

MEMBERS OF THE BOARD

EDDIE VALERO
County Board of Supervisors

PHIL COX
City Selection Committee

DANIEL SMITH, CPA
Independent Special Districts

JEFF RAMSAY
County Superintendent of Schools

VACANT
Chancellor of the California
Community Colleges

CLINTON O. SIMS II
County Board of Supervisors (public)

VACANT
Recognized Employee Organization

COUNTYWIDE OVERSIGHT BOARD FOR THE COUNTY OF TULARE MINUTES

STAFF

SUE COPELAND
Chief Accountant-Property Tax
Accounting

LORELEIGH FAUBEL
Clerk to the Countywide
Oversight Board

SYLVIA SEAY
Accountant – Property Tax
Accounting

JEFFREY KUHN
County Counsel

Tulare County Auditor/Controller
221 S. Mooney Blvd Rm 101-E
Visalia, CA 93291
(559) 636-5280
FAX (559) 730-2532

Board Members Present: Eddie Valero, Phil Cox, Jeff Ramsay, and Clinton O. Sims III

Board Members Absent: Daniel Smith

Staff Present: Sue Copeland, Auditor; Jeffrey Kuhn, County Counsel

Clerked by Loreleigh Faubel

November 15, 2019

10:00 a.m. Board Convenes

**Board Chambers
2800 W. Burrel Avenue
Visalia, CA 93291**

1. Public Comments.

Chairperson Phil Cox called the meeting of the Countywide Oversight Board for the County of Tulare to order and opened the floor for public comments.

No public comments.

2. Approve the Draft Minutes as Attached.

A motion was made by Eddie Valero, Seconded by Jeff Ramsay to approve the minutes from the meeting on 02/15/2019 as attached and was passed unanimously.

3. Authorize the Tulare City Manager to execute the documents necessary to waive the First Right of Refusal and future covenants with regards to the sale of the property APN# 176-400-011 and to record those documents, subject to minor conforming changes approved by the Tulare City Attorney.

Steve Bonville of Tulare City Successor Agency requested the Board officially waive and remove the First Right of Refusal from a property previously sold by the redevelopment

agency. At Chairperson Phil Cox's request, Steve Bonville reported all requirements as laid out in the grant deed had been met and that the parcel was previously sold for approximately \$75,000 and was currently selling for \$85,000. Jeff Kuhn of County Counsel informed the Board that the decision to waive the First Right of Refusal was being brought before the Board in an abundance of caution regarding their role in the Successor Agencies' decision making process. A motion was made by Eddie Valero, Seconded by Clinton O. Sims III to approve the item as presented and unanimously passed.

4. Discussion regarding the creation of an agenda item deciding a comprehensive future disposition of properties with the Right of First Refusal.

Sue Copeland of the Auditor's Office explained that the Board could discuss adding an agenda item to cover all future properties being offered to Successor Agencies because of the Right of First Refusal. If such an item was placed on a future agenda, voted on, and passed, there would be no need to call a meeting to vote on each instance. The Board came to a consensus that such an item should be added to the next agenda.

5. Schedule January Countywide Oversight Board Meeting for Friday 1/17/2020 or Friday 1/24/2020.

A motion was made by Chairperson Phil Cox, Seconded by Jeff Ramsay to schedule the next meeting of the Board for 10:00 AM, January 24, 2020.

6. Adjournment.

Chairperson Phil Cox adjourned the meeting at 10:09 AM.

Next Regular Meeting: 10:00 AM, January 24, 2020

BEFORE THE COUNTYWIDE OVERSIGHT BOARD FOR THE
COUNTY OF TULARE
COUNTY OF TULARE, STATE OF CALIFORNIA

IN THE MATTER OF IN THE MATTER OF)
THE SUCCESSOR AGENCY TO THE) Resolution No. 2019-010
TULARE REDEVELOPMENT AGENCY,)
WAIVE THE RIGHT OF FIRST REFUSAL,)
PROPERTY APN #176-400-011

UPON MOTION OF BOARD MEMBER Eddie Valero, SECONDED BY
BOARD MEMBER Clinton O. Sims III, THE FOLLOWING WAS ADOPTED BY
THE COUNTYWIDE OVERSIGHT BOARD, AT AN OFFICIAL MEETING HELD November
15th 2019, BY THE FOLLOWING VOTE:

AYES: 4
NOES: 0
ABSTAIN: 0
ABSENT: 3



Phil Cox, Chair

ATTEST: LORELEIGH FAUBEL
SECRETARY/CLERK TO THE BOARD

BY: _____


Secretary/Clerk

* * * * *

Authorized the Tulare City Manager to execute the documents necessary to waive the First Right of Refusal and future covenants with regards to the sale of the property APN# 176-400-011 and to record those documents, subject to minor conforming changes approved by the Tulare City Attorney.

**COUNTYWIDE OVERSIGHT BOARD
FOR THE COUNTY OF TULARE**

AGENDA ITEM

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AGENDA DATE: November 15, 2019

<p>CONTACT PERSON: Steve Bonville, City of Tulare, General Services Director AGENCY PHONE: 559-684-4287</p>

SUBJECT: The Successor Agency to the Tulare Redevelopment Agency, Waive the Right of First Refusal, Property APN #176-400-011

REQUEST(S):

That the Countywide Oversight Board:

Authorize the Tulare City Manager to execute the documents necessary to waive the First Right of Refusal and future covenants with regards to the sale of the property APN# 176-400-011 and to record those documents, subject to minor conforming changes approved by the Tulare City Attorney.

SUMMARY:

On June 10, 2009 the Redevelopment Agency of the City of Tulare ("RDA") sold the real property at Kern and K Street, in the City of Tulare, APN # 176-400-011 to James Don Jordan and Mary Ann Jordan, Husband and wife as Community Property with right of survivorship as to an undivided ½ interest and James Don Jordan Jr. ("Grantee"). The property was sold with a "Grant Deed with Right of First Refusal" ("Grant Deed") to the RDA should the Grantee desire to sell.

The Grantee has complied with the requirements of the Grant Deed and has presented, an "Offer Notice" and desires to sell the property. The Successor to RDA has no desire to acquire the property and at its meeting held October 22, 2019, waived its Right of First Refusal and approved to remove those covenants of the Grant Deed that follow the property to the new purchaser.

SUCCESSOR AGENCY REPRESENTATIVE SIGN-OFF:

Steve Bonville
General Services Director, City of Tulare

SUBJECT: The Successor Agency to the Tulare Redevelopment Agency, Waive the
Right of First Refusal, Property APN #176-400-011
DATE: November 15, 2019

Attachment(s)

- A. Staff report and transmittal of The Successor Agency to the Tulare Redevelopment Agency meeting of October 22, 2019.
- B. Grant Deed With The Right of First Refusal
- C. Offer Notice
- D. Recording Document