

**OVERSIGHT BOARD MEETING**  
**OF THE FORMER REDEVELOPMENT AGENCY**  
**OF THE CITY OF SANTA CLARITA**

**April 26, 2012**

**11:00 a.m.**

**Century Conference Room**  
**23920 Valencia Boulevard**  
**Santa Clarita, CA 91355**

**AMENDED AGENDA**

---

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Redevelopment Division at (661) 286-4141. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28CFR 35.102-35.104 ADA Title II)

---

**I. CALL TO ORDER**

1. Welcome and Introductions – Arminé Chaparyan, Redevelopment Manager
2. Successor Agency Attorney Message – Greg Murphy, Partner, Burke, Williams & Sorenson, LLC.
3. Oath of Office – Sarah Gorman, City Clerk
4. Brown Act Overview – Sarah Gorman, City Clerk

**II. FLAG SALUTE**

**III. ROLL CALL**

**IV. APPROVAL OF AGENDA**

**V. APPROVAL OF MINUTES - none**

**VI. NEW BUSINESS**

**1. ELECTION OF OFFICERS**

Oversight Board members need to elect a Chairperson and Vice Chairperson. Upon the conclusion of the election, the Chairperson will take their seat at the head of the dais and conduct the meeting. Additionally, the Oversight Board needs to select a Public Official to serve as the contact person from the Successor Agency Staff to communicate Oversight Board actions to the Department of Finance.

Recommended Action:

Conduct an election for Chairperson and Vice Chairperson; adopt a resolution designating a Chairperson, Vice Chairperson, and Public Official transmitting the information to the Department of Finance; and direct Successor Agency staff to transmit the resolution to the Department of Finance.

## **2. DATE AND TIME FOR FUTURE MEETINGS**

It is proposed that the Oversight Board meet on the third Tuesday of every month, as needed, at 10:00 a.m. The location will be in the Century Room, located in City Hall, 23920 Valencia Boulevard, Santa Clarita, California.

### Recommended Action

Adopt resolution setting the day, time and location for future Oversight Board meetings.

## **3. ROLES AND RESPONSIBILITIES OF THE OVERSIGHT BOARD**

ABX1 26 outlines the roles and responsibilities of the Oversight Board. The attorney representing the Successor Agency will provide a presentation to the Board.

### Recommended Action

Receive presentation.

## **4. RECOGNIZED OBLIGATION PAYMENT SCHEDULES AND ADMINISTRATIVE BUDGET**

ABX1 26 requires the preparation of a Recognized Obligation Payment Schedule (ROPS) for each six-month period. The ROPS lists enforceable obligations of the Successor Agency and must be approved by the Oversight Board. Additionally, the Successor Agency is allowed an administrative allowance, subject to the approval of the Oversight Board.

### Recommended Action:

Review the ROPS for the period of January 1, 2012 – June 30, 2012 and July 1, 2012 – December 30, 2012; adopt a resolution approving the ROPS for the period of January 1, 2012 – June 30, 2012 and July 1, 2012 – December 31, 2012 and the administrative budget for FY 11-12 and FY 12-13; and direct Successor Agency staff to transmit the approved ROPS documents to the Los Angeles County Auditor-Controller, the State Controller, and the State Department of Finance.

## **5. CONCURRENCE TO DEMOLISH BUILDINGS LOCATED AT 24406 MAIN STREET, 24410 MAIN STREET AND 22515 9<sup>TH</sup> STREET**

The former Santa Clarita Redevelopment Agency acquired the City block located between Lyons Avenue, Main Street, 9<sup>th</sup> Street, and Railroad Avenue for the future development of a mixed use project, which would include retail, housing (low and moderate, as well as market) and entertainment. That property was transferred to the City in the Spring of 2011. The City was planning to demolish the buildings in the immediate future and later sell the property for development. On Tuesday April 24, 2012 the City received a letter from the State Controller's Office indicating that all property transferred from the Agency to the City should be transferred to the successor agency for disposition at the direction of the Oversight Board (a copy of that letter is attached for reference). Without addressing such disposition, or any title or entitlement to sale proceeds issues, the Successor Agency is seeking concurrence

of the Oversight Board to demolish the buildings located at 24406 Main Street, 24410 Main Street and 22515 9<sup>th</sup> Street. Staff will have a presentation at the Oversight Board meeting to describe the need for demolition of the three buildings on the site. The costs of demolition would be born by the City.

Recommended Action:

Authorize the City to demolish the three buildings located at 24406 Main Street, 24410 Main Street and 22515 9<sup>th</sup> Street at City's expense.

**VII. PUBLIC PARTICIPATION**

This time has been set aside for the public to address the Board on items that are NOT on the agenda. The Board will not act upon those items at this meeting, other than to review and return without action, or provide direction to staff. ALL speakers must submit a speaker's slip to the Meeting Clerk PRIOR to this portion of the meeting, and prepare a presentation not to exceed three (3) minutes.

**VIII. STAFF COMMENTS**

**IX. ADJOURNMENT**

---

Complete packets are available for public inspection at City Hall. Any writings or documents distributed to a majority of the members of the Oversight Board regarding any open session item on this agenda will be made available for public inspection in City Hall, Suite 302 located at 23920 Valencia Boulevard, during normal business hours. These writings or documents will also be available for review at the meeting. Thank you for attending the Oversight Board meeting. If you have any questions or wish to know more about the Successor Agency or the Oversight Board, please call (661) 286-4141 Monday through Thursday, 7:30 a.m. to 5:30 p.m. and Fridays 8:00 a.m. to 5:00 p.m.

---

**CERTIFICATION**

I, *Arminé Chaparyan*, do hereby certify that I am the duly appointed and qualified *Redevelopment Manager* for the Successor Agency of the former Redevelopment Agency of the City of Santa Clarita, and that on *April 23, 2012*, between the hours of 9:00 a.m. and 5:00 p.m., the foregoing agenda was posted at City Hall, Santa Clarita Library, Valencia Branch, and the Santa Clarita Sheriff's Station.

  
\_\_\_\_\_  
Arminé Chaparyan  
Redevelopment Manager  
Santa Clarita, California



JOHN CHIANG  
California State Controller

April 20, 2012

Successor Agency/City  
County Auditor-Controller  
All Other Public Agencies in California (including Economic Development Corporations and  
Joint Powers Authorities)

Re: Order to Reverse RDA Asset Transfer Pursuant to Health and Safety Code Section 34167.5

Dear City, County, or Public Agency:

Pursuant to Health and Safety Code section 34167.5, the Controller is reviewing the activities of redevelopment agencies in the state to determine whether an asset transfer has occurred after January 1, 2011, between the city or county, or city and county that created a redevelopment agency or any other public agency, and the redevelopment agency.

If your city, county or agency, directly or indirectly, received any assets from a redevelopment agency after January 1, 2011, your city, county, or agency hereby is ordered to immediately reverse the transfer and return the applicable assets to the successor agency of the relevant redevelopment agency.

This order applies to all assets, including, but not limited to, real and personal property, cash funds, accounts receivable, deeds of trust and mortgages, contract rights and any rights to payment of any kind. Under Health and Safety Code section 34167.5, this order applies in all situations except if your city, county, or agency has, prior to June 28, 2011, contractually committed to a third party for an expenditure or encumbrance of a specific asset. This order directly applies to economic development corporations, joint powers authorities, or other public agencies that received assets, directly or indirectly, from a redevelopment agency after January 1, 2011.

In the coming weeks, the Controller will specifically review and audit cities, counties, and public agencies to ensure that all applicable asset transfers have been reversed. If you have any question as to whether a particular asset must be returned, you should place such assets into a reserve pending our review.

Thank you for your cooperation.

Sincerely,  
*Original signed by:*

JOHN CHIANG  
California State Controller