

**MINUTES OF THE OVERSIGHT BOARD
FONTANA REDEVELOPMENT SUCCESSOR AGENCY
FRIDAY, APRIL 4, 2014**

CALL TO ORDER/ROLL CALL:

The Meeting of the Oversight Board, Fontana Redevelopment Successor Agency, was called to order at 8:04 a.m., which was held on Friday, April 4, 2014, in the Fontana City Hall, Executive Conference Room, 8353 Sierra Avenue, Fontana, California.

OSB Members Present: Chair Evelyne Ssenkoloto, Vice-Chair Acquanetta Warren, OSB Members Dr. Eric Bishop, John Roberts, Laura Mancha, and Kathryn Brann.
OSB Members Absent: OSB Member 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 FEBRUARY 21, 2014 FONTANA OVERSIGHT BOARD MEETING

ACTION: Motion was made by OSB Member Roberts and seconded by OSB Member Bishop to approve the February 21, 2014 Minutes of the Oversight Board Meeting, Fontana Redevelopment Successor Agency. Motion passed by vote of Ayes: 4 (Chair Ssenkoloto, and OSB Members Roberts, Bishop, and Brann); Noes: 0; Absent: 1 (OSB Member Killian), Abstain: 2 (Vice-Chair Warren and OSB Member Mancha).

B. (1) RESOLUTION APPROVING PROPOSED REVISIONS TO THE LONG-RANGE PROPERTY MANAGEMENT PLAN (LRPMP); AND (2) DETERMINE THAT THIS ACTION IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND DIRECT STAFF TO FILE A NOTICE OF EXEMPTION

David Edgar, Deputy City Manager, provided an update on the Long Range Property Management Plan (LRPMP), summarizing the timeline of interaction between the former City of Fontana Redevelopment Agency and the Department of Finance (DOF). Mr. Edgar stated that the City complied with the DOF's request for clarification on categorized properties and actions taken by the Successor Agency were as follows: (1) Changed certain properties from the category of "Government Purpose" to "For Sale Properties" (properties included were the Downtown Restaurant property with adjacent parking lot, the residentially zoned Duncan Canyon property, the Chaffey College

property, the Fife Development property, and the Southern California Edison easement properties); (2) Transferred possession of property from the City of Fontana to the Fontana Housing Authority; and (3) Affirmatively made the statement to “make no claim to any of the revenue generated from the sale of these properties.” Mr. Edgar also noted that Center Stage Theatre’s property disposition status was questioned by the DOF, and documentation had been submitted to justify its use as a community-based theatre and non-revenue generating establishment.

ACTION: Motion was made by OSB Member Warren and seconded by OSB Member Mancha to adopt FOB Resolution No. 2014-02 approving the Resolution Approving Proposed Revisions to the Long-Range Property Management Plan (LRPMP). Motion passed by vote of Ayes: 6 (Chair Ssenkoloto, Vice-Chair Warren, and OSB Members Roberts, Bishop, Mancha and Brann); Noes: 0; Absent: 1 (OSB Member Killian).

C. OVERVIEW OF THE PROPERTY DISPOSITION PROCESS

Mr. Edgar provided an overview of the Property Disposition process followed by an expected approval date from the Department of Finance (DOF). The overview included the initiation of disposal and transfer of said properties. The process was as follows:

1. Enforceable Obligation Properties (2);
 - a. Title Report and “Open” Escrow
 - b. “Close” Escrow and Transfer Title
 - (i) Send Funds to County
 - (ii) Send Request to DOF
 - c. Does not require DOF “Re-Approval”
2. Transfer to the City of Fontana (“Government Use”)
 - a. Title Report and Grant Deed
 - b. Execute Grant Deed and Transfer Title
 - c. Does not require DOF “Re-Approval”
3. “Sale” Properties (Group #1)
 - a. Market Property: May, 2014
 - b. Accept “Offers”: May, 2014
 - c. Close “Offers”: June, 2014
 - d. Successor Agency Approval: Tuesday, July 22, 2014
 - e. Oversight Board Approval: Friday, August 8, 2014
 - f. DOF Review: August 11, 2014-November 19, 2014, “Up to” 100 Days
 - g. Close Escrow: December, 2014
 - Distribute Funds to Taxing Entities
 - Send Report to DOF

4. "Sale" Properties (Group #2)
 - a. Market Property: August, 2014
 - b. Accept "Offers": August, 2014
 - c. Close "Offers": September, 2014
 - d. Successor Agency: Tuesday, October 28, 2014
 - e. Oversight Board: Friday, November 14, 2014
 - f. DOF Review: November 18, 2014–February 28, 2015, "Up to" 100 days
 - g. Close Escrow: March, 2015
 - Distribute Funds to Taxing Entities
 - Send Report to DOF

Deputy City Manager Edgar stated that all dates were contingent upon the ability to receive a Determination Letter (LRPMP) from the DOF in May, 2014.

Mr. Edgar stated that the Successor Agency would market all properties as part of a package, and make sure that the buyers of any of the properties shared the vision of the Fontana City Council, as to what they foresee as future development on these properties.

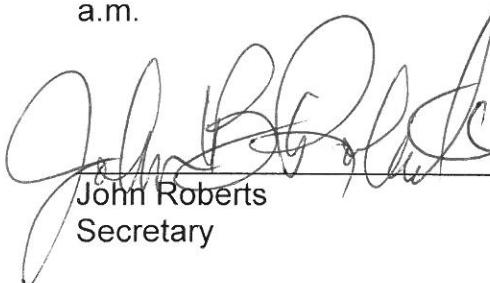
Discussion arose concerning the property sale process, the long term obligations of those properties, and the conflicts that could arise in the sale of the properties. Mr. Edgar stated that ultimately all properties would need to be transferred to a different party under a determined timeframe.

D. STAFF/BOARD MEMBER COMMUNICATION

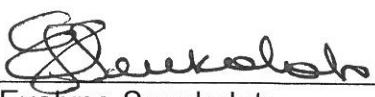
There were no other comments received from the OSB Members.

ADJOURNMENT:

Chairperson Ssenkoloto announced that the next Fontana Oversight Board Meeting was to be held on May 30, 2014 at 8:30 a.m. The OSB Meeting was adjourned at 9:29 a.m.



John Roberts
Secretary



Evelyne Ssenkoloto
Chairperson