

**The Oversight Board of the Successor Agency
to the Paradise Redevelopment Agency
Meeting Minutes**

3:30 PM – June 20, 2013

1. OPENING

The regular meeting of the Oversight Board was called to order by Chair Steve “Woody” Culleton at 3:32 p.m. in the Town Council Chamber at 5555 Skyway, Paradise, California, who led the Pledge of Allegiance to the Flag of the United States of America.

BOARD MEMBERS PRESENT:

- Steve “Woody” Culleton, Town of Paradise Council Member
- Lauren Gill, Town of Paradise, Interim Town Manager
- Al McGreehan, Paradise Recreation & Parks District Board Member
- George Siler, Butte County Member of the Public
- Trevor Stewart, California Community College Chancellor’s Office Director of Business Services, Butte-Glenn Community College District,
- Doug Teeter, Butte County Board of Supervisors District 5 Member

BOARD MEMBERS ABSENT:

- Kevin Bultema, Assistant Superintendent, Butte County Office of Education

2. PUBLIC COMMUNICATION - None.

3. ITEMS FOR CONSENT CALENDAR

Agenda Item 3a: Motion by McGreehan, seconded by Siler, approved minutes of the March 14, 2013 Special Meeting. Board vote was unanimous with Bultema absent and not voting.

4. PUBLIC HEARING

Chair Culleton informed the public of the Board’s public hearing procedure.

Finance Director Will reported that the Long Range Property Management Plan (LRPMP) was approved by the Successor Agency on June 11, 2013; that the Finding of Completion was received from the Department of Finance (DOF) on April 26, 2013; and, that the LRPMP is due to the DOF six months from approval of that letter. Ms. Will explained that the former Redevelopment Agency owned three (3) properties of which two meet the definition of government use, public parking lots, and would like the Town to retain those two properties for continued government use. The Town would also like to retain the third property for future development purposes. The third property has

approximately \$81,000 of outstanding debt, which is on the recognized obligation payment schedule, and proposed that the property and debt be turned over to the Town for potential future development. There are easement issues and a considerable amount of work that needs to be done to the property, which would result in little, if any, net assets available for distribution after all the work to the property is completed.

Board Member McGreehan asked if and when the Public Hearing was duly noticed, when the report was available for the public and who among staff authored/generated the plan.

Staff stated that the public hearing notice was published in the Paradise Post on June 8, 2013; and, the report was available when the Oversight Board agenda was posted on June 14, 2013, but was also available when the Successor Agency Agenda Packet posted on June 5; and, the plan was assembled by Town of Paradise staff working collectively to gather all the information and was reviewed by the Town Attorney.

Board Member McGreehan asked about the unimproved property on Birch Street that is used for parking, and if any of the surrounding neighbors have an interest in the parcel or if they were approached/informed about it and if it could one day be improved.

Town Manager Gill stated that the piece of property was purchased with the park property and is currently used as parking for events that happen at the park, which is for governmental use, and that it may one day be paved as part of long range plan, but there is not money to develop it at this time.

Board Member Stewart asked if there was any likelihood that the property would become a valuable piece of property and sold for a benefit.

Manager Gill stated that the property would continue to be used as a parking lot due to the size.

At 3:46 p.m. Chair Culleton opened the public hearing to solicit public input on the Long Range Property Management Plan (LRPMP) for disposition of real property of the former Paradise Redevelopment Agency. There were no speakers and Chair Culleton closed the public hearing at 3:46 p.m.

Board Member Stewart asked if anywhere in the plan or resolution it is stated that the debt service will be removed from the ROPS and transferred to the Town of Paradise.

Motion by McGreehan, seconded by Culleton, amended the Long Range Property Management Plan with the following language added to Oversight Board Resolution No. 13-03, exhibit "A", page 10, after the amount of about \$82,638, "This indebtedness would be assumed by the Town of Paradise upon transfer of the property." Board vote was unanimous with Bultema absent and not voting.

Motion by McGreehan, seconded by Siler, adopted Resolution No. 13-03, A Resolution of the Oversight Board of the Successor Agency to the former Paradise Redevelopment Agency, approving the Long Range Property Management Plan pursuant to Health and Safety Code Section 34191.5. Board vote was unanimous with Bultema absent and not voting.

5. ITEMS FOR CONSIDERATION - ACTION CALENDAR - None.

6. CLOSED SESSION - None.

7. ADJOURNMENT

Chair Culleton adjourned the Oversight Board meeting at 3:52 p.m.

DATE APPROVED: September 26, 2013

By:

_____/s/_____
Steve "Woody" Culleton, Chair

_____/s/_____
Dina Volenski, Assist. Town Clerk