

**The Oversight Board of the Successor Agency  
to the Paradise Redevelopment Agency  
Special Meeting Minutes  
5:00 PM – February 27, 2014**

**1. OPENING**

The Oversight Board special meeting was called to order at 5:05 pm in the Town Hall Council Chamber located at 5555 Skyway, Paradise, California, by Chairman Steve “Woody” Culleton, who led the Pledge of Allegiance to the Flag of the United States of America.

**Board Members Present:** Kevin Bultema, Chico Unified School District, Assistant Superintendent, Business Services; Lauren Gill, Town of Paradise Town Manager; Al McGreehan, Paradise Recreation and Park District; Doug Teeter, Butte County Board of Supervisors Fifth District Representative; Trevor Stewart, Butte-Glenn Community College Director of Business Services, Community College Chancellor’s Office; Steve “Woody” Culleton, Paradise Town Council Member.

**Board Members Absent:** George Siler, Butte County member of the public.

**2. ITEMS FOR CONSENT CALENDAR**

- 2a1. **MOTION by Teeter, seconded by Stewart**, approved the special meeting minutes of September 26, 2013. Ayes of Gill, McGreehan, Stewart and Culleton; abstentions of Bultema and Teeter; Siler absent and not voting.
- 2a2. **MOTION by Teeter seconded by Stewart**, approved the special meeting minutes of December 5, 2013. Ayes of Gill, Stewart, Teeter and Culleton, abstention of Bultema and McGreehan; Siler absent and not voting.

**3. ITEMS FOR CONSIDERATION - ACTION CALENDAR**

3a. Finance Director Gina Will reported that the Department of Finance did not approve the June 20, 2013 Successor Agency/Oversight Board approved Long Range Property Management (LRPMP) because it did not include reference to a compensation agreement for the transfer of the 5456 Black Olive Drive property. Nor did the Department of Finance approve the December 5, 2013 Successor Agency approved revised LRPMP. Staff is presenting a subsequent revision that has been tentatively approved by the Department Finance and by the Successor Agency that includes the statement,

Before the transfer of the property to the Town of Paradise, the Town shall enter into a compensation agreement with the other taxing entities pursuant to health and Safety Code section 34181(f).

If approved, the language will be inserted into the LRPMP, page 10, paragraph 2.

**MOTION by McGreehan, seconded by Teeter**, adopted Resolution No 14-01, A Resolution of the Oversight Board of the Successor Agency to the Paradise Redevelopment Agency, Approving the Amended Long Range Property Management Plan Pursuant to Health and Safety Code Section 34191.5. Roll call vote was unanimous with Siler absent and not voting.

3b. Finance Director Will reported that in order for the Successor Agency to receive a distribution from the Butte County Auditor Controller from the Redevelopment Property

Tax Trust Fund (RPTTF) for debt service requirements of July 1, 2014 through December 31, 2014, a Recognized Obligation Payment Schedule (ROPS) approved by the Successor Agency and by the Oversight Board must be received by the Department of Finance and the Butte County Auditor Controller by March 1, 2014. Staff is presenting a recommended ROPS for approval.

**MOTION by Stewart, seconded by Gill**, adopted Resolution No. 14-02, A Resolution Approving the Recognized Obligation Payment Schedule for the period of July 1 through December 31, 2014. Roll call vote was unanimous with Siler absent and not voting.

3c. Finance Director Will reported that the Oversight Board is being asked to approve cash advance loans with the Town of Paradise as enforceable obligations in the Recognized Obligations Payment Scheduled (ROPS) of the Successor Agency. The cash advances to the Paradise Redevelopment Agency were necessary to cover the debt service payments relating to loans made to the agency by the Town of Paradise. The recession that began in 2007/2008 and the declines in property values resulted in insufficient tax increment to make debt service payments on all redevelopment loans. The Successor Agency is seeking approval to add the amount of \$529,020 for the cash advanced loans that is recorded in both the Town's and Redevelopment Agency's audited financial statements to the ROPS of the successor agency.

Director Stewart stated that he would like to delay action on this item until more information was brought to the board. He stated that he would have expected something more formal than an audit document relating to these transactions between the Town and the Redevelopment Agency.

**MOTION by McGreehan, seconded by Stewart**, tabled consideration of adopting a Resolution of the Oversight Board of the Successor Agency to the Paradise Redevelopment Agency authorizing an application relating to cash advance loan agreements as an enforceable obligation in the Recognized Obligation Payment Schedule until such time as staff could provide additional documentation. Roll call vote was unanimous with Siler absent and not voting.

#### **4. ADJOURNMENT**

Chair Culleton adjourned the Oversight Board meeting at 5:40 p.m.

DATE APPROVED: September 23, 2014

By: \_\_\_\_\_/s/\_\_\_\_\_  
Steve "Woody" Culleton, Chair

\_\_\_\_\_/s/\_\_\_\_\_  
Joanna Gutierrez, Town Clerk