

**OVERSIGHT BOARD  
TO THE TAFT SUCCESSOR AGENCY  
SPECIAL MEETING AGENDA  
Thursday, February 28, 2013 – 1:30 P.M.**

**Taft City Hall Conference Room  
209 E. Kern Street  
Taft, CA 93268**

**CALL TO ORDER**

**ROLL CALL**

Randy Miller, Chairman  
Gary Bray, Vice-Chairman  
Teresa Binkley, Board Member  
Dena Maloney, Board Member (replaces Ron Errea)  
Teresa Hitchcock, Board Member  
Don Koenig, Board Member  
Kathy Orrin, Board Member

**1. RECOGNIZED OBLIGATION PAYMENT SCHEDULE 13-14A (ROPS 13-14A) – JULY 1, 2013 THROUGH DECEMBER 31, 2013**

Recommendation – Motion to approve the ROPS 13-14A.

**2. CONSIDER AUTHORIZING THE TAFT CITY COUNCIL/SUCCESSOR AGENCY TO ENTER INTO NEGOTIATIONS WITH THE WESTSIDE ECONOMIC DEVELOPMENT COMPANY FOR THE PURCHASE OF 5.16 ACRES OF PROPERTY FORMERLY OWNED BY THE TAFT REDEVELOPMENT AGENCY.**

Recommendation – Authorize the Taft City Council/Successor Agency to enter into negotiations with the Westside Economic Development Company for the purchase of 5.16 acres of property formerly owned by the Taft Redevelopment Agency.

**3. PUBLIC COMMENTS**

**4. BOARD MEMBER COMMENTS**

**5. ADJOURNMENT**

**AMERICANS WITH DISABILITIES ACT  
(Government Code Section 54943.2)**

The City of Taft City-City Hall is accessible to persons with disabilities. Disabled individuals who need special assistance (including transportation) to attend or participate in any meeting of the Taft City Council or other public meeting, may request assistance at the Office of the City Clerk, City of Taft, 209 E. Kern Street, Taft, California or by calling (661) 763-1222. Every effort will be made to reasonably accommodate individuals with disabilities by making meeting material available in alternative formats. Requests for assistance should be made five (5) working days in advance of a meeting whenever possible.

I, Louise Hudgens, declare as follows:

That I am the Secretary of the Board of the Taft Successor Agency Oversight Board; that an agenda for the Jwas posted on a public information bulletin board located near the door of the Civic Center Council Chamber on February 27, 2013, pursuant to 1987 Brown Act Requirements.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on February 27, 2013, at Taft, California.

s/Louise Hudgens, Board Secretary

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date



## OVERSIGHT BOARD AGENDA REPORT

**DATE:** FEBRUARY 28, 2013

**TO:** BOARD MEMBERS

**AGENDA MATTER:**

Recognized Obligation Payment Schedule (ROPS 13-14A) for July 2013 through December 2013.

**SUMMARY STATEMENT:**

Attached as "Exhibit A" is the Recognized Obligation Payment Schedule 13-14A (ROPS 13-14A) for the period of July 2013 through December 2013, along with a resolution approving and adopting the ROPS 13-14A schedule.

**RECOMMENDED ACTION:**

- 1) Motion to adopt a resolution entitled A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE DISSOLVED REDEVELOPMENT AGENCY OF THE CITY OF TAFT APPROVING AND ADOPTING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 13-14A) FOR THE PERIOD JULY 1, 2013 THROUGH DECEMBER 31, 2013, PURSUANT TO THE PROVISIONS SET FORTH IN HEALTH AND SAFETY CODE SECTION 34177(1).
- 2) Authorize the Finance Director to forward the Certified ROPS to the County Auditor-Controller, the Department of Finance, and the State Controller by March 1, 2013.

**IMPACT ON BUDGET (Y/N):** Yes

**ATTACHMENT (Y/N):** Yes, Resolution and ROPS 13-14A

**PREPARED BY:** Teresa Binkley, Finance Director

**RESOLUTION NO.**

**A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE DISSOLVED REDEVELOPMENT AGENCY OF THE CITY OF TAFT APPROVING AND ADOPTING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD JULY 1, 2013 THROUGH DECEMBER 31, 2013, PURSUANT TO THE PROVISIONS SET FORTH IN HEALTH AND SAFETY CODE SECTION 34177(I)**

**WHEREAS**, consistent with Health and Safety Code Section 34173(d), the City of Taft elected to become the Successor Agency to the Taft Community Development Agency; and

**WHEREAS**, Assembly Bill 1484, Chaptered on June 27, 2012 requires that Successor Agency's to former Redevelopment Agency's review, approve and forward the Recognized Obligation Payment Schedule (ROPS) to the Oversight Board in order to have the Oversight Board approval of the ROPS prior to March 1, 2013 for submission to the County Auditor-Controller and to the State Department of Finance no later than March 1, 2013

**WHEREAS**, the City Council of the City of Taft by operation of law and by action duly and regularly taken became the successor agency to the dissolved redevelopment agency ("Successor Agency"); and

**WHEREAS**, pursuant to the requirements of AB 1484, the Successor Agency has prepared a Recognized Obligation Payment Schedule for the period July 1, 2013 through December 31, 2013; and

**WHEREAS**, the Oversight Board to the Successor Agency has been appointed pursuant to Health and Safety Code Section 34179; and

**WHEREAS**, the Successor Agency has presented the Recognized Obligation Payment Schedule described above to the Oversight Board for its approval pursuant to Health and Safety Code Section 34180(g).

**NOW, THEREFORE, BE IT RESOLVED** that the Oversight Board finds as follows:

Section 1. The forgoing Recitals are incorporated herein and made a part hereof.

Section 2. The Recognized Obligation Payment Schedule for the period July 1, 2013 through December 31, 2013, attached as "Exhibit A" to this Resolution, is hereby approved and adopted.

Section 3. The Board has authorized and directed Successor Agency staff to (1) post the Recognized Obligation Payment Schedule on the Successor Agency's website; (2) notify by mail or electronic means, the County Auditor-Controller, the State Department of Finance, and the State Controller of the Oversight Board's action approving and adopting the Recognized Obligation Payment Schedule; and (3) provide those offices with an address to the City's website where the Recognized Obligation Payment Schedule is posted.

Section 4. The City Clerk shall certify to the adoption of this Resolution.

Resolution No. \_\_\_\_\_

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On motion by \_\_\_\_\_, seconded by \_\_\_\_\_, and on the following roll-call vote, to wit:

AYES: Board Members -  
NOES: Board Members -  
ABSENT: Board Members -  
ABSTAIN: Board Members -

the foregoing Resolution was **PASSED, APPROVED, and ADOPTED** at a special meeting of the Oversight Board, Taft, California this 28<sup>th</sup> day of February, 2013.

\_\_\_\_\_  
RANDY MILLER, CHAIR

Attest:

\_\_\_\_\_  
LOUISE HUDGENS, CITY CLERK

## SUCCESSOR AGENCY CONTACT INFORMATION

### Successor Agency

Zip: 74  
County: Kern  
Successor Agency: Taft

### Primary Contact

Honorific (Ms, Mr, Mrs)	Ms.
First Name	Teresa
Last Name	Binkley
Title	Finance Director
Address	209 E. Kern Street
City	Taft
State	CA
Zip	93268
Phone Number	661-763-1350 x18
Email Address	tbinkley@cityoftaft.org

### Secondary Contact

Honorific (Ms, Mr, Mrs)	Mr.
First Name	Mike
Last Name	Walczis
Title	Planning & Community Develop. Director
Phone Number	661-763-1222 x24
Email Address	mwaiczis@cityoftaft.org

**SUMMARY OF RECOGNIZED OBLIGATION PAYMENT SCHEDULE**

Filed for the July 1, 2013 to December 31, 2013 Period

Name of Successor Agency: TAFT (KERN)

Outstanding Debt or Obligation	Total
Total Outstanding Debt or Obligation	\$8,540,192

Current Period Outstanding Debt or Obligation	Six-Month Total
A Available Revenues Other Than Anticipated RPTTF Funding	\$0
B Enforceable Obligations Funded with RPTTF	\$366,190
C Administrative Allowance Funded with RPTTF	\$125,000
D Total RPTTF Funded (B + C = D)	\$491,190
E Total Current Period Outstanding Debt or Obligation (A + B + C = E) <i>Should be same amount as ROPS form six-month total</i>	\$491,190
F Enter Total Six-Month Anticipated RPTTF Funding	\$0
G Variance (F - D = G) <i>Maximum RPTTF Allowable should not exceed Total Anticipated RPTTF Funding</i>	(\$491,190)

Prior Period (July 1, 2012 through December 31, 2012) Estimated vs. Actual Payments (as required in HSC section 34186 (a))	
H Enter Estimated Obligations Funded by RPTTF <i>(lesser of Finance's approved RPTTF amount including admin allowance or the actual amount distributed)</i>	\$140,671
I Enter Actual Obligations Paid with RPTTF	\$107,000
J Enter Actual Administrative Expenses Paid with RPTTF	\$78,575
K Adjustment to Redevelopment Obligation Retirement Fund (H - (I + J) = K)	\$0
L Adjustment to RPTTF (D - K = L)	\$491,190

Certification of Oversight Board Chairman:

Pursuant to Section 34177(m) of the Health and Safety code,

I hereby certify that the above is a true and accurate Recognized

Obligation Payment Schedule for the above named agency.

Name	Title
/s/	
Signature	Date









# City of Taft Oversight Board Staff Report

**DATE:** February 28, 2013

**TO:** CHAIRMAN AND BOARD MEMBERS

**AGENDA MATTER:**

Consider authorizing the Taft City Council/ Successor Agency to enter into negotiations with the Westside Economic Development Company for the purchase of 5.16 acres of property formerly owned by the Taft Redevelopment Agency.

**SUMMARY STATEMENT:**

The Westside Economic Development Company (WED) has expressed an interest in purchasing 5.16 acres of property formerly owned by the Taft Redevelopment Agency (RDA). The property is located generally southeast of State Route 33 and south of Petroleum Club Road (see attached map). The former RDA property would be included in the purchase of approximately 10 acres of land at this location, 5.0 acres of which is owned by the City of Taft (former railroad right of way).

The parcel APN numbers are 220-290-07 (3.83 acres, former RDA), 220-0290-10 (1.33 acres, formerly RDA) and a portion of 220-040-05 (5.0 acres, City of Taft), for a total of ten acres. The WED is offering \$1500.00 per acre for a total sales price of \$15,000, of which \$7,740 would be paid for the former RDA land. This amount per acre is double what the company paid for the adjacent property, which it also owns. The offer is appropriate since it is significantly more per acre than what was paid in 2007 for adjacent land (\$750 per acre), and the property does not have any existing urban services.

The WED Company desires the property because of its location on SR33 and proximity to an existing commercial center. The future plan for all 10 acres is the development of complimentary commercial uses. The intent is that should the sale be approved, a lot line adjustment application would be processed through the City to create the final 10 acre parcel.

The City has no planned use for the property it owns other than the future extension of the Rails to Trail pathway, which would be accommodated by the granting of an easement by the WED. Sale of the property would be advantageous to the community because it would ultimately result in the development of need commercial uses, which would become new sources of sales tax revenues. Proceeds from the sale of former RDA property would be appropriately disseminated pursuant to the requirements of State Law.

**RECOMMENDED ACTION:**

Authorize the Taft City Council/ Successor Agency to enter into negotiations with the Westside Economic Development Company for the purchase of 5.16 acres of property formerly owned by the Taft Redevelopment Agency.

**ATTACHMENT (Y/N):** Letter of Intent from the WED Company and location map.

**PREPARED BY:** Mike Waiczis, Planning & Community Development Director.

# **Westside Economic Development Co., LLC**

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February 26, 2013

Mr. Robert Colston, Partner  
Westside Economic Development Company  
400 Kern Street  
Taft, CA93268-2813

RE: Intent to Make an Offer to Purchase Property

Dear Mr. Jones

The Westside Economic Development Company is interested in purchasing property owned by the City of Taft and by the former Taft RDA located generally southeast of State Route 33 and south of Petroleum Club Road. The parcel APN numbers are 220-290-07 (3.83 acres), 220-0290-10 (1.33 acres) and a portion of 220-040-05 (5.0 acres), for a total of ten acres. We are willing to offer \$1500.00 per acre for a total sales price of \$15,000. The amount per acre is double what the company paid for the adjacent property, which it also owns. It is our understanding that the sale of the former RDA property requires approval of the Oversight Board and Successor Agency. At this time we are requesting that City Staff present our offer to these decision makers for review approval.

Please keep us informed of the decisions by the Oversight Board and Successor Agency. Thank you

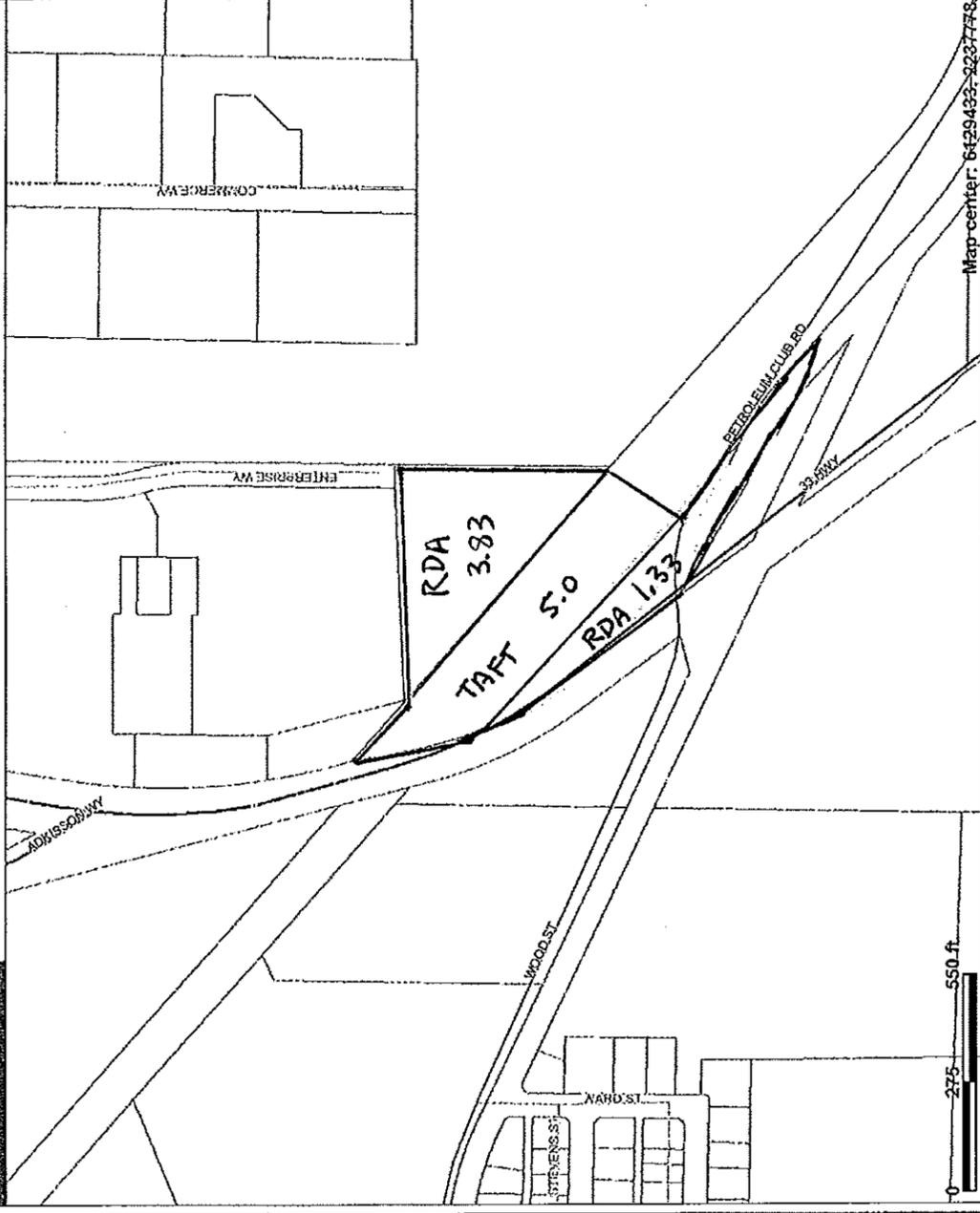
Yours truly,



Mr. Robert Colston, Partner  
Westside Economic Development Company



# PROPERTY UNDER CONSIDERATION



0 275 550 ft

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Map center: 6429432-2227788

Scale: 1:4,675

### Legend

- Roads
  - Arterial
  - Collector
  - Highway
  - Local
  - Ramp
  - Unpaved
- County of Kern
- Assessment Parcels

NOT TO SCALE - FOR DISCUSSION PURPOSES ONLY