying legal dispute and challenging site characteristics still exist, the value of the properties and their potential for high-quality and productive development will be diminished unless the Settlement and Property Disposition Agreements are extended. Therefore, the parties are seeking the another extension to the agreements, until a date two years after the DOF gives the requisite approvals allowing for the commencement of the sale of the former CDC owned properties.

On August 28, 2014, the Successor Agency approved the extensions in a form subject to the approval of the Successor Agency's.



Thaddeus McCormack
City Manager

Attachments:

Resolution OB-2014-007

Second Amendment to Property Disposition Agreement

Second Amendment to Settlement Agreement

RESOLUTION NO. OB-2014-007

**A RESOLUTION OF THE OVERSIGHT BOARD OF THE
SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT
COMMISSION/REDEVELOPMENT AGENCY OF THE CITY OF SANTA FE
SPRINGS
APPROVING AMENDMENTS TO A SETTLEMENT AGREEMENT AND
A PROPERTY DISPOSITION AGREEMENT**

WHEREAS, in 2008, the Community Development Commission entered into a "Settlement Agreement" and a companion "Property Disposition Agreement" (collectively, the "Agreements"); and

WHEREAS, in February, 2011, the parties to the Agreements entered into Amendments to the Agreements to extend the performance deadlines contained in the Agreements to February 28, 2015; and

WHEREAS, the Agreements, as amended, constitute "Enforceable Obligations" of the Successor Agency; and

WHEREAS, the parties have been unable to attempt to sell the property which is the subject of the Agreements, pending the State's approval of the Successor Agency's Long Range Property Management Plan; and

WHEREAS, given the State's backlog, it is extremely unlikely that the parties will be able to complete their obligations under the Agreements by the current deadline; and

WHEREAS, accordingly, the Successor Agency and the other parties have agreed to extend that deadline to a date two years after the State approves the plan for the sale of the subject property, with an absolute deadline of February 28, 2019; and

WHEREAS, it is in the interest of the Taxing Agencies that the Oversight Board approve the Amendments attached hereto, because in the absence of the Agreements it will not be possible to sell the subject property for any substantial amount, if at all,

NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION/REDEVELOPMENT AGENCY OF THE CITY OF SANTA FE SPRINGS HEREBY RESOLVES AS FOLLOWS:

SECTION 1. Pursuant to applicable law, the Oversight Board hereby approves the two Amendments attached hereto as Exhibits "A" and "B".

SECTION 2. If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this Resolution, or any part hereof, is held invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this Resolution. The Oversight Board hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase in this Resolution irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases may be declared invalid or unconstitutional.

SECTION 3. The Oversight Board's Secretary shall certify to the adoption of this Resolution.

SECTION 4. The Successor Agency's officials and staff are hereby authorized and directed to transmit this Resolution and take all other necessary and appropriate actions as required by law in order to effectuate its purposes.

PASSED AND ADOPTED, by the Oversight Board of the Successor Agency to the Community Development Commission/Redevelopment Agency of the City of Santa Fe Springs on September 10, 2014.

Gerald M. Caton, Oversight Board Chair

ATTEST:

Anita Jimenez, Oversight Board Clerk

SECOND AMENDMENT TO PROPERTY DISPOSITION AGREEMENT

This Amendment amends that certain "Property Disposition Agreement" entered into on July 8, 2008 (the "Agreement"), by and between the Community Development Commission of the City of Santa Fe Springs, a public entity ("CDC") and McGranahan, Carlson & Company LLC, a limited liability company ("MC&C").

Subsequent to entry into the Agreement, the parties entered into an Amendment to extend the term of the Agreement to February 28, 2015.

The Agreement is a companion agreement to the "Settlement Agreement" referenced therein, which runs concurrently with the Agreement.

In 2011, the State of California dissolved all redevelopment agencies. Pursuant to the dissolution laws, the Successor Agency to the Community Development Commission/Redevelopment Agency of the City of Santa Fe Springs (the "Successor Agency") was created, and assumed the interests and obligations of the former CDC/Redevelopment Agency.

The Agreement constitutes an "Enforceable Obligation" of the Successor Agency, pursuant to the dissolution laws.

The dissolution of the former CDC/Redevelopment Agency, and the post-dissolution process pursuant to the dissolution laws, have prevented the parties from performing their obligations pursuant to the Settlement Agreement, because the Successor Agency has not had legal authority to sell property, and the sale of property is an essential component of the Settlement Agreement.

Accordingly, based on the facts set forth above, and intending to be legally bound, the parties hereby agree to extend the term of the Agreement to the earlier of: (1) a date which is two years after the Successor Agency has received all approvals required by the dissolution laws to allow the sale of the property which is the subject of the Settlement Agreement; or (2) February 28, 2019. In all other respects the Agreement shall remain unchanged.

The effective date of this Amendment shall be the date on which it is approved by the Successor Agency's Oversight Board.

This Amendment may be executed in counterparts.

Successor Agency to the Community Development Commission/Redevelopment Agency of the City of Santa Fe Springs

_____ Date: _____
Juanita M. Trujillo, Chairperson

McGranahan, Carlson & Company LLC

_____ Date: _____
Stephen M. Carlson, Member

SECOND AMENDMENT TO SETTLEMENT AGREEMENT

This Amendment amends that certain "Settlement Agreement" entered into on February 28, 2008 (the "Settlement Agreement"), by and between the Community Development Commission of the City of Santa Fe Springs, a public entity ("CDC"), BreitBurn Operating L.P., a Delaware limited partnership ("BreitBurn"), McGranahan, Carlson & Company LLC, a limited liability company ("MC&C"), MC&C Partnership Four, a California limited partnership ("MC&C IV") and SFSA Investment Company, Inc., a California "C" corporation ("SFSA").

Subsequent to entry into the Settlement Agreement, the parties thereto entered into an Amendment to extend the term of the Settlement Agreement to February 28, 2015.

In 2011, the State of California dissolved all redevelopment agencies. Pursuant to the dissolution laws, the Successor Agency to the Community Development Commission/Redevelopment Agency of the City of Santa Fe Springs (the "Successor Agency") was created, and assumed the interests and obligations of the former CDC/Redevelopment Agency.

The Settlement Agreement constitutes an "Enforceable Obligation" of the Successor Agency, pursuant to the dissolution laws.

The dissolution of the former CDC/Redevelopment Agency, and the post-dissolution process pursuant to the dissolution laws, have prevented the parties from performing their obligations pursuant to the Settlement Agreement, because the Successor Agency has not had legal authority to sell property, and the sale of property is an essential component of the Settlement Agreement.

Accordingly, based on the facts set forth above, and intending to be legally bound, the parties hereby agree to extend the term of the Settlement Agreement to the earlier of: (1) a date which is two years after the Successor Agency receives all approvals required by the dissolution laws to allow the sale of the property which is the subject of the Settlement Agreement; or (2) February 28, 2019. In all other respects the Settlement Agreement shall remain unchanged.

The effective date of this Amendment shall be the date on which it is approved by the Successor Agency's Oversight Board.

This Amendment may be executed in counterparts.

Successor Agency to the Community Development Commission/Redevelopment Agency of the City of Santa Fe Springs

Juanita M. Trujillo, Chairperson

Date: _____

BreitBurn Operating L.P.

Gregory C. Brown
Executive Vice President and General Counsel

Date: _____

McGranahan, Carlson & Company LLC

Stephen M. Carlson, Member

Date: _____

MC&C Partnership IV

Christopher W. McGranahan
General Partner

Date: _____

SFSA Investment Company, Inc.

Stephen M. Carlson, President

Date: _____

NEW BUSINESS

**Oversight Board
September 10, 2014**

TO: Oversight Board Members
FROM: Successor Agency to the Santa Fe Springs CDC
ORIGINATED BY: Anita Jimenez, City Clerk
SUBJECT: **Review of Conflict of Interest Code**

RECOMMENDED ACTION

It is recommended that the Oversight Board review the Board's Conflict of Interest Code and the list of designated positions required by Government Code Section 82000, et seq., and confirm that both said Code and list shall remain unchanged.

BACKGROUND

The Oversight Board is subject to the Political Reform Act and regulations promulgated thereunder by the Fair Political Practices Commission ("FPPC"). The Oversight Board adopted a Conflict of Interest Code on August 29, 2012, to operate in accordance with the Political Reform Act. The Act also requires that the agency review its Code bi-annually to determine if changes in position designations are required.

Staff does not find that any changes are necessary to the Code or to the list of designated positions, and accordingly recommends that the Board take the action set forth above.



Thaddeus McCormack
City Manager

Attachments:
Conflict of Interest Code
List of Designated Positions

RESOLUTION NO. OB-2012-004

A RESOLUTION OF THE OVERSIGHT BOARD OF THE
SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION OF
THE CITY OF SANTA FE SPRINGS
ADOPTING A CONFLICT OF INTEREST CODE.

THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE
COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF SANTA FE SPRINGS
HEREBY RESOLVES AS FOLLOWS:

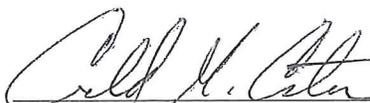
SECTION 1. The Political Reform Act, Government Code Section 81000 et seq., requires state and local government agencies to adopt and promulgate Conflict of Interest Codes. The Fair Political Practices Commission has adopted a regulation, 2 California Code of Regulations, Section 18730, which contains the terms of a standard Conflict of Interest Code. Such standard Code is attached hereto as Exhibit "A" and is incorporated by reference herein. Such standard Code, together with any amendments that may be adopted from time to time by the FPPC, along with the document attached hereto as Exhibit "B", which exhibit is incorporated by reference herein, shall constitute the Conflict of Interest Code of the Oversight Board.

SECTION 2. The persons subject to the reporting requirements of the Conflict of Interest Code shall be the Members of the Oversight Board, each of whom shall file a Statement of Economic Interest pursuant to Disclosure Category 1, as described in Exhibit "B". Such Statements shall be filed with the Deputy City Clerk, who shall be and shall perform the duties of filing officer for the Oversight Board.

SECTION 3. If any section, subsection, subdivision, paragraph, sentence, clause, or phrase in this Resolution, or any part hereof, is held invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this Resolution. The Oversight Board hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase in this Resolution irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases may be declared invalid or unconstitutional.

SECTION 4. The Clerk of the Oversight Board shall certify to the adoption of this Resolution.

APPROVED and ADOPTED this 29th day of August 2012.


Chairperson

Attest:


Oversight Board Clerk

EXHIBIT "A"
Conflict of Interest Code

(Regulations of the Fair Political Practices Commission, Title 2, Division 6, California Code of Regulations.)

§ 18730. Provisions of Conflict-of-Interest Codes.

(a) Incorporation by reference of the terms of this regulation along with the designation of employees and the formulation of disclosure categories in the Appendix referred to below constitute the adoption and promulgation of a conflict-of-interest code within the meaning of Section 87300 or the amendment of a conflict-of-interest code within the meaning of Section 87306 if the terms of this regulation are substituted for terms of a conflict-of-interest code already in effect. A code so amended or adopted and promulgated requires the reporting of reportable items in a manner substantially equivalent to the requirements of article 2 of chapter 7 of the Political Reform Act, Sections 81000, et seq. The requirements of a conflict-of-interest code are in addition to other requirements of the Political Reform Act, such as the general prohibition against conflicts of interest contained in Section 87100, and to other state or local laws pertaining to conflicts of interest.

(b) The terms of a conflict-of-interest code amended or adopted and promulgated pursuant to this regulation are as follows:

(1) Section 1. Definitions.

The definitions contained in the Political Reform Act of 1974, regulations of the Fair Political Practices Commission (Regulations 18110, et seq.), and any amendments to the Act or regulations, are incorporated by reference into this conflict-of-interest code.

(2) Section 2. Designated Employees.

EXHIBIT "B"

Designated Positions and disclosure Categories for the Oversight Board to the Successor Agency to the Community Development Commission of the City of Santa Fe Springs

Designated Positions
Oversight Board Members

Disclosure Categories
1

NEW BUSINESS

**Oversight Board
May 21, 2012**

TO: Oversight Board Members
FROM: Successor Agency to the Santa Fe Springs CDC
ORIGINATED BY: Thaddeus McCormack, City Manager
SUBJECT: **Regular Meeting Schedule**

BACKGROUND

Health and Safety Code Section 34179(e) states that a majority of the total membership of the Oversight Board constitutes a quorum for the transaction of business, and a majority vote of the total membership of the Oversight Board is required for the Oversight Board to take action

FINDINGS

The preponderance of the Oversight Board's actions will be reviewing agreements and payments requested by the Successor Agency. Setting meeting dates and times will ensure that necessary payments are paid in a timely manner. However, it is not clear at this point that the volume of anticipated items for the Oversight Board's consideration warrants meeting more frequently than once a month.

RECOMMENDED ACTION

It is recommended that the Oversight Board set future meeting dates and times, if necessary.



Thaddeus McCormack
City Manager

Attachments:
none