

City of Alameda



Meeting Minutes

Monday, November 4, 2013

6:00 PM

Special Meeting

**City Hall, 2263 Santa Clara Avenue, Conference Room 360, Alameda,
CA 94501**

Successor Agency Oversight Board

1 CALL TO ORDER & ROLL CALL

Board Members present: Biggs, McMahon, Ortiz, Potter, and Russo
Board Members absent: Chan and Rinne

Staff in attendance:
Craig Labadie, Oversight Board Counsel
Rosemary Valeska, Oversight Board Secretary
Stephanie Garrabrant-Sierra, Successor Agency Assistant General Counsel
David Doezeema, Successor Agency Financial Consultant
Chairman Russo called the meeting to order at 6:00 p.m.

2 CONSENT AGENDA

Elsa Ortiz moved and Mike McMahon seconded the motion to approve the consent agenda, which carried unanimously.

2-A [2013-191](#)

Resolution Adopting the Minutes of the September 12, 2013 Special Meeting

Attachments: [2013-11-04 Reso - minutes of 2013-09-12.doc](#)
 [2013-09-12 Draft SAOB minutes](#)

This resolution was adopted.

3 UNFINISHED BUSINESS

None

4 NEW BUSINESS

4-A [2013-297](#)**Resolution Approving a Long Range Property Management Plan**

Attachments: [Long Range Property Management Plan Memo](#)
[Long Range Property Management Plan](#)
[Resolution - Long Range Property Management Plan](#)

Mr. Doezeema presented the highlights of the Long Range Property Management Plan (LRPMP). The LRPMP addresses the Alameda Landing project, which is encumbered by a Disposition and Development Agreement with Catellus (item no. 19 on the ROPS). The Target parcel has already been conveyed. The 11 remaining parcels covered by the DDA will be retained by the Successor Agency until they are conveyed to Catellus. Catellus is responsible for the infrastructure and demolition on the site. These costs will be credited against the sale price. The land value will be established at the time of the sale. The taxing entities will benefit when the property becomes privately owned.

The LRPMP also addresses the remnant or “bottle” parcel located just west of the College of Alameda. The parcel is proposed to be sold. Possible uses could include expanded athletic uses by the College of Alameda or additional parking for the Breakers apartments. Proceeds from the sale would be distributed to the taxing entities.

Vice Chair Biggs inquired about the status of the parking garage. Member Potter responded that it was not included in the LRPMP and the State could reject the Plan for that reason. The State Controller’s Office has not yet issued its final report. The Oversight Board’s resolution in support of the transfer of the theater and parking garage assets to the City is being held by DOF for a 100-day review.

A motion was made by Elsa Ortiz, seconded by Mike McMahon, that this resolution be adopted. The motion carried by an unanimous vote.

5 PUBLIC COMMENT (non-agenda items)

None

The Secretary announced that there were no public speakers.

6 WRITTEN COMMUNICATIONS

None

The Secretary announced that there were no written communications.

7 ORAL COMMUNICATIONS - BOARD MEMBERS AND STAFF

Member Potter referenced the October 29, 2013 letter from DOF disallowing item no. 50 on ROPS 13-14B, which pertained to trash clean-up and fencing done at the remnant parcel. The reason stated by DOF was that the Successor Agency was not in a contract for property management services at the time the work was done. A copy of this letter had been emailed to the members prior to this meeting.

Member Potter stated that the Board will need to convene a special meeting in February to review ROPS 14-15A, which is due to DOF in March. Other agenda items could include discussion regarding approximately \$800,000 in unexpended bond proceeds, the repayment schedule for a City loan to the former CIC for formation of the APIP project area, and repayment of the SERAF loan.

8 ADJOURNMENT

The Chair adjourned the meeting at 6:27 p.m.

******NOTES******

Sign language interpreters will be available upon request. Please contact Rosemary Valeska at 747-4316 or 522-8467 (TDD number) at least 72 hours before the meeting to request an interpreter. Accessible seating for persons with disabilities (including those using wheelchairs) is available. Audio tapes of the meeting are available upon request. MINUTES OF THE MEETING ARE AVAILABLE IN ENLARGED PRINT. Please contact Rosemary Valeska at 747-4316 or 522-8467 (TDD number) at least 72 hours before the meeting to request agenda materials in an alternative format, or any other reasonable accommodations that may be necessary to participate in and enjoy the benefits of the meeting.