

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

**REGULAR MEETING
September 19 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 10:01 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, Samuel Merrill and Daniel Troy

ABSENT: Scott Buxbaum

Other Attendees: Max Endoso, Principal Admin Analyst, Charissa Japlit, HHSA Group Finance Director, Palmer Hilton, Attorney at Law, Michael Wong, Program Manager, City of San Diego Economic Development Department, Jeff Zinner, Senior Project Manager, Civic Communities and Leonardo Alarcon, Successor Agency Coordinator, City of San Diego

- C. Pledge of Allegiance
- D. Approval of Statement of Proceedings / Minutes of July 18, 2024

On motion of Member Troy and seconded by Member Jones, THE COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD approved the minutes of the July 18, 2024, meeting. Oversight Board staff did a roll call vote of each OB member to indicate approval or non-approval. Motion passed.

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

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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- 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. **No items were placed on the consent calendar.**
- 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 LIST OF INDEPENDENT APPRAISAL FIRMS TO PROVIDE REAL PROPERTY APPRAISAL SERVICES FOR THE PURPOSE OF ESTABLISHING VALUATIONS AS MAY BECOME NECESSARY FOR IMPLEMENTATION OF THE APPROVED AMENDED AND RESTATED LONG RANGE PROPERTY MANAGEMENT PLAN OF THE SUCCESSOR AGENCY TO THE CITY OF SAN DIEGO REDEVELOPMENT AGENCY.

Presentation by Jeff Zinner:

The purpose was to update the list of independent appraisal firms for the Successor Agency to the City of San Diego Redevelopment Agency. This is necessary for the implementation of the amended long-range property management plan.

The original list from 2016 was outdated, with one appraiser having retired. The new list aims to add more appraisers to provide flexibility in the selection process. The list includes well-known firms vetted by the City’s Real Estate Department and also reviewed by the County’s Department of General Services, Real Estate Division.

Discussion Points:

- Board Member Merrill expressed discomfort with the language in the resolution stating that the oversight board had evaluated the credentials of the appraisers.
- After discussion, the language was revised to reflect that the Oversight Board reviewed the County of San Diego's evaluation of the appraisers, rather than conducting its own evaluation.

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2. Approval of FY 2024-2025 Special Liability Insurance Program (SLIP) Proposal and authorize County staff to seek reimbursement for related expenses in accordance with Health & Safety Code regulations.

Presentation by Charissa Japlit:

The board discussed the renewal of the Special Liability Insurance Program, which covers damages and defense costs resulting from claims against board members.

- The annual premium increased by 9.9% to \$9,849.90. The coverage limits remain unchanged at \$7 million per occurrence.

- The insurance is considered necessary to protect the board from potential legal claims.

Discussion Points:

- The board discussed the need for this insurance, with Member Merrill asking if it had ever been used. It was confirmed that it has not been needed to date, but the board agreed on its importance. The new term period starts on Sep. 29, 2024.

H. Action Item(s)

1. Adopt a resolution entitled, A RESOLUTION OF THE SAN DIEGO COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD APPROVING A LIST OF INDEPENDENT APPRAISAL FIRMS TO PROVIDE REAL PROPERTY APPRAISAL SERVICES FOR THE PURPOSE OF ESTABLISHING VALUATIONS AS MAY BECOME NECESSARY FOR IMPLEMENTATION OF THE APPROVED AMENDED AND RESTATED LONG RANGE PROPERTY MANAGEMENT PLAN OF THE SUCCESSOR AGENCY TO THE CITY OF SAN DIEGO REDEVELOPMENT AGENCY.

On motion of Member Sanchez and seconded by Member Merrill, THE COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD approved A RESOLUTION OF THE SAN DIEGO COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD APPROVING A LIST OF INDEPENDENT APPRAISAL FIRMS TO PROVIDE REAL PROPERTY APPRAISAL SERVICES FOR THE PURPOSE OF ESTABLISHING VALUATIONS AS MAY BECOME NECESSARY FOR IMPLEMENTATION OF THE APPROVED AMENDED AND RESTATED LONG RANGE PROPERTY

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MANAGEMENT PLAN OF THE SUCCESSOR AGENCY TO THE CITY OF SAN DIEGO REDEVELOPMENT AGENCY with the revised language as stated in G1 discussion. Oversight Board staff did a roll call vote of each OB member to indicate approval or non-approval. Motion passed.

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

2. Adopt a resolution entitled, A RESOLUTION OF THE SAN DIEGO COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD APPROVING FISCAL YEAR 2024-2025 SPECIAL LIABILITY INSURANCE PROGRAM (SLIP) FOR THE COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD

On motion of Member Jones and seconded by Member Troy, THE COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD approved A RESOLUTION OF THE SAN DIEGO COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD APPROVING FISCAL YEAR 2024-2025 SPECIAL LIABILITY INSURANCE PROGRAM (SLIP) FOR THE COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD. Oversight Board staff did a roll call vote of each OB member to indicate approval or non-approval. Motion passed.

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

- I. Communications Received: Successor Agency for the City of Chula Vista has submitted their last and final ROPS for review and approval on the Oct. 17, 2024 meeting. Member Sanchez informed the Board that he will not be able to attend the Oct. 17 meeting.
- J. Future Agenda Item(s): Potential Recognized Obligation Payment Schedule training for new Board Member(s), Last and final ROPS for Successor Agency for the City of Chula Vista
- K. Set Future Meeting Date(s): October 17, 2024 10:00 a.m., November 21, 2024, 10:00 a.m., December 19, 2024 10:00 a.m., January 16, 2025 10:00 a.m.
- L. Adjournment at 10:35 a.m.

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