

**MINUTES
SPECIAL MEETING OF THE
ORANGE COUNTYWIDE OVERSIGHT BOARD**

June 2, 2022, 8:30 a.m.

1. CALL TO ORDER

A special meeting of the Orange Countywide Oversight Board was called to order at 8:41 a.m. on June 2, 2022, by Chairman Probolsky, presiding officer.

Present:	4	Chairman:	Brian Probolsky
		Board Member:	Steve Franks
		Board Member:	Charles Barfield
		Board Member:	Anil Kukreja
Absent:	3	Vice Chairman:	Steve Jones
		Board Member:	Dean West
		Board Member:	Phil Yarbrough

Also Present: Kathy Tavoularis, Staff and Clerk of the Board; Patrick “Kit” Bobko, Legal Counsel; Chris Nguyen, Consultant; Joe Sturges, Staff; Roy Ramsland, Deputy Director of Community Development, City of La Habra

2. PLEDGE OF ALLEGIANCE

Board Member Barfield led the group in the Pledge of Allegiance.

3. ADOPT RESOLUTION CONCERNING TELECONFERENCED MEETINGS DURING STATE OF EMERGENCY

Board Member Barfield moved and Board Member Franks seconded to adopt the Resolution concerning teleconferenced meetings during the state of emergency.

YES – Probolsky, Franks, Barfield, Kukreja
NO – N/A
N/A – N/A
Absent – Jones, West, Yarbrough

4. APPROVAL OF THE MINUTES FROM APRIL 19, 2022 REGULAR MEETING

Clerk Tavoularis stated she had been provided a correction by Board Member West requesting the minutes reflect that his connection to the Zoom meeting had dropped instead of stating a departure on his part. Board Member Franks moved and Board Member Kukreja seconded to approve the minutes from the April 19, 2022 Regular Meeting with the correction.

YES – Probolsky, Franks, Barfield, Kukreja
NO – N/A
N/A – N/A
Absent – Jones, West, Yarbrough

5. ADOPT RESOLUTION DIRECTING THE SUCCESSOR AGENCY TO THE LA HABRA REDEVELOPMENT AGENCY TO TAKE ACTIONS FOR SALE OF A PARKING LOT PARCEL

Chairman Probolsky opened the discussion to include a representative from the La Habra Successor Agency.

Roy Ramsland, Deputy Director of Community Development for the City of La Habra spoke for the Successor Agency. He stated that the Successor Agency had reviewed the proposed resolution and philosophically disagrees with the Oversight Board's direction. In spite of this, he stated that it was La Habra's intent to act however the Oversight Board decides. He stated further that La Habra doesn't believe that there will be any buyers and reiterated that La Habra will follow through with the direction of the board.

Chairman Probolsky asked Mr. Ramsland if the property was auctioned for a dollar, would that be the price the Successor Agency would accept?

Mr. Ramsland stated the Successor Agency would sell it for that price if that is what it took to remove the property from the La Habra Successor Agency's books.

Counsel Bobko asked Mr. Ramsland if he was representing La Habra without counsel.

Mr. Ramsland affirmed he was representing La Habra without counsel.

Counsel Bobko asked Mr. Ramsland if he had been granted authority to speak on behalf of the La Habra Successor Agency at the Oversight Board meeting.

Mr. Ramsland affirmed that he had been granted authority to speak on behalf of La Habra at the Oversight Board meeting.

Board Member Franks followed up on the single-dollar hypothetical, and stated that from his perspective, selling the property at any price would solve the issue. He stated that he is not concerned about dollar amount the property might sell for but is focused squarely on the process of the property's disposal.

Chairman Probolsky commented that he knows of no other path that would be as clean as a scalpel for this process to where there would be no lingering questions regarding the handling of this property's potential sale.

Board Member Franks asked who approves the bidding process for the property's sale. If someone offers a dollar, who is responsible for approving the sale?

Counsel Bobko directed the board to look at page five of the Resolution, which states that by October 18, 2022, the Successor Agency will have completed the process of the sale. If La Habra

comes back after taking the steps that the Oversight Board directs, even selling it for a single dollar, the Oversight Board will be content that the sale was open, transparent, and legitimate.

Board Member Franks clarified his question, asking whether the Oversight Board has the authority to approve the sale.

Counsel Bobko stated that so long as the La Habra Successor Agency bargains in good faith, the Oversight Board does have a responsibility to maximize the value of the sale. No one has been in this situation before, so the Oversight Board has built the process for dispensing the property.

Board Member Franks stated that he is glad that La Habra is willing to follow the Oversight Board's process.

Counsel Bobko stated that an edit needs to be made on page four of the Resolution. The current text reflects that Stephen Koen was present in closed session. La Habra has reached out to state that Mr. Koen was, in fact, not present in their closed section and requested that the Resolution be amended to reflect that accurately.

Board Member Franks requested to hear the language as amended. Clerk Tavoularis read back the text as amended.

Board Member Barfield moved and Board Member Kukreja seconded to adopt the Resolution Directing the Successor Agency to the La Habra Redevelopment Agency to Take Actions for Sale of a Parking Lot Parcel as amended.

YES – Probolsky, Franks, Barfield, Kukreja
NO – N/A
N/A – N/A
Absent – Jones, West, Yarbrough

COMMENTS & ADJOURNMENT:

Chairman Probolsky inquired with Counsel Bobko if the scheduled closed session would be necessary. Counsel Bobko recommended cancelling it, so Chairman Probolsky announced the closed session would not occur.

PUBLIC COMMENTS:

None.

STAFF COMMENTS:

Clerk Tavoularis reported that the next regular meeting is scheduled for July 19, 2022.

BOARD COMMENTS:

None.

ADJOURNMENT

Chairman Probolsky moved and Board Member Franks seconded to adjourn the meeting at 8:56 a.m.

BRIAN PROBOLSKY
CHAIRMAN OF THE COUNTYWIDE OVERSIGHT BOARD

KATHY TAVOULARIS
CLERK OF THE BOARD

DATE