

**COUNTY OF SAN DIEGO
COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD**

**REGULAR MEETING
January 18, 2024, 10:00 A.M.
AT 1600 PACIFIC HIGHWAY, SAN DIEGO, ROOM 402A
MINUTES**

Attendance by Virtual Meeting made available.

[Zoom Link](#)

Phone Option: 1-669-900-9128; Webinar ID: 827 1364 5735

- A. Call to Order at 10:03 a.m.
- B. Roll Call/Statement (just cause) and/or Consideration of a Request to Participate Remotely (emergency circumstances) pursuant to Assembly Bill 2449 by an Oversight Board Member (*if necessary and applicable*).

PRESENT: Board Members: Brian Hagerty, Patrick Sanchez, Rebecca Jones, Corinne Wilson, and Samuel Merrill.

ABSENT: Scott Buxbaum and Dr. Kelly Hall

Other Attendees: Max Endoso, Principal Admin Analyst, Charissa Japlit, Assistant Group Finance Director and Claire Lai, Attorney at Law.

Board Member Rebecca Jones participated remotely pursuant to the just cause provision under AB 2449. Member Jones disclosed to the Oversight Board her just cause (medical reasons) in accordance with the provisions of AB 2449. Member Jones also confirmed, for the purposes of AB 2449, that she was alone in her location with no individuals over the age of 18 present and attended by both audio and visual (keeping her camera on). The Oversight Board proceeded to conduct the meeting in accordance with AB 2449 provisions.

- C. Pledge of Allegiance
- D. Approval of Statement of Proceedings / Minutes of November 16, 2023

On motion of Member Sanchez and seconded by Member Jones, THE COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD approved the minutes of the November 16, 2023, meeting. Oversight Board staff did a roll call vote of each OB member to indicate approval or non-approval. Motion passed.

Supporting documentation and attachments for items listed on this agenda can be viewed online at <http://www.sdcounty.ca.gov/community/san-diego-county-oversight-board.html> or in the Health & Human Services Agency's Financial & Support Services Division, 1255 Imperial Avenue, 6th Floor, San Diego, CA 92101.

ASSISTANCE FOR THE DISABLED:

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AYES: Hagerty, Sanchez, Jones, Merrill, and Wilson

- E. Formation of Consent Calendar – Under this item, the Oversight Board may place action items under Section H on the consent calendar to be voted on in one motion.

The following fourteen (14) items in H. Action Item(s) were placed on Consent by the Oversight Board by consensus of its members: 1. City of Carlsbad, 3. City of Coronado, 4. City of El Cajon, 5. City of Escondido, 6. City of Imperial Beach, 7. City of La Mesa, 8. City of Lemon Grove, 9. National City, 10. City of Oceanside, 11. City of Poway, 12. City of San Diego, 13. County of San Diego, 14. City of San Marcos, 15. City of Santee, 16. City of Solana Beach.

ON MOTION of Member Jones, seconded by Member Wilson THE COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD adopted respective resolutions to approve the Recognized Obligation Payment Schedule (ROPS) 24-25 and Administrative Budget for the above fourteen (14) Successor Agencies for the period of July 1, 2024, through June 30, 2025, placed on the Consent Calendar for January 18, 2024.

- F. Public Communication Speakers: Members of the public may address the Oversight Board on subject matters within the Board’s jurisdiction, but not an item on this agenda. Comments on items on the agenda will be taken as each item comes up. Each speaker is limited to three minutes. *No comments were received by the Board or were presented at the meeting.*

G. Discussion Item(s)

1. Approval of the Recognized Obligation Payment Schedule (ROPS) 24-25 and Administrative Budget for all seventeen (17) Successor Agencies including Supporting Documents for the period of JULY 1, 2024, THROUGH JUNE 30, 2025

City of Chula Vista

Chair Hagerty asked Nicole Remiker, Fiscal & Management Analyst for City of Chula Vista, if the City has been in contact with the State regarding ROPS Items 6 and 7. The City’s ROPS Comparison shows an April 2023 court decision placing these two items back on the ROPS. Ms. Remiker replied that the City has not been in contact with the State but they can contact the State, if that is the direction of the Oversight Board.

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Chair Hagerty instructed Ms. Remiker to contact the State as the ROPS amounts for these items are significant. Chair Hagerty asked and received no other questions from the remaining Board members.

City of Coronado

Member Wilson asked Madeline Smith, City of Coronado Finance Manager, in the breakdown of the ROPS 24-25, Admin Budget, Personnel Costs, why 25% of the budget is allotted to the Director of Administrative Services and if she had any background on how that figure was calculated.

Ms. Smith responded that the City in the past couple of years have experienced a lot staff turnover and has all new staff in the Finance Department. Therefore, the onboarding process has involved substantial collaboration with the Administrative Services Director. The actual percentage allotted to the Director's time is anticipated to be lower, as the Finance Department staff will be taking over and devoting more time to the ROPS process and administration in the coming years.

City of Vista

Member Wilson asked Mike Sylvia, City of Vista Director of Finance and City Treasurer, to provide breakdown of the admin budget salaries & benefits for next year. Mr. Sylvia responded that he will provide breakdown next year and that the FY 24-25 salaries & benefits budget included his salary, the Finance manager's, Senior Accountant's, Housing Manager, and some costs for the City Attorney's Office.

Member Sanchez asked Mr. Sylvia for the reason of the increase in debt obligation on Item 13 on the ROPS, Note Payable. Mr. Sylvia responded that this item was an additional agreement for the North County Square commercial area. It was put in place in 1995 when that area is being developed and it's basically an obligation from the Redevelopment Agency to the original developer to rebate portions of sales tax. Mr. Sylvia added that the increase in debt obligation is primarily due to 10% interest rate compounded annually.

2. Discussion regarding election of Officers in Accordance with Oversight Board Bylaws, ARTICLE II – OFFICERS, Section 6 – Election

Chair Hagerty provided background and opened discussion to the Board, a summary of which is provided here:

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“There's a little confusion on what an actual term constitutes. In a reading the bylaws, it appears that a term could be up to four years and that the officers are not able to serve more than two consecutive terms, which would total up to 8 years as an officer.

We only have two officers, the Chair, and the Vice chair. Currently I'm the Chair and Scott Buxbaum is the Vice chair. We're not technically up for an election today. We don't have to do that because according to that reading the bylaws my term started in January of 2021 and will last till January of 2025 and I'm fine with that. But we need to clarify in the bylaws the number of years in a term. Is it up to four years? The consecutive part is clear.

The other thing that we need to clarify is when do we have elections?”

Ms. Lai, counsel for the Oversight Board responded that Section 6, Elections, speaks to serving an office for a maximum of four years and no person can be elected for the same office for more than two consecutive terms. It also speaks to the person in office holding office until their successor is elected in an office. She explained that a reasonable reading of this language is that a term is 4 years because an officer would hold that term for maximum of that duration, then said officer cannot serve more than two consecutive terms. Ms. Lai explained that the language could be clarified if desired to state affirmatively that a term shall be for four years.

Chair Hagerty asked Ms. Lai to propose in a future meeting clarifying language on the Bylaws, Section 6, Election, for the number of years on a term and when we hold elections.

Ms. Lai stated that an item will be brought back to the Board for consideration on this issue; the Board could not consider an amendment at this meeting because at least seven days' written notice is required to be given to all members of the Oversight Board before a vote can be made on any Bylaws amendment.

Members Wilson and Jones provided comments regarding the timing of a Board officer election, Board member turnovers and preserving historical knowledge on the Board through Officers election, and the consecutive 4-year term limit. Chair Hagerty provided additional comments regarding potentially communicating with County staff to set up more regular Oversight Board meetings.

3. Review of [Oversight Board Bylaws](#) (Attachment 1)

The Board took up this item with G.2- See discussion on item G.2.

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H. Action Item(s)

1. Adopt a resolution entitled, A RESOLUTION OF THE SAN DIEGO COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE AND ADMINISTRATIVE BUDGET FOR THE CARLSBAD REDEVELOPMENT SUCCESSOR AGENCY FOR THE PERIOD OF JULY 1, 2024, THROUGH JUNE 30, 2025. **(See Item E. Approved on Consent)**
2. Adopt a resolution entitled, A RESOLUTION OF THE SAN DIEGO COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE AND ADMINISTRATIVE BUDGET FOR THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA FOR THE PERIOD OF JULY 1, 2024, THROUGH JUNE 30, 2025.

ON MOTION of Member Jones, seconded by Member Wilson THE COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD adopted the resolution approving THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA Recognized Obligation Payment Schedule (ROPS) 24-25 and Administrative Budget including Supporting Documents for the period of July 1, 2024, through June 30, 2025. *Oversight Board staff did a roll call vote of each Board member to indicate approval or non-approval during the virtual meeting.* **Motion passed.**

AYES: Hagerty, Sanchez, Jones, Merrill, and Wilson

3. Adopt a resolution entitled, A RESOLUTION OF THE SAN DIEGO COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE AND ADMINISTRATIVE BUDGET FOR THE SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF CORONADO FOR THE PERIOD OF JULY 1, 2024, THROUGH JUNE 30, 2025.

ON MOTION of Member Wilson, seconded by Member Jones THE COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD adopted the

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resolution approving THE SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF CORONADO Recognized Obligation Payment Schedule (ROPS) 24-25 and Administrative Budget including Supporting Documents for the period of July 1, 2024, through June 30, 2025. Oversight Board staff did a roll call vote of each Board member to indicate approval or non-approval during the virtual meeting. **Motion passed.**

AYES: Hagerty, Sanchez, Jones, Merrill, and Wilson

4. Adopt a resolution entitled, A RESOLUTION OF THE SAN DIEGO COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE AND ADMINISTRATIVE BUDGET FOR THE CITY OF EL CAJON SUCCESSOR AGENCY FOR THE PERIOD OF JULY 1, 2024, THROUGH JUNE 30, 2025. **(See Item E. Approved on Consent)**
5. Adopt a resolution entitled, A RESOLUTION OF THE SAN DIEGO COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE AND ADMINISTRATIVE BUDGET FOR THE SUCCESSOR AGENCY TO THE CITY OF ESCONDIDO FOR THE PERIOD OF JULY 1, 2024, THROUGH JUNE 30, 2025. **(See Item E. Approved on Consent)**
6. Adopt a resolution entitled, A RESOLUTION OF THE SAN DIEGO COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE AND ADMINISTRATIVE BUDGET FOR THE IMPERIAL BEACH REDEVELOPMENT AGENCY SUCCESSOR AGENCY FOR THE PERIOD OF JULY 1, 2024, THROUGH JUNE 30, 2025. **(See Item E. Approved on Consent)**
7. Adopt a resolution entitled, A RESOLUTION OF THE SAN DIEGO COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE AND ADMINISTRATIVE BUDGET FOR THE SUCCESSOR AGENCY TO THE LA

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MESA COMMUNITY REDEVELOPMENT AGENCY FOR THE PERIOD OF JULY 1, 2024, THROUGH JUNE 30, 2025. **(See Item E. Approved on Consent)**

8. Adopt a resolution entitled, A RESOLUTION OF THE SAN DIEGO COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE AND ADMINISTRATIVE BUDGET FOR THE LEMON GROVE SUCCESSOR AGENCY FOR THE PERIOD OF JULY 1, 2024, THROUGH JUNE 30, 2025. **(See Item E. Approved on Consent)**
9. Adopt a resolution entitled, A RESOLUTION OF THE SAN DIEGO COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE AND ADMINISTRATIVE BUDGET FOR THE NATIONAL CITY SUCCESSOR AGENCY FOR THE PERIOD OF JULY 1, 2024, THROUGH JUNE 30, 2025. **(See Item E. Approved on Consent)**
10. Adopt a resolution entitled, A RESOLUTION OF THE SAN DIEGO COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE AND ADMINISTRATIVE BUDGET FOR THE SUCCESSOR AGENCY OF THE CITY OF OCEANSIDE FOR THE PERIOD OF JULY 1, 2024, THROUGH JUNE 30, 2025. **(See Item E. Approved on Consent)**
11. Adopt a resolution entitled, A RESOLUTION OF THE SAN DIEGO COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE AND ADMINISTRATIVE BUDGET FOR THE SUCCESSOR AGENCY TO THE POWAY REDEVELOPMENT AGENCY FOR THE PERIOD OF JULY 1, 2024, THROUGH JUNE 30, 2025. **(See Item E. Approved on Consent)**
12. Adopt a resolution entitled, A RESOLUTION OF THE SAN DIEGO COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE AND ADMINISTRATIVE BUDGET FOR THE CITY OF SAN DIEGO SUCCESSOR

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AGENCY FOR THE PERIOD OF JULY 1, 2024, THROUGH JUNE 30, 2025. (See **Item E. Approved on Consent**)

13. Adopt a resolution entitled, A RESOLUTION OF THE SAN DIEGO COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE AND ADMINISTRATIVE BUDGET FOR THE COUNTY OF SAN DIEGO SUCCESSOR AGENCY FOR THE PERIOD OF JULY 1, 2024, THROUGH JUNE 30, 2025. (See **Item E. Approved on Consent**)
14. Adopt a resolution entitled, A RESOLUTION OF THE SAN DIEGO COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE AND ADMINISTRATIVE BUDGET FOR THE CITY OF SAN MARCOS SUCCESSOR AGENCY FOR THE PERIOD OF JULY 1, 2024, THROUGH JUNE 30, 2025. (See **Item E. Approved on Consent**)
15. Adopt a resolution entitled, A RESOLUTION OF THE SAN DIEGO COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE AND ADMINISTRATIVE BUDGET FOR THE COMMUNITY DEVELOPMENT COMMISSION SUCCESSOR AGENCY OF THE CITY OF SANTEE FOR THE PERIOD OF JULY 1, 2024, THROUGH JUNE 30, 2025. (See **Item E. Approved on Consent**)
16. Adopt a resolution entitled, A RESOLUTION OF THE SAN DIEGO COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE AND ADMINISTRATIVE BUDGET FOR THE SOLANA BEACH SUCCESSOR AGENCY FOR THE PERIOD OF JULY 1, 2024, THROUGH JUNE 30, 2025. (See **Item E. Approved on Consent**)
17. Adopt a resolution entitled, A RESOLUTION OF THE SAN DIEGO COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE AND

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ADMINISTRATIVE BUDGET FOR THE SUCCESSOR AGENCY TO THE VISTA REDEVELOPMENT AGENCY FOR THE PERIOD OF JULY 1, 2024, THROUGH JUNE 30, 2025.

ON MOTION of Member Wilson, seconded by Member Jones THE COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD adopted the resolution approving THE SUCCESSOR AGENCY TO THE VISTA REDEVELOPMENT AGENCY Recognized Obligation Payment Schedule (ROPS) 24-25 and Administrative Budget including Supporting Documents for the period of July 1, 2024, through June 30, 2025. Oversight Board staff did a roll call vote of each Board member to indicate approval or non-approval during the virtual meeting.

Motion passed.

AYES: Hagerty, Sanchez, Jones, Merrill, and Wilson

18. Election of Officers in Accordance with Oversight Board Bylaws, ARTICLE II – OFFICERS, Section 6 – Election

The Board took up this item with G.2- See discussion on item G.2. No election was held. Board provided direction to OB Counsel to propose clarifying language on the Bylaws, ARTICLE II – OFFICERS, Section 6 – Election, specifically the number of years on a term and when to have elections.

- I. Communications Received: Member Hall, who is on seat 5, has resigned from the San Diego Community College District effective Jan. 31, 2024. Her office is working with the Chancellor of the California Community Colleges for her replacement.
- J. Future Agenda Item(s): Consideration of potential amendments to Oversight Board Bylaws and approval of amendments
- K. Set Future Meeting Date(s): February 15, 2024, 10:00 a.m., March 21, 2024, 10:00 a.m., April 18, 2024, 10 a.m., May 16, 2024, 10:00 a.m.
- L. Adjournment at 10:50 a.m.

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