

**MINUTES OF THE REGULAR MEETING OF THE  
OVERSIGHT BOARD FOR THE SUCCESSOR  
AGENCY TO THE CITY OF MONTCLAIR REDE-  
VELOPMENT AGENCY HELD ON WEDNESDAY,  
JULY 8, 2015, AT 6:00 P.M. IN THE CITY  
COUNCIL CHAMBERS, 5111 BENITO STREET,  
MONTCLAIR, CALIFORNIA**

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**I. PRELIMINARY MATTERS**

**A. Call to Order**

Chairman Ruh called the meeting to order at 6:00 p.m. and asked that everyone please silence their electronic devices as a courtesy to others while the meeting is in session.

**B. Roll Call**

Present: Chairman Ruh; Vice Chairperson Johnson; Board Members Catlin, Hillman, Piotrowski, and Richardson; Deputy City Manager/Economic Development Executive Director Staats; Finance Director Parker; Oversight Board Counsel Kotkin; Secretary Phillips

Absent: Board Member Erickson (excused)

**II. PUBLIC COMMENT - None**

**III. APPROVAL OF MINUTES**

**A. Minutes of Regular Oversight Board Meeting of February 11, 2015**

Vice Chairperson Johnson and Board Members Hillman and Richardson indicated their abstentions because they were not in attendance at the February 11, 2015 meeting.

In the absence of a quorum of Board Members voting to approve the minutes of the February 11, 2015 meeting, Chairman Ruh noted this item would be tabled and returned for Oversight Board approval at the next regular meeting.

**B. Minutes of Regular Oversight Board Meeting of April 8, 2015**

Moved by Vice Chairperson Johnson, seconded by Board Member Piotrowski, and carried to approve the minutes of the regular Oversight Board meeting of April 8, 2015.

**IV. BUSINESS ITEMS**

**A. Consider Adoption of Resolution No. 15-04 Approving the Actions of the Successor Agency to Approve Agreement No. 15-52, a Proposal for Appraisal Services Between the Successor Agency to the City of Montclair Redevelopment Agency and Integra Realty Resources to Perform an Update to the Appraisal of Vacant Property Located on the Southeast Corner of Ramona Avenue and State Street, and to Approve a Solicitation Process for Sale of the Property Through the Issuance of a Request for Proposals**

Board Member Catlin asked if Monte Vista Water District was asked if they were interested in the remnant property.

Deputy City Manager/Executive Director of Economic Development Staats stated that it was the opinion of Successor Agency counsel that the property should be offered publicly and Monte Vista Water District would certainly be welcome to submit a bid or exercise its eminent domain powers if necessary.

Oversight Board Counsel Kotkin noted that, in order to ease any

doubts, he would be happy to review the legislation and submit a confidential email to Oversight Board members, although he currently believes that Successor Agency counsel's opinion is the correct assessment of the situation.

Chairman Ruh and Vice Chairperson Johnson concurred that it would be appreciated for Mr. Kotkin to do so.

Board Member Richardson inquired regarding the cost of original appraisal service.

Deputy City Manager/Executive Director of Economic Development Staats stated that several property appraisals were performed at a cost of around \$10,000, so it would be difficult to assess the individual cost of that property's original appraisal.

Moved by Board Member Catlin and seconded by Board Member Richardson that Resolution No. 15-04 be adopted.

Resolution No. 15-04 was adopted by the following vote:

AYES: Richardson, Piotrowski, Hillman, Catlin, Johnson, Ruh  
NOES: None  
ABSTAIN: None  
ABSENT: Erickson

## V. COMMUNICATIONS

### A. Staff

1. Finance Director Parker reported the following:
  - (a) He stated the **California Department of Finance (DOF)** requested that the Recognized Obligation Payment Schedule (ROPS) reflect an estimate of administrative costs, and then once that was submitted would only approve a reduced amount from the estimate.
  - (b) He noted the land approved for sale by the Successor Agency was sold for approximately \$980,000 after escrow costs were factored out. He advised DOF stated this amount would be offset by debt service costs for the bonds on the next ROPS.

Oversight Board Counsel Kotkin noted there are several trailer bills related to the dissolution process, which he can summarize and distribute to the Board. He noted the state is taking more power with respect to the disposal process for former redevelopment assets and local taxing entities would lose some authority, even at the County level. He advised if the legislation is signed, Oversight Boards will likely be dissolved sometime next year and all responsibilities would be transferred to the County.

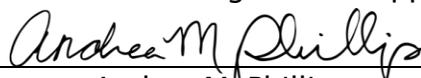
Finance Director Parker stated there will be a "last and final" ROPS with no guidance from the state as to what is to be included or how it is to be implemented. He noted it is unclear whether successor agencies will be involved in the process once it is transferred to the County level.

### B. Chairman and Members – None

## VI. ADJOURNMENT

At 6:18 p.m., Chairman Ruh adjourned the Oversight Board of Directors.

Submitted for Oversight Board approval,



Andrea M. Phillips  
Secretary