



AGENDA

Meeting of the Successor Agency of the Scotts Valley Redevelopment Agency

Date: June 19, 2013

Time: 6:00 p.m.

<p>SUCCESSOR AGENCY OF THE SCOTTS VALLEY REDEVELOPMENT AGENCY 1 Civic Center Drive Scotts Valley, CA 95066 (831) 440-5602</p>	<p>MEETING LOCATION Scotts Valley City Council Chambers 1 Civic Center Drive Scotts Valley, CA 95066</p>
<p>OFFICIALS Randy Johnson, Chair Jim Reed, Vice Chair Stephany E. Aguilar, Board Member Dene Bustichi, Board Member Donna Lind, Board Member</p>	<p>POSTING The agenda was posted 6-14 -13 at City Hall, Scotts Valley Senior Center, Scotts Valley Library and on the Internet at www.scottsvalley.org.</p>

Notice regarding Successor Agency of the Scotts Valley Redevelopment Agency Meetings:

The Successor Agency Board of Directors of the Scotts Valley Redevelopment Agency meets regularly on the 1st and 3rd Wednesday of each month, immediately following the Scotts Valley City Council meeting, which begins at 6:00 pm in the City Hall Council Chambers located at 1 Civic Center Drive, Scotts Valley, CA 95066.

Agenda and Agenda Packet Materials:

The Successor Agency of the Scotts Valley Redevelopment Agency agenda and the complete agenda packet are available for review by 5:00 pm the Friday before the Wednesday meeting on the Internet at the City's website: www.scottsvalley.org and in the lobby of City Hall at 1 Civic Center Drive, Scotts Valley, CA. Pursuant to Government Code §54957.5, materials related to an agenda item, submitted after distribution of the agenda packet, are available for public inspection in the lobby of City Hall during normal business hours, Monday-Friday, 8am-12 pm and 1-5 pm. In accordance with AB 1344, such documents will be posted on the City's website at www.scottsvalley.org.

Televised Meetings:

The Successor Agency of the Scotts Valley Redevelopment Agency Board meetings are cablecast "Live" on Community Television of Santa Cruz County on Comcast Channel 25.

CALL TO ORDER 6:00 p.m.

ROLL CALL

PUBLIC COMMENT TIME

(This is the opportunity for individuals to make and/or submit written or oral comments to the Board on any items within the purview of the Board, which are **NOT** part of the Agenda. No action on the item may be taken, but the Board may request the matter be placed on a future agenda.)

ALTERATIONS TO CONSENT AGENDA

(Board can remove or add items to the Consent Agenda.)

CONSENT AGENDA

(The Consent Agenda is comprised of items which appear to be non-controversial. Persons wishing to speak on any item may do so by raising their hand to be recognized by the Chair.)

- A. Approve Successor Agency Board meeting minutes of 5-15-13, 2-20-13

ALTERATIONS TO REGULAR AGENDA

(Board can remove or add items to the Regular Agenda.)

REGULAR AGENDA

(Persons wishing to speak on any item may do so by raising their hand to be recognized by the Chair.)

1. Consider approval of Resolution No. SA-11 a resolution of the Board of Directors of the Successor Agency of the Scotts Valley Redevelopment Agency pursuant to California Health & Safety Code Section 33334.16 concerning use of property purchased with affordable housing funds, APN 022-211-36, Pacific Technical Institute, Inc.
2. Future Board agenda items
(This portion of the Regular Agenda allows the Successor Agency to determine items to be placed on a future agenda and to choose a date, if so desired.)

ADJOURNMENT

The Successor Agency of the Scotts Valley Redevelopment Agency does not discriminate against persons with disabilities. The Scotts Valley City Council Chambers is an accessible facility. If you wish to attend a Board meeting and require assistance such as sign language, a translator, or other special assistance or devices in order to attend and participate at the meeting, please call the Secretary's office at (831) 440-5602 five to seven days in advance of the meeting to make arrangements for assistance. If you require the agenda of a Board meeting be available in an alternative format consistent with a specific disability, please call the Secretary's Office. The California State Relay Service (TDD to voice: 1-800-735-2929, voice to TDD: 1-800-735-2922), provides Telecommunications Devices for the Deaf and will provide a link between the TDD caller and users of telephone equipment.

PROCEDURAL INFORMATION FOR THE PUBLIC

THE FOLLOWING IS THE PROCEDURE BOARD SHOULD TAKE IN APPROVAL OF A RESOLUTION:

1. Move the Resolution number for approval.
2. Second the motion.
3. Vote by body, a roll call vote is not required.

THE FOLLOWING IS THE PROCEDURE BOARD SHOULD TAKE IN INTRODUCTION/ADOPTION OF AN ORDINANCE:

1. Move the Ordinance number for introduction (or adoption).
2. Move the Ordinance be introduced by title only and waive the reading of the text.
3. Read the Ordinance title.
4. Second the motion.
5. Vote by body, a roll call vote is not required.

THE FOLLOWING IS THE PROCEDURE BOARD SHOULD TAKE IN PUBLIC COMMENT/PUBLIC HEARINGS:

Unless otherwise determined by the presiding officer of the meeting:

1. Three minutes allowed per individual to speak.
2. Five minutes allowed per individual representing a group of three or more.



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MINUTES

Meeting of the Successor Agency of the Scotts Valley Redevelopment Agency

Date: May 15, 2013

POSTING:

The agenda was posted on 5-10-13
at City Hall, the SV Senior Center, and
the SV Library, by the City Clerk.

CALL TO ORDER 9:02 p.m.

ROLL CALL

Present: Randy Johnson, Chair
Jim Reed, Vice Chair
Stephany E. Aguilar, Board Member
Dene Bustichi, Board Member
Donna Lind, Board Member
Stephen H. Ando, Executive Director
Tracy A. Ferrara, Secretary
Kirsten Powell, Agency Counsel
Corrie D. Kates, Community Development
Director/Deputy City Manager

CONVENE TO CLOSED SESSION

The City Council convened to closed session at 9:02 p.m. to discuss the following item:

1. Pursuant to Government Code Section 54956.8, the City Council met in closed session to confer with their legal counsel regarding real property negotiations, APN 022-211-80.

RECONVENE TO OPEN SESSION

The City Council reconvened to open session at 9:06 p.m.

REPORT ON ACTION TAKEN DURING CLOSED SESSION

Mayor Johnson announced that there was nothing to report.

ADJOURNMENT The meeting adjourned at 9:06 p.m.

Approved: _____

Randy Johnson, Chair

Attest: _____
Tracy A. Ferrara, Secretary

MINUTES

Meeting of the Successor Agency of the Scotts Valley Redevelopment Agency

Date: February 20, 2013

POSTING:

The agenda was posted on 2-15-13
at City Hall, the SV Senior Center, and
the SV Library, by the City Clerk.

CALL TO ORDER 6:00 p.m.

ROLL CALL

Present: Randy Johnson, Chair
 Jim Reed, Vice Chair
 Stephany E. Aguilar, Board Member
 Dene Bustichi, Board Member
 Donna Lind, Board Member
 Stephen H. Ando, Executive Director
 Tracy A. Ferrara, Secretary
 Kirsten Powell, Agency Counsel
 Corrie D. Kates, Community Development
 Director/Deputy City Manager

PUBLIC COMMENT: None.

**ALTERATIONS TO
CONSENT AGENDA**

*M/S: Aguilar/Lind
To approve the Consent Agenda.
Carried 5/0*

CONSENT AGENDA

A. Approve Successor Agency Board meeting minutes of 1-16-13

**ALTERATIONS TO
REGULAR AGENDA**

*M/S: Aguilar/Lind
To approve the Regular Agenda.
Carried 5/0*

REGULAR AGENDA

1. **Consider approval of Resolution No. SA-9, a resolution of the Successor Agency of the Scotts Valley Redevelopment Agency approving a proposed administrative budget for the six-month fiscal period from July 1, 2013 through December 31, 2013 and taking certain related actions**

ED Ando presented the written staff report and responded to questions from Council.

M/S: Aguilar/Lind

To approve Resolution No. SA-9, a resolution of the Successor Agency of the Scotts Valley Redevelopment Agency approving a proposed administrative budget for the six-month fiscal period from July 1, 2013 through December 31, 2013 and taking certain related actions.

Carried 5/0

2. **Consider approval of Resolution No. SA-10 a resolution of the Successor Agency of the Scotts Valley Redevelopment Agency approving a Recognized Obligation Payment Schedule (ROPS) for the six-month fiscal period from July 1, 2013 through December 21, 2013, and taking certain related actions**

ED Ando presented the written staff report and responded to questions from Council.

M/S: Aguilar/Lind

To approve Resolution No. SA-10 a resolution of the Successor Agency of the Scotts Valley Redevelopment Agency approving a Recognized Obligation Payment Schedule (ROPS) for the six-month fiscal period from July 1, 2013 through December 31, 2013, and taking certain related actions.

Carried 5/0

3. **Future agenda items**

None.

ADJOURNMENT The meeting adjourned at 6:10 p.m.

Approved: _____
Randy Johnson, Chair

Attest: _____
Tracy A. Ferrara, Secretary

Successor Agency of the Scotts Valley Redevelopment Agency

DATE: June 19, 2013
TO: Honorable Chair and Board Members
FROM: Kirsten Powell, Agency Counsel
SUBJECT: **RESOLUTION OF THE SUCCESSOR AGENCY OF THE
SCOTTS VALLEY REDEVELOPMENT AGENCY
EXTENDING THE TIME PERIOD IN WHICH CERTAIN
PROPERTY MUST BE REDEVELOPED FOR
AFFORDABLE HOUSING**

SUMMARY OF ISSUE:

On July 29, 2008, the former Scotts Valley Redevelopment Agency (the "Agency"), purchased that certain property located near the intersection of Blue Bonnett Lane and Kings Village Road in the City of Scotts Valley, Assessor Parcel No.022-211-36 (the "Property") from the Pacific Technical Institute, Inc. with the intention of developing it for affordable housing

Pursuant to Health & Safety Code section 33334.16, any agency acquiring property with affordable housing funds "shall, within five years from the date it first acquires the property interest for the development of housing affordable to persons and families of low and moderate income, initiate activities consistent with the development of the property for that purpose. These activities may include, but are not limited to, zoning changes or agreements entered into for the development and disposition of the property." On November 19, 2008, the City Council of the City of Scotts Valley approved the Town Center Specific Plan which contemplates the development of affordable housing within the Specific Plan Project Area. The Property is located within the Specific Plan Project Area. However, due to the downturn in the economy, the Town Center Project has not yet been developed.

Pursuant to Health & Safety Code section 33334.16, property purchased with affordable housing funds that has not been developed for affordable housing or if zoning changes or agreements for the development of the property have not been approved, the legislative body may, by resolution, extend the period during which the agency may retain the property for one additional period not to exceed five years.

It is anticipated that the Town Center Project will be developed within the next five years. The City has entered into an exclusive negotiating agreement with PDC for the purposes of acquiring property and developing the Town Center.

FISCAL IMPACT: No impact.

STAFF RECOMMENDATION:

Staff recommends that the Successor Agency adopt Resolution No.SA-11 .

RESOLUTION NO. SA-11

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY OF THE SCOTTS VALLEY REDEVELOPMENT AGENCY PURSUANT TO CALIFORNIA HEALTH & SAFETY CODE SECTION 33334.16 CONCERNING THE USE OF PROPERTY PURCHASED WITH AFFORDABLE HOUSING FUNDS

RECITALS:

A. On July 29, 2008, the former Scotts Valley Redevelopment Agency (the "Agency"), purchased that certain property located near the intersection of Blue Bonnett Lane and Kings Village Road in the City of Scotts Valley, Assessor Parcel No.022-211-36 (the "Property") from the Pacific Technical Institute, Inc.

B. The Agency intended to develop the property for affordable housing.

C. On November 19, 2008, the City Council of the City of Scotts Valley approved the Town Center Specific Plan which contemplated the development of housing within the Town Center Specific Plan Area, which included the Property.

D. Due to the downturn in the economy and the difficulty in assembling property for the Town Center Project, the Property has not yet been developed for affordable housing purposes.

E. On February 1, 2012, the Agency was dissolved and the City Council of the City of Scotts Valley formed the Successor Agency of the Scotts Valley Development Agency ("Successor Agency") which is charged with managing the assets of the Agency.

F. On December 12, 2012, the Successor Agency entered into an Exclusive Negotiating Agreement with Property Development Centers, LLC for the development of the Town Center.

G. Pursuant to Health & Safety Code section 33334.16, any agency acquiring property with affordable housing funds "shall, within five years from the date it first acquires the property interest for the development of housing affordable to persons and families of low and moderate income, initiate activities consistent with the development of the property for that purpose. These activities may include, but are not limited to, zoning changes or agreements entered into for the development and disposition of the property."

H. Pursuant to Health & Safety Code section 33334.16, "if these activities have not been initiated within this period, the legislative body may, by resolution, extend the period during which the agency may retain the property for one additional period not to exceed five years.

I. The Successor Agency desires to extend the period during which the Agency may retain the property for an additional five years.

NOW, THEREFORE, THE SUCCESSOR AGENCY OF THE SCOTTS VALLEY REDEVELOPMENT AGENCY HEREBY FINDS, DETERMINES, RESOLVES, AND ORDERS AS FOLLOWS:

Section 1. The Successor Agency intends for the Property to be developed for housing affordable to persons and families of low and moderate income.

Section 2. In the event that physical development of the property for this purpose has not begun by July 29, 2018, or if the Low and Moderate Income Housing Fund has not be reimbursed for the cost of the Property by that date, the property shall be sold and the moneys from the sale, less reimbursement to the agency for the cost of the sale, shall be deposited in the agency's Low and Moderate Income Housing Fund.

Section 3. The Agency Secretary shall certify to the adoption of this resolution.

PASSED AND ADOPTED this 19th day of June, 2013.

AYES:
NOES:
ABSTAIN:
ABSENT:

Randy Johnson, Chair

ATTEST: _____
Tracy A. Ferrara, Agency Secretary

RESOLUTION NO. SA-11

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY OF THE SCOTTS VALLEY REDEVELOPMENT AGENCY PURSUANT TO CALIFORNIA HEALTH & SAFETY CODE SECTION 33334.16 CONCERNING THE USE OF PROPERTY PURCHASED WITH AFFORDABLE HOUSING FUNDS

RECITALS:

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B. The Agency intended to develop the property for affordable housing.

C. On November 19, 2008, the City Council of the City of Scotts Valley approved the Town Center Specific Plan which contemplated the development of housing within the Town Center Specific Plan Area, which included the Property.

D. Due to the downturn in the economy and the difficulty in assembling property for the Town Center Project, the Property has not yet been developed for affordable housing purposes.

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Section 3. The Agency Secretary shall certify to the adoption of this resolution.

PASSED AND ADOPTED this 19th day of June, 2013.

AYES:
NOES:
ABSTAIN:
ABSENT:

Randy Johnson, Chair

ATTEST: _____
Tracy A. Ferrara, Agency Secretary