

**OVERSIGHT BOARD
 FOR THE SOUTH TAHOE REDEVELOPMENT SUCCESSOR AGENCY
 SPECIAL MEETING MINUTES
 Thursday, September 26, 2013, 2:00 p.m.
 City Council Chambers
 1901 Airport Rd.,
 South Lake Tahoe, California 96150**

NOTE: The Minutes represent the brief summary/actions of items taken at the September 26, 2013, meeting. Complete Board member discussion on agenda items are kept on audio tape per the City's record retention policy and detail on agenda items can be reviewed in the staff reports contained in the agenda packet which is kept on file in the City Clerk's department as permanent record or on the City's website at <http://www.cityofslt.us>

CALL TO ORDER/PLEDGE OF ALLEGIANCE TO THE FLAG:

At 2:03 p.m., Chair Cole called the meeting to order and led the pledge of allegiance to the flag.

ROLL CALL:

Present at the meeting site were Chair Cole, Board Members Baugh, Kerry, Mikulaco and Murillo. Absent were Board Members Meyers and Vogelgesang. Also present were City Attorney Watson, Assistant City Clerk Palazzo and Financial Services Manager McIntyre.

PUBLIC COMMUNICATIONS (2:05 p.m.): None

CONSENT AGENDA:

- 1. Minutes:
 July 2, 2013 Special Meeting Minutes

IT WAS MOVED BY BOARD MEMBER KERRY AND SECONDED BY BOARD MEMBER COLE TO APPROVE THE MINUTES AS SUBMITTED

Member Baugh pulled the minutes and brief discussion was held regarding the issuance of the parking garage bonds.

A vote was taken as follows.

ROLL CALL VOTE

AYES: BAUGH, COLE, KERRY, MIKULACO & MURILLO
ABSENT: MEYERS & VOGELGESANG

UNFINISHED BUSINESS:

- a) **Update of Other Funds Available Due Diligence Review and Report**

Member Kerry referred to a letter from El Dorado County Auditor Controller (CAC) Harn indicating that he anticipated his review of the Due Diligence Review (DDR) would be completed about two weeks after his questions were answered by Gallina, LLP. Kerry stated that Gallina was the auditing firm CAC Harn authorized to draft the DDR. Kerry noted the

UNFINISHED BUSINESS a) (Continued):

board would need to convene to release the DDR and again 10 days later to accept the document and forward to the Department of Finance. Kerry also noted the DDR needed to be presented to the Successor Agency. (A copy of the letter is contained in the agenda packet on file in the City Clerk's Office).

Board members conducted discussion on the types of assets needed to be sold any entitlements connected to those properties and the delay in the completion of the DDR and its effect on the ability of the current property in escrow to close.

Public Comment (2:15): None

No Action was Taken

NEW BUSINESS:

- a) **Resolution of the Oversight Board of the Successor Agency to the South Tahoe Redevelopment Agency Approving the Recognized Obligation Payment Schedule (ROPS) Pursuant to Health and Safety Code Section 34177 for Fiscal Period Commencing January 1, 2014 and ending June 30, 2014 (ROPS 13-14B)**

Member Mikulaco requested an overview of the item including and an explanation of tax increment.

Member Kerry provided an overview of the Successor Agency's debt and an explanation of the law which required the Oversight Board to approve the schedule of payments before the board. Kerry also noted the payment periods which the Successor Agency and the Oversight Board were required to approve.

Member Cole explained the creation of tax increment by the Redevelopment Agency as a tool to pay debt and provided an example of how tax increment was utilized.

Discussion was held by board members regarding the following:

- 1) Amount of debt owed and the shortfall of tax increment used to pay debt service.
- 2) The overall forecast for property taxes in El Dorado County and South Lake Tahoe.
- 3) Securities and Exchange Commission (SEC) reporting requirement, if any

Further discussion was held regarding Baugh's objection to the word "advisable in paragraph 3 of the resolution.

Consensus was provided to strike the word "advisable" in paragraph 3 of the resolution.

Discussion was also held regarding the partial payments for property maintenance on drainage basins listed on the ROPS detail page of the resolution. Financial Services Manager McIntyre noted the previous ROPS paid the first part of the payment.

NEW BUSINESS a) (Continued):

IT WAS MOVED BY BOARD MEMBER KERRY AND SECONDED BY BOARD MEMBER BAUGH AND UNANIMOUSLY CARRIED AS FOLLOWS TO ADOPT OVERSIGHT BOARD RESOLUTION NO. 2013-6 APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177 FOR FISCAL PERIOD COMMENCING JANUARY 1, 2014 AND ENDING JUNE 30, 2014 (ROPS 13-14B)

ROLL CALL VOTE

AYES: BAUGH, COLE, KERRY, MIKULACO AND MURILLO

ABSENT: MEYERS & VOGELGESANG

OVERSIGHT BOARD MEMBER ANNOUNCEMENTS/COMMENTS:

Member Kerry asked the board to check board member availability in October in anticipation of receiving the DDR.

Consensus was provided to tentatively hold the next meeting on October 25th at 2 p.m. to receive the DDR and open the public comment period and to hold an additional meeting 10 days later to accept and forward to the Department of Finance.

ADJOURNMENT:

Chair Cole adjourned the meeting at 2:39 p.m.

Respectfully Submitted by:

Ellen Palazzo
Assistant Board Clerk

Hal Cole, Chair