

**MINUTES OF THE  
LAWNDALE SUCCESSOR AGENCY  
OVERSIGHT BOARD REGULAR MEETING  
MAY 24, 2012 4:00 P.M.**

**A. CALL TO ORDER**

The regular meeting of the Lawndale Successor Agency Oversight Board was called to order at 4:10 p.m. in the City Hall council chamber, 14717 Burin Avenue, Lawndale, California.

**B. ROLL CALL/ INTRODUCTIONS**

Board Members Present: Steve Mandoki, Lawndale City Manager, appointee of Mayor Hoffman representing the City of Lawndale, Greg Tsujiuchi, Lawndale Economic Development Coordinator, representing former employees of the Lawndale Redevelopment Area, John Vinke, Lawndale Elementary School District Deputy Superintendent representing school districts, Barry Waite City of Carson Business Development Manager and former Lomita Councilman appointee of Board Member Mark Ridley-Thomas, Michael Stewart, Partner of Katherine Company Land Use Consulting Firm and thirty year retired City Employee including Facilities Manager for the City of Los Angeles, Joann Higdon, El Camino College Vice President of Finance, Facilities, IT and Administrative, CPA background and previously held a A General Engineering License, Pat Flynn, Principle at Maxima Group, Real Estate Economic and Market Research Company, appointee of Board Member Mark Ridley-Thomas

Also Present: Otis Ginoza, Lawndale Deputy City Manager, Ken Louie, Lawndale Finance Director/City Treasurer, DeDe Tran, Lawndale Associate Planner

**C. SWEARING IN OF BOARD MEMBERS**

Swearing in of all Board Members occurred just prior to the meeting.

**1. Election of Officers**

**A motion by Board Member Tsujiuchi to appoint Board Member Waite as Chair was seconded by Board Member Stewart and carried by a vote of 7-0.**

Chair Waite asked for a Vice Chair and Board Member Stewart volunteered.

**A motion by Board Member Mandoki to appoint Board Member Stewart as a Vice Chair and was seconded by Board Member Flynn and carried by consensus.**

**D. PLEDGE OF ALLIGIANCE**

Flag Salute - led by Board Member Waite

**E. ADMINISTRATION- NEW BUSINESS**

**1. Introduction of Successor Agency Attorney- Tiffany Israel**

Ms. Israel is not the attorney for the Oversight Board but is available for general questions.

**4. Request from Nonprofit Organizations for Use of Land Located at Hawthorne/Manhattan Beach Blvd.**

Item taken out of order. Deputy City Manager Ginoza delivered staff report. The Board discussion included: a) the requested time period of use, b) Finance (DOF) can overturn the Oversight Board within three days of decision, c) how the parcels were purchased, d) the July 4<sup>th</sup> request and Christmas Tree request.

**A motion by Board Member Higdon to permit non-profits to use land located at Hawthorne/Manhattan Beach Blvd provisional with actions of the state or court or sale of the property seconded by Board Member Flynn and carried by a vote of 7-0.**

**2. Designation of Contract Person for Department of Finance Inquiries**

**A motion by Board Member Vinke to designate Lawndale Deputy City Manager seconded by Board Member Stewart and carried by a vote of 7-0.**

**3. Overview of Oversight Board Responsibilities**

Deputy City Manager Ginoza delivered staff report. Staff also provided that the Low Moderate Income Housing Fund (LMIHF) has a balance of \$3,750, 346 which now resides with Lawndale Housing Authority. Board Member Higdon's stated that the California Community College budgets have assumed that redevelopment monies valued at over four million dollars were coming in but to date have not. Board Member stated that if it takes much longer than months to dissolve the former Lawndale Redeployment Agency funds, then she will become very concerned. The funds cannot be undecided and unresolved indefinitely. She is also concerned about the balance not committed in the LMIHF.

Board also discussed: a) timing of upcoming legislation and legal challenges, b) loans given by the City to the Redevelopment Agency, c) recognition that the legislation is confusing and often contradictory and was never intended to be enacted d) confirmation that all Board Members attended the County's training,

Staff noted that a) Los Angeles County and the City of Lawndale interests will not always be aligned in the dissolution of the Redevelopment Agency, b) the City has been advised to hold off on LMIHF payments until the legislation has been clarified, c) since the Redevelopment Obligation Payment Schedules (ROPS) was sent to the DOF, they have been directed to remove half of the items on the list included in the agenda packet.

**The Board reached a consensus to hold off on recommending action because current legislation is unclear and at times contradicts itself.**

**5. Successor Agency Cash Flow**

Deputy City Manager Ginoza presented the staff report.

**A motion by Board Member Higdon to adopt the cash flow report seconded by Board Member Tsujiuchi and carried by a vote of 7-0.**

**6. Repayment Schedule for Funds Owed to Low and Moderate Income Housing Fund**

Deputy City Manager Ginoza presented the staff report. Board discussed: a) repayment of housing funds timing and fate, b) requirement from Auditor Controller for adoption of a payment schedule, c) balance of unencumbered housing funds.

Deputy City Manager also clarified that the City will not be spending dollars out of the LMIHF until the legislative issues are resolved.

**A motion by Board Member Mandoki to adopt the report schedule of funds owed to the Low Moderate Income Housing Fund after other obligations are satisfied before the Low Moderate Income Housing Fund seconded by Board Member Flynn and carried by a vote of 5-0-2 with Members Vinke and Higdon abstaining.**

**7. Redevelopment Obligation Payment Schedules (ROPS)**

Deputy City Manager Ginoza presented the staff report. Deputy City Manager Ginoza updated the Board that DOF had just reviewed and required changes to the ROPS that was included in the agenda. Staff of the Successor Agency does not agree with all the DOF changes but the DOF does not leave room for negotiations because staff would like to receive tax increment and pay obligations. An amended ROPS was distributed to the Board Members. Board discussed: a) I bank loan for Hopper Park, b) the reality of likely litigation regarding the ROPS, c) if the ROPS is not adopted then the DOF will direct the Los Angeles County Auditor Controller to withhold all funds from the former Lawndale Redevelopment Agency and disperse them to other taxing agencies, d) approval of the ROPS does not preclude future litigation from the City.

**A motion by Board Member Vinke to adopt Redevelopment Obligation Payment Schedule seconded by Board Member Flynn and carried by a vote of 7-0.**

Board Member Stewart encouraged the Board to revisit the item and try and preserve money for parks. A discussion of the defeasement of bonds, arbitrage issues and loss of ability to build parks, replace playground lights and equipment.

**8. Redevelopment Administrative Budgets**

Deputy City Manager Ginoza presented the staff report. Board discussed: a) if property or defeasement of bonds comes back to the Board, a special meeting and budget be considered and possible amendment of the ROPS, b) \$120,000 for public works oversight of existing projects for first five months, c) pension obligations

**A motion by Board Member Flynn to adopt Redevelopment Administrative Budgets seconded by Board Member Higdon and carried by a vote of 7-0.**

**F. CONSENT CALENDAR**

1. Requirements of the Brown Act
2. Adoption of Oversight Board Conflict of Interest Code
3. Dates and Times of Future Meetings
4. Meeting Protocol

Item 3 was pulled from the Consent Calendar.

**A motion by Board Member Mandoki to approve the Consent Calendar items 1, 2, and 4 seconded by Board Member Vinke and carried by a vote of 7-0.**

Item 3: Board discussed their schedules. Board agreed to meet again July 19, 2012 at 8 AM. At the next meeting, the Board will set a Board calendar.

**G. PUBLIC COMMENTS**

None

**H. ITEMS FROM SECRETARY/ADMINISTRATIVE CLERK**

Agendas to be sent to Board Members as requested.

**I. ITEMS FROM BOARD MEMBERS**

Request to send updated information to Board Members as it becomes available.

J. ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 6 p.m.

  
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Barry Waite, Chair

ATTEST:

  
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Otis W. Ginoza, Deputy City Manager  
/dt