



City of Loma Linda Official Report

Rhodes Rigsby, Chairman
Ovidiu Popescu, Vice Chairman
Floyd Petersen, Board Member
Stan Brauer, Board Member
Robert Ziprick, Board Member

CRA AGENDA: January 26, 2010
TO: Agency Board Members
VIA: T. Jarb Thaipejr, Executive Director
FROM: Pamela Byrnes-O'Camb, Secretary
SUBJECT: Minutes of December 8, 2009 and January 5, 2010

RECOMMENDATION

It is recommended that the Agency Board approve the Minutes of December 8, 2009 and January 5, 2010.

City of Loma Linda

Redevelopment Agency Minutes

Regular Meeting of December 8, 2009

REDEVELOPMENT AGENCY
APPROVAL

A regular meeting of the Redevelopment Agency was called to order by Chairman Rigsby at 6:05 p.m., Tuesday, December 8, 2009 in the City Council Chamber, 25541 Barton Road, Loma Linda, California.

Agency Members Present: Rhodes Rigsby, Chairman
Ovidiu Popescu, Vice-Chairman
Floyd Petersen
Stan Brauer
Robert Ziprick

Agency Members Absent: None

Others Present: Executive Director T. Jarb Thaipejr
General Counsel Richard E. Holdaway

CRA-2009-067 - Closed Session - Conference with Real Property Negotiator (Government Code Section 54956.8)

- a. Property: 25296 Mission Road (APN 0292-111-32)
Negotiating Parties: Jarb Thaipejr, Roger Wasny representing Carol Huckaby, owner
Under Negotiation: Price and terms of payment
- b. Property: 25388 Durango Loop (APN 0283-281-21)
Negotiating Parties: Jarb Thaipejr, Pamela Byrnes-O'Camb, Jamie Lee, Owner
Under Negotiation: Price and terms of payment

The Agency Board immediately recessed to consider the closed session items as listed and reconvened at 7:00 p.m. with all members present. General Counsel Holdaway stated that both items related to real property; that direction was given on both items and there was no final action to report. The item relating to Durango Loop was also on the open session portion of the Agenda for action consideration.

The Agency Board recessed and reconvened at 7:16 p.m. with all members present.

Scheduled Items

CC-2009-157

CRA-2009-Joint meeting of the City Council and Redevelopment Agency regarding presentation of the audit report for fiscal year ending June 30, 2009 by audit firm of Caporicci & Larson

The Agency Board was called to order with all members present.

Finance Director/Treasurer DeAnda introduced Steve Larson of Caporicci & Larson who reviewed the responsibilities of both the City and the auditing firm. He then stated that Caporicci & Larson planned and assessed the City's accounting policies; reviewed, tested and evaluated the City's internal controls as well as the City's compliance with federal grants and validated the City's significant account balances to supporting documents. The firm also obtained information directly from attorneys, banks, fiscal agents and others, reviewed the basis of Management's estimates, the City's financial statements for adherence to the generally accepted accounting principles and performed year-over-year comparisons of specific account balances.

Mr. Larson then reviewed the Audit Report and Basic Financial Statements and gave an opinion that the City's financial statements were fairly presented in all material respects; significant accounting policies had been consistently applied; estimates were reasonable and disclosures were properly reflected in the financial statements. He confirmed that there were no disagreements with management; no material errors, irregularities, accounting issues, or single audit findings discovered; there were no material weaknesses in internal accounting controls discovered or compliance issues identified. He then responded to questions.

Mayor Brauer stated that he and Redevelopment Agency Chairman Rigsby met with Mr. Larson, Finance Director DeAnda, and City Manager Thaipejr prior to the meeting to review the reports in more detail. He also indicated that staff and the Budget Committee would be reviewing records at mid-year for submittal to the City Council at a later date.

Finance Director DeAnda then presented more detail pertaining to the comprehensive Annual Financial Report (CAFR), outlining the various components of the report. She noted that 2009 General Revenues totaled \$21,249,783 versus 2008 General Revenues of \$22,528,790; Total Fund Balance for 2009 was \$8,048,833 and for 2008 was \$7,753,717.

**PENDING AGENCY
APPROVAL**

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December 8, 2009
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Ms. DeAnda then reviewed the statements of the Redevelopment Agency, noting that to exist, a Redevelopment Agency must incur debt. She then reviewed the restricted versus unrestricted funds and indicated that in 2009 General Revenues totaled \$10,252,771 versus 2008 General Revenues of \$12,134,744.

She then responded to questions.

By common consent, the report was received.

The Redevelopment Agency recessed at 7:37 p.m. and reconvened at 10:34 p.m. with all members present. No items were added or deleted; no public participation comments were offered upon invitation of the Chair; and no conflicts of interest were noted.

CRA-2009-069 - Public Hearing - CRA Bill #R-2009-21 - Adopting the Redevelopment and Housing Implementation Plan Update for the Project Area

The public hearing was opened and the Secretary presented the report into evidence, stating that Implementation Plans were required in five-year increments pursuant to the State Community Redevelopment Law with review mid-term. The Plans were required to describe goals and objectives of the Redevelopment Areas; identify specific programs to be undertaken during the five-year period and show how those programs would eliminate blight and implement the Agency's affordable housing obligations. The original Implementation Plan was adopted in 1994 with two Plans adopted subsequently. Adopting the Implementation Plan would not approve any program defined in the Plan, nor would it approve any budgetary obligation.

The Implementation Plan pertained to the Merged Project Area consisting of Project 1 adopted in 1980 and amended in 1994, Project Area 2 adopted in 1987 and then the merger of the two Project Areas in 2000, including the Amendment.

Blighting conditions consisted of deficient or deteriorated buildings or structures; uneconomic use of buildings, loss of compatible uses, irregular lots, inappropriate access, underutilized property. Affordable Housing comprised a large part of the Implementation Plan. In 1994 the affordable housing deficit was 187 units. Since that time development increased, but also decreased the deficit. Projects constructed that did not provide affordable housing units but provided a monetary contribution to affordable housing, added to the affordable housing deficit; however, the revenue provided the Agency the opportunity to acquire parcels for use to construct affordable housing.

She stated that currently the affordable deficit was 302 units: 125 very low, 54 low, and 123 in the moderate-income categories. The projects currently under construction on Poplar Street would significantly reduce the very low and low-income deficits.

She then asked that the resolution approving the Implementation Plan be adopted to comply with the December 31, 2009 deadline and responded to questions.

No other public testimony was offered and the public hearing was closed.

Motion by Petersen, seconded by Popescu and unanimously carried to adopt CRA Bill #R-2009-21.

Resolution No. 322

A Resolution of the Loma Linda Redevelopment Agency adopting a Redevelopment Implementation Plan for Loma Linda Redevelopment Merged Projects

General

CRA-2009-070 - Minutes of November 10, 2009

Motion by Popescu, seconded by Brauer and unanimously carried to approve the Minutes of November 10, 2009 as presented.

CRA-2009-071 - Authorize submittal of Agency State Controller's Report and the Annual State Housing and Community Development (HCD) Report to the State Controller's Office and the U. S. Bureau of Census by December 31, 2009

The Secretary indicated that the report was required to be submitted to the State Controller's Office and the U. S. Bureau of Census no later than December 31; however, because the report contained information from

the Annual Audit, the report was not yet complete. She then asked that the report be submitted to the appropriate agencies to meet the deadline without Agency Board review since only one Board meeting was scheduled for December.

Motion by Brauer, seconded by Popescu and unanimously carried to authorize submittal of the subject reports by December 31, 2009.

CRA-2009-072 - Refinancing of Agency First Time Homebuyer Loans

- a. CRA Bill #R-2009-22 - 25502 Portola Loop - Hutabarat
- b. CRA Bill #R-2009-23 - 10946 Cabrillo Loop - Lara

The secretary provided background, stating that Hutabarat and Lara purchased the homes as First Time Homebuyers three years ago. At that time, the Agency financed the transactions with the understanding that within a three-year period outside financing be pursued. With the current market, loans were not available and so the request that the Board authorize the Agency to refinance the balance was being made. Refinancing would incorporate the terms previously approved by the Agency Board to include a fixed interest rate and term and the long-term affordability covenant that would run with the land for a total of 45 years.

Motion by Popescu, seconded by Ziprick and unanimously carried to adopt CRA Bill #R-2009-22 and R-2009-23.

Resolution No. 323

A Resolution of the Loma Linda Redevelopment Agency approving a First Amendment to Amended and Restated Affordable Housing Agreement with Nixon Hutabarat and Roshally Hutabarat (25502 Portola Loop)

Resolution No. 324

A Resolution of the Loma Linda Redevelopment Agency approving a First Amendment to Amended and Restated Affordable Housing Agreement with Andrea Lara (10946 Cabrillo Loop)

CRA-2009-073 - CRA Bill #R-2009-24 - Authorizing the purchase of 25388 Durango Loop

The Secretary presented the report, stating that house was located with the Parkside Homes Tract and was offered by the original owner for Agency purchase. The owner was relocating to a larger home. The offer of \$155,000 was accepted and the Agency Second Loan would be satisfied through the transaction. Purchase of the house would retain the long-term affordability covenant.

Motion by Popescu, seconded by Brauer and unanimously carried to adopt CRA Bill #R-2009-24.

Resolution No. 325

A Resolution of the Loma Linda Redevelopment Agency approving and authorizing the execution of an Agreement for the acquisition of property from Jamie Butko Lee (25388 Durango Loop)

The meeting adjourned at 10:41 p.m.

Approved at the meeting of

Secretary

City of Loma Linda

Redevelopment Agency Minutes

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Agency Members Absent:	None
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