



**OVERSIGHT BOARD  
TO THE CITY OF RIDGECREST  
SUCCESSOR REDEVELOPMENT AGENCY**

**MINUTES**

**Special Meeting  
Thursday February 12, 2015  
6:00 p.m.**

**CITY COUNCIL CHAMBERS  
100 West California Avenue  
Ridgecrest, CA 93555**

**CALL TO ORDER 6:00pm**

**SWEARING IN OF NEW BOARD MEMBER(S) - None**

**ROLL CALL**

**Present: Rice, Lebsock, Sloan, Fallgatter**

**Absent: None**

**Staff: Parsons, Charlon**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

*Motion to Approve Agenda as presented Made by G. Lebsock, Second by J. Fallgatter.  
Motion Carried By Roll Call Vote of 4 Ayes, 0 Nays, 0 Absent, 0 Abstain.*

**APPROVAL OF MINUTES – September 22, 2014**

*Pulled from agenda*

**PUBLIC COMMENT - None**

**STAFF UPDATES**

**DISCUSSION AND OTHER ACTION ITEMS**

**1. Review And Approve Recognized Obligations Payment Schedule (ROPS 2015-16A) Of The Former Ridgecrest Redevelopment Agency And Approval Of Resolution 15-01**

- **Parsons reviewed the staff report**

*Motion to Approve As Presented the ROPS 2015-16A by G. Lebsock, Second by T. Sloan.  
Motion Carried By Roll Call Vote of 4 Ayes, 0 Nays, 0 Absent, 0 Abstain*

*Motion to Approve Resolution 15-01 as Amended with month change (June to July in two locations)  
Approving the ROPS 2015-16A Made by G. Lebsock, Second by J. Fallgatter.  
Motion Carried By Roll Call Vote of 4 Ayes, 0 Nays, 0 Absent, 0 Abstain.*



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**2. Approval Of A Resolution Of The Ridgecrest Successor Agency Oversight Board Authorizing A Modification Of The Agency's Existing Property Management Plan (PMP) To Include The Development And Execution Of Compensation Agreements With All Other Property Taxing Agency's For The Sale Of Properties Within The City/Redevelopment Agency Business Park**

- Parsons reviewed the staff report
- Rice – there is a draft compensation agreement in the agenda; beyond that each taxing entity would use it to create an agreement satisfactory to their needs, correct?
- Parsons – yes, the agenda has a boilerplate agreement to be used as a starting point

*Motion to Approve Resolution 15-02 Authorizing Modification of the Existing PMP Made by J. Fallgatter, Second by G. Lebsack. Motion Carried By Roll Call Vote of 4 Ayes, 0 Nays, 0 Absent, 0 Abstain.*

**3. Approval Of A Resolution Of The Oversight Board To The Ridgecrest Redevelopment Successor Agency Authorizing The Modification Of A Disposition And Development Agreement (DDA) Dated 11/02/06 With CNM Holdings 1 Ltd. / K Partners And Authorizing The City Manager Or His Designee To Negotiate And Execute Any Needed Documents**

- Parsons reviewed the staff report
- Fallgatter – the two lots square footage is what?
- Parsons –  $\frac{3}{4}$  of an acre in front of office building fronting China Lake Blvd.; the second is in front of Hampton Inn 2  $\frac{1}{2}$  acres.
- Fallgatter – How does that play into the museum issue?
- Parsons – the museum is actively negotiating with the hospital to purchase the building. They would then lease the museum the bottom floor. It would also result in the restaurant being built.
- Fallgatter – Why would we want to approve this if the plan with the museum and hospital are still up in air? I would not want to approve this if there is no firm plan in place with the museum and the hospital. We would not want to lessen their chance of bringing the museum out to the city.
- Rice – has the city and agency had these discussions?
- Parsons – yes, they have approved this already
- Fallgatter – We have to look out for the museum and if you won't commit the property to the museum it doesn't make sense to give the land up
- Rice – the first part of the plan is to obtain the land correct?
- Parsons – yes, then once we have ownership, the plan will go to the successor agency and the oversight board for approval of its use.
- Fallgatter – I don't see a reason for approval at this time and if a special meeting is needed in order to talk about this again with a clearer plan then so be it.
- Rice – what are the reasons for approving tonight?
- Parsons – relieving pressure on the hotel financially and timing of oversight board meetings.
- Fallgatter – often things are done without enough daylight; the land belongs to the people; let's take a little time to make sure there is a good plan. I will be checking with the museum people and would like more time. Let's make sure the ducks are lined up.
- All members agree to table till special meeting till Monday March 23 @ 6pm.

BOARD MEMBER COMMENTS - None

STAFF COMMENTS - None

ADJOURNMENT – 7:10pm