

**HERCULES RDA SUCCESSOR AGENCY  
OVERSIGHT BOARD MINUTES**

**Tuesday, July 16, 2013  
7:00 P.M. – Open Session  
Hercules City Hall - Council Chambers  
111 Civic Drive  
Hercules, CA 94547**

**MINUTES**

**I. PUBLIC COMMUNICATION – CLOSED SESSION**

There was no Closed Session and therefore no public communication at this time.

**II. ROLL CALL – CALL TO ORDER**

Chair Romero called the meeting to order at 7:02 p.m.

**Members Present:** Vickie Gordon, Contra Costa Community College District  
Robert Reber, Hercules Staff  
Dan Romero, Hercules Council Member  
William Wilkins, Hercules Resident

**Members Absent:** Sheri Gamba, West Contra Costa Unified School District  
Richard Mitchell, Hercules Planning Commissioner  
Ted Radke, East Bay Regional Parks District  
Larry Tong, Alternate, East Bay Regional Parks District

**Staff:** Steve Duran, City Manager  
Nickie Mastay, Finance Director  
Margaret Roberts, City Clerk  
Patrick Tang, City Attorney

**III. PLEDGE OF ALLEGIANCE**

Board Members, staff and the audience pledged allegiance to the flag.

**IV. PUBLIC COMMUNICATIONS**

There were no public communications made.

**V. CONSENT CALENDAR**

There were no items on the Consent Calendar.

**VI. DISCUSSION AND ADMINISTRATIVE ITEMS**

There will be a need for another meeting in September.

**VII. REPORTS AND RESOLUTIONS**

1. Adopt a resolution approving the action of the City of Hercules as Successor Agency to the Hercules Redevelopment Agency authorizing the City Manager/Executive Director to finalize and execute the Second Amendment to Agreement for Purchase and Sale with Property Development Centers LLC, a Delaware limited liability company for the site at the southwest corner of Sycamore Avenue and San Pablo Avenue (APN: 404-020-057 and APN: 404-020-058), commonly referred to as “Sycamore Crossing” (Site)

Mr. Duran explained that the amendment would provide for an extension of mutual termination option which is set to expire on July 31, 2013 and advised that the City as Successor Agency had approved the item at a Special meeting.

Mr. Duran informed the Board that there have been two community meetings and there is one more tentatively scheduled for August 24, 2013 at 10:00 in the Council Chambers.

MOTION: Reber/Gordon to adopt a resolution authorizing the execution of the amendment as stated. The motion was adopted by a unanimous voice vote of the members present.

**VIII. FUTURE AGENDA ITEM REFERRALS**

There will an upcoming ROPS for approval and the City is negotiating with Parcel C.

By consensus the Board would like the meetings to begin at 6:30

**IX. OVERSIGHT BOARD AND STAFF ANNOUNCEMENTS**

There were no Board Member or staff announcements.

**X. ADJOURNMENT**

Chair Romero adjourned the meeting at 7:18 p.m.

\_\_\_\_\_  
Dan Romero, Chair

ATTEST:

\_\_\_\_\_  
Margaret S. Roberts, City Clerk

**HERCULES RDA SUCCESSOR AGENCY  
OVERSIGHT BOARD SPECIAL MEETING MINUTES**

**Wednesday, September 11, 2013**

**6:30 P.M.**

**Hercules City Hall - Council Chambers  
111 Civic Drive  
Hercules, CA 94547**

**AGENDA**

**I. ROLL CALL – CALL TO ORDER**

Chair Romero called the meeting to order at 6:04 p.m.

**Members Present:** Richard Mitchell, Hercules Planning Commissioner  
Robert Reber, Hercules Staff  
Dan Romero, Hercules Council Member  
William Wilkins, Hercules Resident  
Larry Tong, Alternate, East Bay Regional Parks District

**Members Absent:** Vickie Gordon, Contra Costa Community College District  
Sheri Gamba, West Contra Costa Unified School District  
Ted Radke, East Bay Regional Parks District

**Staff:** Steve Duran, City Manager  
Nickie Mastay, Finance Director  
Margaret Roberts, City Clerk  
Patrick Tang, City Attorney

**II. PLEDGE OF ALLEGIANCE**

Board Members, staff and the audience pledged allegiance to the flag.

**III. PUBLIC COMMUNICATIONS**

There were no public communications made.

**IV. CONSENT CALENDAR**

There were no items on the Consent Calendar.

**V. DISCUSSION AND/OR ACTION ITEMS**

NOTE: Robert Reber stated that due his involvement in the entitlement process he is recusing himself from Items V.1 and V.2 and left the meeting at 6:35 p.m.

1. Adopt a resolution (Attachment1) approving the Successor Agency's action of September 10, 2013 and authorizing the City Manager acting as Executive Director of the Successor Agency (Agency) to finalize and execute an Amended and Restated Purchase and Sale

Agreement (PSA) with Property Development Centers LLC, a Delaware limited liability company, for the Agency owned site (APN# 404-020-057 and APN# 404-020-058) at the southwest corner of Sycamore Drive and San Pablo Avenue, commonly referred to as “Sycamore Crossing” and more particularly described in the PSA, and to sell the site for \$5,000,000, in accordance with the provisions of the PSA.

Presentation by City Manager Steve Duran

MOTION: Wilkins/Mitchell to continue the item to a meeting in October after the Successor Agency reconsiders the item on October 8. The motion was adopted by a unanimous vote of the members present.

2. Adopt a resolution (Attachment1) approving the Successor Agency’s action of September 10, 2013 and authorizing the City Manager acting as Executive Director of the Successor Agency to finalize and execute a Purchase and Sale Agreement (Exhibit A) with Lewis Land Developers, LLC for the sale of a agency owned site (APN#404-020-076) commonly known as “Parcel C” on the north side of John Muir parkway west of San Pablo Avenue for a price of \$8,000,000 based on the terms and conditions set forth in the Purchase and Sale Agreement

Presentation by City Manager Steve Duran

Mr. Doug Mull with Lewis Land Developers provided information on the project.

MOTION: Wilkins/Tong to adopt a resolution authorizing the execution of the amendment as stated. The motion was adopted by the following vote:

AYES: Tong, Wilkins, Romero

NOES: None

ABSTAIN: Mitchell

RECUSED: Reber

ABSENT: Gordon, Gamba

NOTE: Robert Reber returned to the meeting at 6:56 p.m.

3. Adopt a Resolution approving the Recognized Obligation Payment Schedule for the Period January 1, 2014 through June 30, 2014

Presentation by Finance Director Nickie Mastay

MOTION: Mitchell/Tong to adopt a resolution authorizing the execution of the amendment as stated. The motion was adopted by a unanimous voice vote of the members present.

## **VI. FUTURE AGENDA ITEM REFERRALS**

**VII. OVERSIGHT BOARD AND STAFF ANNOUNCEMENTS**

There were no Board Member or staff announcements.

**VIII. ADJOURNMENT**

Chair Romero adjourned the meeting at 7:06 p.m.

---

Dan Romero, Chair

ATTEST:

---

Margaret S. Roberts, City Clerk

**PAGE LEFT BLANK INTENTIONALLY**