



Written materials relating to an open session item on this agenda that are distributed to the legislative bodies will, when so distributed, be made available for public inspection at the Library, 251 South "A" Street and the City Clerk's Office, 305 West Third Street during customary business hours. The agenda reports are on the City of Oxnard web site at www.ci.oxnard.ca.us.

AGENDA

OXNARD CITY COUNCIL
OXNARD COMMUNITY DEVELOPMENT COMMISSION
Special Meeting
City Council Chambers, 305 West Third Street, Oxnard
January 31, 2012
5:00 p.m.

A. ROLL CALL/POSTING OF AGENDA

B. OPENING CEREMONIES

Pledge of allegiance to the flag of the United States.

C. REPORTS

Community Development Commission

1. SUBJECT: Consideration of a Resolution to Adopt a Third Amended Enforceable Obligation Payment Schedule and Consideration of a Resolution to Amend the Preliminary Draft Initial Recognized Obligation Payment Schedule. (001)

RECOMMENDATION: 1) Adopt a Resolution to adopt a Third Amended Enforceable Obligation Payment Schedule ("EOPS") pursuant to the provisions of AB 1X 26; 2) Adopt a Resolution to amend the Preliminary Draft Initial Recognized Obligation Payment Schedule ("ROPS"), adopted September 27, 2011 pursuant to the provisions of AB 1X 26; and 3) Direct staff to post the amended schedules on the CDC website, transmit copies to the Ventura County Auditor-Controller, the State Controller, and the California Department of Finance (as applicable) and to submit them to the Successor Agency.

Legislative Body: CDC

Contact: Curtis Cannon

Phone: 385-7407

D. PUBLIC COMMENTS ON REPORT

At this time, a person may address the legislative body only on matters appearing on the report. The presiding officer shall permit a person to address the legislative body after the staff presentation on the report and before the consideration of the report by the legislative body. The presiding officer shall limit public comments to three minutes.

In compliance with the Americans with Disabilities Act, if you require special assistance to participate in a meeting, please contact the City Clerk's Office at 385-7803. Notice at least 72 hours prior to the meeting will enable the City to reasonably arrange for your accessibility to the meeting.

City of Oxnard internet address: www.ci.oxnard.ca.us.

E. PUBLIC COMMENTS ON CLOSED SESSION ITEMS

At a special meeting, a person may address the legislative body only on matters appearing on the agenda. The presiding officer will limit public comments to three minutes per speaker.

F. CLOSED SESSION

1. CONFERENCE WITH REAL PROPERTY NEGOTIATOR.

CC Instructions to negotiator, Edmund Sotelo, City Manager concerning negotiations with Cerebrus Capital Management, regarding the price and terms of payment for the purchase of approximately 20 acres of real property located at the northwestern corner of Ventura Road and Vineyard Avenue.

The City Manager requested that this item be discussed in closed session under the Brown Act exception of Conference with Real Property Negotiator. The purpose of the closed session is for the City Council to review the status of negotiations for the potential sale of real property and to provide instructions to the negotiator.

2. CONFERENCE WITH LABOR NEGOTIATOR.

CC Instructions to negotiators, Karen Burnham, Assistant City Manager, and Michelle Tellez, Human Resources Director, regarding salaries, salary schedules, or compensation paid in the form of fringe benefits for employees represented by the Service Employees International Union (SEIU), Local No. 721, and other matters within the scope of representation.

The Assistant City Manager and the Human Resources Director requested that these items be discussed in closed session under the Brown Act exception of Conference with Labor Negotiator. The purpose of the closed session is for the City Council to review the status of negotiations and to provide instructions to negotiators.

3. PUBLIC EMPLOYEE PERFORMANCE EVALUATION, POSSIBLE NON-DISCIPLINARY OR DISCIPLINARY ACTION IN CONNECTION THEREWITH.

CC Title: City Manager

H. ADJOURNMENT



Meeting Date: 01/31/12

ACTION	TYPE OF ITEM
☐ Approved Recommendation	☒ Info/Consent
☐ Ord. No(s). _____	☐ Report
☐ Res. No(s). _____	☐ Public Hearing (Info/consent)
☐ Other _____	☐ Other _____

Prepared By: Kymberly Horner *K.H.*

Agenda Item No. C-1

Reviewed By: City Manager *[Signature]* City Attorney *AH* Finance *[Signature]* Other N/A

DATE: January 27, 2012

TO: Community Development Commission

FROM: Curtis P. Cannon, Community Development Director *Kymberly Horner (for)*
Community Development Department

SUBJECT: Consideration of a Resolution to Adopt a Third Amended Enforceable Obligation Payment Schedule and Consideration of a Resolution to Amend the Preliminary Draft Initial Recognized Obligation Payment Schedule

RECOMMENDATION

That the Community Development Commission ("CDC"):

1. Adopt a Resolution to adopt a Third Amended Enforceable Obligation Payment Schedule ("EOPS") pursuant to the provisions of AB 1X 26.
2. Adopt a Resolution to amend the Preliminary Draft Initial Recognized Obligation Payment Schedule ("ROPS"), adopted September 27, 2011 pursuant to the provisions of AB 1X 26.
3. Direct staff to post the amended schedules on the CDC website, transmit copies to the Ventura County Auditor-Controller, the State Controller, and the California Department of Finance (as applicable) and to submit them to the Successor Agency.

DISCUSSION

The EOPS and ROPS list payments to be made by the Commission and the Successor Agency for specified periods. Certain necessary revisions have been identified. Staff is now recommending that the latest information and adjustments to the schedules be included in the EOPS and ROPS and adopted by the CDC prior to February 1, 2012.

The CDC approved a Second Amended EOPS on January 24, 2012 for the period January 1, 2012 – June 30, 2012. The EOPS was amended to adjust the timing of payments for certain enforceable obligations and to list façade applicants, Low-Moderate Income Housing Fund indebtedness, several capital improvement projects and payments to be made to Very low, Low and Moderate income first time homebuyers.

On September 27, 2011, the CDC approved a staff-generated preliminary draft ROPS for the six-month period beginning January 1, 2012 through June 30, 2012. All schedules were transmitted to the State Controller, the Department of Finance, and the Ventura County Auditor – Controller.

The Third Amended EOPS would add additional enforceable obligations that have been identified. The ROPS amendment would make revisions to correspond to the EOPS for May through June. The Successor Agency will consider the adoption of the ROPS at a future meeting, as required by statute.

FINANCIAL IMPACT

Adoption of the resolutions would have no adverse financial impact to the City.

Note: The resolution amending the EOPS and amending the ROPS are being finalized. Copies for review will be made available at the Help Desk in the Library and in the City Clerk's Office during regular business hours when the document is made available to the Community Development Commission.