

**MINUTES OF THE
LAWNDALE SUCCESSOR AGENCY
OVERSIGHT BOARD REGULAR MEETING
JULY 25, 2013, 4:00 P.M.**

A. CALL TO ORDER

The regular meeting of the Lawndale Successor Agency Oversight Board was called to order at 4:02 p.m. in the City Hall council chamber, 14717 Burin Avenue, Lawndale, California by Chair Barry Waite.

B. ROLL CALL

Board Members Present: Joann Higdon, Michael Stewart, Greg Tsujiuchi, John Vinke, Barry Waite.

Also Present: Otis Ginoza, Lawndale Deputy City Manager, Ken Louie, Lawndale Finance Director

C. PLEDGE OF ALLEGIANCE

Flag Salute - led by Board Member Stewart

D. ADMINISTRATION – NEW BUSINESS

1. SUCCESSOR AGENCY AUDIT AGREEMENT

Deputy City Manager Ginoza delivered staff report. Staff recommends that the Oversight Board adopt Resolution 2013-11 approving the Audit Services Contract with Caporicci & Larson.

Board Member Waite asked about the difference in cost for the Successor Agency audit compared to the Redevelopment Agency audit.

Deputy City Manager Ginoza replied that the cost of the Successor Agency audit is more due to its difficulty since much of it is uncertain and requires many notes qualifying the auditors opinion.

Board Member Higdon made a motion to adopt Resolution 2013-11 and seconded by Board Member Vinke. Motion carried with Board Members Flynn and Mandoki absent.

2. LONG RANGE PROPERTY MANAGEMENT PLAN

Deputy City Manager Ginoza delivered staff report. Staff recommends that the Oversight Board adopt Resolution 2013-12 approving the Long Range Property Management Plan.

Barry Waite asked what other commercial use would there be for the Community Center.

Deputy City Manager Ginoza stated perhaps using it as a wedding facility. However, doing so the city would be rendering the tax-exempt bonds taxable because they would be used for a private purpose. In addition, the City would be violating the terms of the Los Angeles County Parks and Recreation grant.

Board Member Stewart stated that the bond covenants indicate they have to be used for public use.

Deputy City Manager Ginoza stated that federal law would require it to be used for a public use and the bond covenants say that the city would build a Community Center.

Board Member Tsujiuchi made a motion to adopt Resolution 2013-12 and seconded by Board Member Stewart. Motion carried with Board Members Flynn and Mandoki absent.

3. PROPERTY MANAGEMENT AGREEMENT

Deputy City Manager Ginoza delivered staff report. Staff recommends that the Oversight Board adopt Resolution 2013-13 approving the consultant services agreement with Overland Pacific & Cutler, Inc. with total costs not to exceed \$80,000.

Board Member Tsujiuchi made a motion to adopt Resolution 2013-13 and seconded by Board Member Stewart. Motion carried with Board Members Flynn and Mandoki absent.

E. CONSENT CALENDAR

1. MINUTES OF MAY 30, 2013 MEETING

A motion by Board Member Higdon to approve the Minutes of May 30, 2013 and seconded by Board Member Vinke and carried unanimously.

F. PUBLIC COMMENTS

None

G. ITEMS FROM SECRETARY/ADMINISTRATIVE CLERK

Deputy City Manager Ginoza suggested the next meeting of the Oversight Board to be scheduled on Wednesday, September 12 at 4:00 p.m. The meeting may be held at any time that is convenient for the Oversight Board. The only scheduling requirement is that the ROPS must be approved prior to the October 1 submission date.

Board Member Stewart asked if any issue with the ROPS is anticipated.

Deputy City Manager Ginoza stated that the Redevelopment Agency borrowed approximately \$20M from the City and those loan agreements were invalidated by the Dissolution Act, but one of the carrots in AB1484, these loans can be paid back in 2014/2015 fiscal year and will require the Oversight Board reactivate these loans.

Deputy City Manager Ginoza suggested September 5, 2013 at 4:00 p.m. as an alternate date due to scheduling conflicts. **Oversight Board Member** who were present agreed on this date.

H. ITEMS FROM BOARD MEMBERS

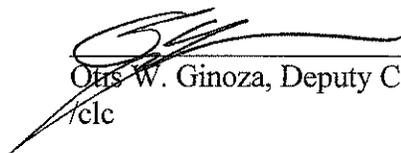
I. ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 4:26 p.m.



Barry Waite, Chair

ATTEST:



Otis W. Ginoza, Deputy City Manager
/clc