

**MINUTES OF THE OVERSIGHT BOARD  
FONTANA REDEVELOPMENT SUCCESSOR AGENCY  
FRIDAY, FEBRUARY 21, 2014**

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**CALL TO ORDER/ROLL CALL:**

The Meeting of the Oversight Board, Fontana Redevelopment Successor Agency, was called to order at 9:20 a.m., which was held on Friday, February 21, 2014, in the Fontana City Hall, Executive Conference Room, 8353 Sierra Avenue, Fontana, California.

OSB Members Present: Chair Evelyne Ssenkoloto, OSB Members Dr. Eric Bishop, John Roberts and Laura Mancha. OSB Members Absent: Vice-Chair Acquanetta Warren, OSB Members Kathryn Brann and Susan Killian.

OSB Staff Present: David Edgar, Deputy City Manager, Administrative Services; Cecilia Lopez-Henderson, Deputy City Clerk; Lisa Strong, Management Services Director; and Gerardo Rojas, Administrative Clerk.

**PUBLIC COMMUNICATIONS:** There were no public communications received.

**A. APPROVAL OF MINUTES FROM SEPTEMBER 20, 2013 FONTANA OVERSIGHT BOARD MEETING**

Ken Hunt, City Manager, noted the receipt of an email from the Western Center on Law and Poverty on February 20, 2014, objecting to the Recognized Obligation Payment Schedule (ROPS). City Manager Hunt stated that the email was identical to a previously received transmittal.

**ACTION:** Motion was made by OSB Member Bishop and seconded by OSB Member Roberts to approve the September 20, 2013 Minutes of the Oversight Board Meeting, Fontana Redevelopment Successor Agency. Motion passed by vote of Ayes: 3 (Chair Ssenkoloto, and OSB Members Bishop and Roberts); Noes: 0; Absent: 3 (Vice-Chair Warren, and OSB Members Brann and Killian), Abstain: 1 (OSB Member Mancha).

**B. (1) RESOLUTION APPROVING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 14-15A) FOR JULY 1, 2014 THROUGH DECEMBER 31, 2014; AND (2) DETERMINE THAT THIS ACTION IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND DIRECT STAFF TO FILE A NOTICE OF EXEMPTION.**

Lisa Strong, Management Services Director, presented a staff report on the Recognized Obligation Payment Schedule (ROPS 14-15A). Mrs. Strong provided an overview of the items contained in the report and the process that followed its preparation, including the submittal to the California Department of Finance (DOF). She noted that the report contained information on payments and debt service related costs. She also noted that she had a conversation with the DOF about the previously submitted ROPS and had since incorporated changes and suggestions they had for any subsequently submitted reports.

**ACTION:** Motion was made by OSB Member Roberts and seconded by OSB Member Bishop to adopt FOB Resolution No. 2014-01 approving the Recognized Obligation Payment Schedule (ROPS 14-15A) and determined that this action is exempt from the California Environmental Quality Act and direct staff to file a Notice of Exemption. Motion passed by vote of Ayes: 4 (Chair Ssenkoloto, and OSB Members Roberts, Bishop, and Mancha); Noes: 0; Absent: 3 (Vice-Chair Warren, and OSB Members Brann and Killian).

### **C. UPDATE ON THE LONG-RANGE PROPERTY MANGEMENT PLAN (LRPMP)**

David Edgar, Deputy City Manager, provided an update on the Long Range Property Management Plan (LRPMP). Mr. Edgar noted that since its submittal, the City had provided property information updates to the Department of Finance (DOF) in June, July, and August, 2013. The DOF provided the City with correspondence detailing the areas that were of concern regarding the LRPMP as follows: 1) Where the properties were to be transferred to; and 2) Additional information on select properties was needed. He noted that the LRPMP was on hold until the points of concern related to the select properties were resolved. Mr. Edgar highlighted the 12 properties that were mentioned by the DOF and the reasons were as follows:

1. #106 Parking Lot – Human Resources Building
  - Not Exclusively “Government Use”
  - Option – “Sale Property”
2. Southern California Edison Easement Properties
  - Not “Government Use”
  - Option – Justify as “Open Space”
3. #48 Parking Lot – Downtown Restaurant Building
  - Not “Government Use”
  - Serve Downtown Businesses
  - Option - “Sale Property”
4. #43 & #44 – Center Stage Theater

- Not "Government Use"
  - Professional Theater
  - Provide additional information to justify this as a "Community Theater"
5. #103 – Remnant Parcel - Lytle Creek & Duncan Canyon Road
    - Not "Government Use"
    - Option – "Sale Property"
  6. #82 & #113 – Fly Habitat Property
    - Not "Government Use"
    - Provide information specifically identifying these parcels within the habitat conservation area
  7. #88 – Chaffey College (Vacant Land)
    - Cannot Transfer Property to a third party - for future development
    - Option #1 – Transfer to City – Future Development
    - Issue – Compensation Agreement – Taxing Entities (Property Value)
    - Option #2 – "Sale Property"
  8. #20 - #21 - #22 - #29 – #30 – #100
    - Fite Development
    - Six (6) Parcels - Vacant Land
    - "Issue" - No Compensation Agreement currently in place – Existing Taxing Entities (Property Values)
    - Option #1 – Execute Compensation Agreement
    - Option #2 – "Sale Property"
  9. Southridge Hillside Fire Road & Open Space Properties
    - Not "Government Use"
    - Option – Justify as "Open Space"
    - Map Identifying Land Use and Property
  10. Sale Properties
    - Downtown restaurant – Westech – Walnut Village – Auto Mall – Sport's Park
    - Need Additional Documentation
    - Purchase Price – Use of "Sale" Proceeds - Estimated "Sale" Value
  11. #104 – Enforceable Obligation – Westech College
    - Need Additional Documentation
    - Use of "Sale" Proceeds - Estimated "Sale" Value

12. #99 – Enforceable Obligation – Hilton Garden Inn

- Need Additional Documentation
  - A.) Resolutions – Amended DDA  
Successor Agency & Oversight Board
  - B.) Use of “Sale” Proceeds -  
Estimated “Sale” Value

Mr. Edgar concluded his presentation by highlighting upcoming key target dates as follows:

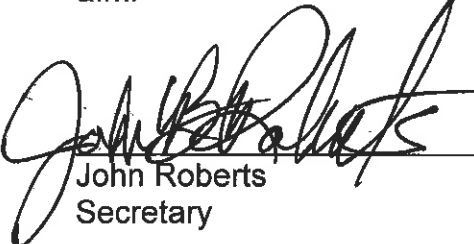
- March 25, 2014: Present the Fontana Redevelopment Successor Agency with the LRPMP, highlighting the noted changes;
- April 4, 2014: Present the Oversight Board with the LRPMP;
- April 4, 2014: Review the sale process and assess when the City will start presenting properties to the Oversight Board;
- April 7, 2014: Send LRPMP to the Department of Finance;
- Mid April, 2014: Receive determination letter from the DOF that will allow the City to proceed with the sale of properties.


**D. STAFF/BOARD MEMBER COMMUNICATION**

There were no other comments received from the OSB Members.

**ADJOURNMENT:**

Chairperson Ssenkoloto announced that the next Fontana Oversight Board Meeting was to be held on April 4, 2014 at 8:00 a.m. The OSB Meeting was adjourned at 9:44 a.m.

  
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John Roberts  
Secretary

  
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Evelyne Ssenkoloto  
Chairperson