



GUADALUPE OVERSIGHT BOARD

AGENDA – REGULAR BOARD MEETING

**Thursday, January 23, 2014
at 3:00 p.m.**

Council Chambers, Guadalupe City Hall
918 Obispo Street, Guadalupe, CA 93434

MEMBERS:

Hugo Lara, Chair	Andrew Carter	Gina Rubalcaba
Elizabeth Miller, Vice-Chair	Dan Eidelson	William Gerald Tucker
Board of Supervisors appointee, vacant		

STAFF:

TBD, Legal Counsel

1. **ROLL CALL** Hugo Lara, Elizabeth Miller, Andrew Carter, Dan Eidelson, Gina Rubalcaba, William Gerald Tucker
2. **PLEDGE OF ALLEGIANCE**
3. **COMMUNITY PARTICIPATION FORUM** – *Public Comment period is set aside to allow public testimony on items not on today's agenda and that is within the subject matter of the Oversight Board. The time allocated to each speaker will be set at the discretion of the Chair. Total time allocated for public comment is 3 minutes.*
4. **ADMINISTRATIVE ACTIONS**
 - a. Minutes for the Guadalupe Oversight Board Meeting of February 22, 2013 to be ordered filed.
 - b. Minutes for the Guadalupe Oversight Board Meeting of September 26, 2013 to be ordered filed.
 - c. Welcome new members, appoint new Secretary to the Board, and consider changes in Chair & Vice-Chair if desired.
5. **LEGAL COUNSEL**
 - a. Staff Report (Andrew Carter)
 - b. Oversight Board discussion and consideration.
 - c. It is recommended that the Oversight Board select the law firm of Carmel & Naccasha LLP to represent the Oversight Board and authorize the Board Chair to execute an Agreement for Professional Services with Carmel & Naccasha LLP.

6. 879 GUADALUPE STREET (FORMER LANTERN HOTEL)

- a. Staff Report (Andrew Carter)
- b. Oversight Board discussion and consideration.
- c. It is recommended that the Successor Agency:
 - 1) Begin default proceedings with Lantern, LLC, the lease holder,
 - 2) Seek a professional appraisal of the property,
 - 3) Move towards liquidation of the property,
 - 4) Amend the portion of the Long Range Property Management Plan having to do with the property to reflect the above intent and submit this revision to the State Department of Finance for approval.

7. 995 GUADALUPE STREET/4646 10TH STREET (AL'S UNION PROPERTY)

- a. Staff Report (Andrew Carter)
- b. Oversight Board discussion and consideration.
- c. It is recommended that the Successor Agency amend the Long Range Property Management Plan having to do with the property so as to allow the option to sell the property as is prior to final remediation if to do so proves to maximize the value and submit this revision to the State Department of Finance for approval.

8. FUTURE AGENDA ITEMS

9. CLOSED SESSION

GOVERNMENT CODE SECTION 54956.8: CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Instruct Successor Agency's real property negotiator regarding the price and terms of payment for the sale of real property as to one parcel.

Property: APN 115-071-001

Agency negotiator: Andrew Carter, City Administrator

Negotiating parties: Dynamic Development Company and Successor Agency to the Redevelopment Agency for the City of Guadalupe.

Under negotiation: Price and terms of sale

CLOSED SESSION ANNOUNCEMENT

10. ADJOURNMENT.

TELECONFERENCE LOCATIONS

County of Santa Barbara, 105 East Anapamu, Santa Barbara, CA 93101 (805) 568-3400

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a City meeting, please contact the City of Guadalupe at (805) 356-3891 at least 48 hours prior to the meeting to insure that reasonable arrangements can be made to provide accessibility to the meeting.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing Agenda was posted at the City Hall display case, the Water Department, the City Clerk's office and Rabobank not less than 24 hours prior to the meeting. Dated this 17th day of January 2014.



Andrew Carter
City Administrator
City of Guadalupe

GUADALUPE OVERSIGHT BOARD – FORMER CITY OF GUADALUPE COMMUNITY
REDEVELOPMENT AGENCY

4a.

MINUTES – REGULAR BOARD MEETING

Thursday, February 28, 2013
3:00 p.m.

Guadalupe City Hall Council Chambers
918 Obispo Street, Guadalupe, CA 93434 (805/356-3891)

Meeting call to order at 3:00 p.m.

1. **ROLL CALL.** Chandra Wallar, Frances A. Romero, William Gerald Tucker, Carolyn Galloway-Cooper, Elizabeth Miller, Hugo Lara, and Dan Eidelson.
2. **PLEDGE OF ALLEGIANCE.**
3. **COMMUNITY PARTICIPATION FORUM.** – *Public Comment period is set aside to allow public testimony on items not on today's agenda and that is within the subject matter of the Oversight Board. The time allocated to each speaker will be set at the discretion of the Chair. Total time allocated for public comment is 3 minutes.*
4. **ADMINISTRATIVE ACTIONS.**
 - a. Approve Minutes from January 31, 2013 Oversight Board Meeting.
5. **CITY OF GUADALUPE SUCCESSOR AGENCY FOR THE DISSOLVED GUADALUPE COMMUNITY REDEVELOPMENT AGENCY – RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) FOR THE PERIOD OF JULY 1, 2013 THROUGH DECEMBER 31, 2013 (GUADALUPE 13-14A) AND ADOPTION OF OB RESOLUTION NO. 2013-05.**
 - a. Written Staff Report (Carolyn Galloway-Cooper)
 - b. Oversight Board discussion and consideration.
 - c. It is recommended that the Oversight Board review the report and adopt Resolution No. 2013-05 for the period of July 1, 2013 through December 31, 2013.

MOTION TO ADOPT OB RESOLUTION NO. 2013-05 APPROVING RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) FOR THE PERIOD OF JULY 1, 2013 THROUGH DECEMBER 31, 2013 (GUADALUPE 13-14A) MILLER/EIDELSON

AYES: WALLAR, GALLOWAY-COOPER, MILLER, LARA, EIDELSON
ABSENT: ROMERO, TUCKER
6. **FUTURE AGENDA ITEMS.**
7. **ADJOURNMENT.**

Carolyn Galloway-Cooper, Secretary

Hugo Lara, Chairman



GUADALUPE OVERSIGHT BOARD – FORMER CITY OF GUADALUPE
COMMUNITY REDEVELOPMENT AGENCY

MINUTES – REGULAR BOARD MEETING

**Thursday, September 26, 2013
at 3:00 p.m.**

Guadalupe City Hall Council Chambers
918 Obispo Street, Guadalupe, CA 93434 (805/356-3891)

MEMBERS:

- Chandra Wallar
- Frances A. Romero
- William Gerald Tucker
- Carolyn Galloway-Cooper, Secretary
- Elizabeth Miller, Vice Chair
- Hugo Lara, Chair
- Dan Eidelson

STAFF:

- Rob Schultz, Legal Counsel
- Andrew Carter

- 1. **ROLL CALL.** Chandra Wallar, ~~Frances A. Romero~~, William Gerald Tucker, Carolyn Galloway-Cooper, Elizabeth Miller, ~~Hugo Lara~~, and ~~Dan Eidelson~~.

Meeting called to order at 3:10 P.M. by Elizabeth Miller, Vice Chair

- 2. **PLEDGE OF ALLEGIANCE.**

- 3. **COMMUNITY PARTICIPATION FORUM.** – *Public Comment period is set aside to allow public testimony on items not on today's agenda and that is within the subject matter of the Oversight Board. The time allocated to each speaker will be set at the discretion of the Chair. Total time allocated for public comment is 3 minutes.*

- 4. **ADMINISTRATIVE ACTIONS.**

- a. Minutes for the Guadalupe Oversight Board Meeting of August 22, 2013 to be ordered filed.

Motion: G-Cooper/Tucker: AYES: 4; NOES: 0

- 5. **CITY OF GUADALUPE SUCCESSOR AGENCY RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 13-14B) FILED FOR THE JANUARY 1, 2014 THROUGH JUNE 30, 2014 AND RESOLUTION NO. OB 2013-07.** That the Oversight Board receive and approve ROPS 13-14B and adopts Resolution No. OB 2013-07.

- a. Written Staff Report (Carolyn Galloway-Cooper, Finance Director)
- b. Oversight Board discussion and consideration.
- c. It is recommended that the Oversight Board receive and approve ROPS 13-14B and adopts Resolution No. OB 2013-07.

Motion: Tucker/G-Cooper: AYES: 4; NOES: 0

6. FUTURE AGENDA ITEMS.

ROPS 14-15A is due in 3/2014; Amend LRPMP to include easement property in Pt. Sal Dunes; Property sales that may occur.

7. CLOSED SESSION.

Motion: G-Cooper/Tucker: AYES: 4; NOES: 0

- a. GOVERNMENT CODE SECTION 54956.8: PROPERTY TRANSACTIONS: Instructing Successor Agency's real property negotiator regarding the price and terms of payment for the purchase, sale, exchange, or lease of real property as to one parcel.
Real Property: APN 115-071-001
Negotiating Parties: Dynamic Development Company and Successor Agency to the Redevelopment Agency for the City of Guadalupe.
Negotiations: Voluntary Purchase and Sale

**Motion: G-Cooper/Tucker: "Obtain appraisal with and without clean-up"
AYES: 4; NOES: 0**

CLOSED SESSION ANNOUNCEMENT

Direct the City Administrator to: "Obtain an appraisal with and without clean-up".

8. ADJOURNMENT.

Motion: Tucker/G-Cooper: AYES: 4; NOES: 0

TELECONFERENCE LOCATIONS

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I hereby certify under penalty of perjury under the laws of the State of California that the foregoing Agenda was posted at the City Hall display case, the Water Department, the City Clerk's office and Rabobank not less than 24 hours prior to the meeting. Dated this 23rd day of September 2013.

Carolyn Galloway-Cooper
Finance Director
City of Guadalupe