

CITY OF LOMA LINDA  
CITY COUNCIL AS SUCCESSOR AGENCY  
TO THE LOMA LINDA REDEVELOPMENT AGENCY

AGENDA

REGULAR MEETING OF NOVEMBER 24, 2015

A regular meeting of the City Council of the City of Loma Linda as successor agency to the Loma Linda Redevelopment Agency is scheduled to be held Tuesday, November 24, 2015 in the City Council Chamber, 25541 Barton Road, Loma Linda, California. *Pursuant to Municipal Code Section 2.08.010, study session or closed session items may begin at 5:30 p.m. or as soon thereafter as possible. The public meeting begins at 7:00 p.m.*

In acting in the limited capacity of Successor Agency as provided in California Health and Safety Code §§ 34173 and 34176, the City Council expressly determines, recognizes, reaffirms, and ratifies the statutory limitation on the City and the City Council's liability with regards to the responsibilities of the former Loma Linda Redevelopment Agency under AB 1X26. Nothing herein shall be construed as an action, commitment, obligation, or debt of the City itself, or a commitment of any resources, funds, or assets of the City to fund the City's limited capacity as the Successor Agency to the Loma Linda Redevelopment Agency. Obligations of the Successor Agency shall be funded solely by those funds or resources provided for that purpose pursuant to AB 1X26 and related statutes.

Reports and Documents relating to each agenda item are on file in the Office of the City Clerk and are available for public inspection during normal business hours. The Loma Linda Branch Library is also provided an agenda packet for your convenience. The agenda and reports are also located on the City's Website at [www.lomalinda-ca.gov](http://www.lomalinda-ca.gov).

*Materials related to an item on this Agenda submitted to the City Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office, 25541 Barton Road, Loma Linda, CA during normal business hours. Such documents are also available on the City's website at [www.lomalinda-ca.gov](http://www.lomalinda-ca.gov) subject to staff's ability to post the documents before the meeting.*

Persons wishing to speak on an agenda item, including any closed session items, are asked to complete an information card and present it to the City Clerk prior to consideration of the item. When the item is to be considered, please step forward to the podium, the Chair will recognize you and you may offer your comments. The City Council meeting is recorded to assist in the preparation of the Minutes, and you are therefore asked to give your name and address prior to offering testimony.

The Oral Reports/Public Participation portion of the agenda pertains to items NOT on the agenda and is limited to 30 minutes; 3 minutes allotted for each speaker. Pursuant to the Brown Act, no action may be taken by the City Council at this time; however, the City Council may refer your comments/concerns to staff or request that the item be placed on a future agenda.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (909) 799-2819. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. Later requests will be accommodated to the extent feasible.

**Agenda item requests for the DECEMBER 8, 2015 meeting must be submitted in writing to the City Clerk no later than NOON, MONDAY, NOVEMBER 23 2015.**

**A.**     **Call To Order**

**B.**     **Roll Call**

**C.**     **Items To Be Added Or Deleted**

**D.**     **Oral Reports/Public Participation - Non-Agenda Items** (Limited to 30 minutes; 3 minutes allotted for each speaker)

**E.**     **Conflict of Interest** Disclosure - Note agenda item that may require member abstentions due to possible conflicts of interest

**F.**     **Consent Calendar**

1.       Demands Register

2.       Minutes of November 10, 2015

**G.**     **Old Business**

**H.**     **New Business**

**I.**     **Adjournment**



# City of Loma Linda Official Report

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Rhodes Rigsby, Mayor  
Phill Dupper, Mayor pro tempore  
Ovidiu Popescu, Councilman  
Ronald Dailey, Councilman  
John Lenart, Councilman

SUCCESSOR AGENCY AGENDA: November 24, 2015  
TO: City Council  
VIA: T. Jarb Thaipejr, City Manager  
FROM: Pamela Byrnes-O'Camb, City Clerk  
SUBJECT: Minutes of November 10, 2015

Approved/Continued/Denied By City Council Date _____
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## RECOMMENDATION

It is recommended that the City Council as the Successor Agency to the Redevelopment Agency approve the Minutes of November 10, 2015.

**SUCCESSOR AGENCY AGENDA ITEM 2**

City of Loma Linda

City Council as Successor Agency  
To the Loma Linda Redevelopment Agency

Minutes

Regular Meeting of November 10, 2015

A regular meeting of the City Council as Successor Agency to the Loma Linda Redevelopment Agency was called to order by Mayor Rigsby at 7:04 p.m., Tuesday, November 10, 2015, in the City Council Chamber, 25541 Barton Road, Loma Linda, California.

Councilmen Present: Mayor Rhodes Rigsby  
Mayor pro tempore Phill Dupper  
Ovidiu Popescu  
Ron Dailey  
John Lenart

Councilmen Absent: None

Others Present: City Manager T Jarb Thaipejr  
City Attorney Richard Holdaway

No public participation comments were offered upon invitation of the Chair, and no conflicts of interest were noted.

**New Business**

**SA-2015-18 – Council Bill #R-2015-37 – Approving the Long Range Property Management Plan**

Steve Dukett of Urban Futures, Inc. presented the report, stating that there were two categories within the Plan: (1) Government Use, under which governmental use properties would be conveyed to the City at no cost to the City after the Department of Finance (DOF) approved the Long Range Property Management Plan; and (2) For Sale, which had a current expressed value of \$9 million, which value was required to be included in the Plan, but which was not necessarily indicative of the price that would be realized.

He went on to say that two other categories could be included in Plans: (1) Retain for Future Development, which included property to be assembled for development; and (2) Enforceable Obligation, which would apply to property for which there was an agreement prior to dissolution. Neither was viewed as applicable to Loma Linda.

Mr. Dukett stated that the City received a Finding of Completion from DOF on August 14, 2015, which then allowed the preparation of the Long Range Property Management Plan, which was to be reviewed and approved by the Oversight Board and then submitted to DOF by December 31.

He elaborated that the Plan was a straight-forward report regarding “for sale” property and included disposition procedure guidelines. Two sites to be sold were included in the Plan: two parcels at the corner of Redlands Boulevard and Richardson Street; and six parcels totaling approximately 70.83 acres in Special Planning Area D, located between Mission Road and Redlands Boulevard, west of California Street. He noted that the Dissolution Law did not require a “fire sale,” but did suggest that normal due diligence be performed, which City Staff was well aware of. He added that the Plan responded completely to the requirements of the Health and Safety Code, and suggested the government use properties be transferred first by way of the Plan in that there was no time limit for the sale of the remainder properties.

Mark Huebsch of Stradling Yocca Carlson and Rauth, Special Council to the Successor Agency, indicated that the Plan contained information required by the Dissolution Law; the Plan was not required to address what values the properties could garner on the open market or how Staff could go about presenting them for sale to gain the most advantage for the City. He added that Loma Linda was precluded from obtaining a Finding of Completion earlier because of the City’s litigation against DOF relating to re-entered agreements.

He also stated that the net proceeds from the property sales would be submitted to the County Auditor/Controller who then would distribute proceeds to taxing agencies in proportion to their general tax levy, which included the City of Loma Linda if not applied toward enforceable obligations. He also indicated that the City retained flexibility as to how to market the properties; each proposed sale would be submitted to both the Successor Agency and Oversight Board for review and approval.

Mr. Dukett introduced Kathleen Robles of Urban Futures, Inc., who did extensive work on the comprehensive Plan.

A question-and answer period followed.

**Motion by Dailey, seconded by Popescu and unanimously carried to adopt Council Bill #R-2015-37.**

**Resolution No. 2869**

**A Resolution of the Successor Agency to the Loma Linda Redevelopment Agency approving a Long Range Property Management Plan**

**SA-2015-19 – Consent Calendar**

**Motion by Popescu, seconded by Lenart and unanimously carried to approve the following items.**

The Demands Register dated October 27, 2015 with commercial demands totaling \$4,512.56.

The Minutes of October 13, 2015 as presented.

The meeting adjourned at 7:25 p.m.

Approved at the meeting of \_\_\_\_\_, 2015.

\_\_\_\_\_  
City Clerk