A G E N D A

CITY OF SEASIDE	JOINT SPECIAL MEETING
CITY COUNCIL/SUCCESSOR	Council Chamber
AGENCY TO REDEVELOPMENT	440 Harcourt Avenue
AGENCY OF THE CITY OF SEASIDE	Thursday, August 18, 2016
	5:30 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

1. CALL TO ORDER

Ralph Rubio	Mayor/Chair
Ian N. Oglesby	Mayor Pro Tem/Vice Chair
Dennis Alexander	Council/Agency Member
Jason Campbell	Council/Agency Member
David R. Pacheco	Council/Agency Member

2. PLEDGE OF ALLEGIANCE

3. ORAL COMMUNICATIONS

Members of the public wishing to address the City Council on matters within the jurisdiction of the City of Seaside, but not on this agenda, may do so during the Public Comment period for up to three minutes. Public Comments on specific agenda items are heard under that item. For the public record, please state your name.

4. CLOSED SESSION

A. PURSUANT TO GOVERNMENT CODE 54957.6 - CONFERENCE WITH LABOR NEGOTIATORS

Agency Negotiators: Craig Malin, City Manager; Roberta Greathouse, Human Resources Director; Lisa Saldana, Financial Services Manager, Donna Williamson, Labor Negotiator

Employee Organizations:

1. Seaside Police Officers' Association
2. Seaside Public Safety Managers' Association

B. CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54956.8:

Easements on City of Seaside land on Former Fort Ord Army Parcel Numbers E34, E23.1, E20c.1.3 and/or E20c.1.1.1 #L19.1 Negotiator for the City: Craig Malin, City Manager Discussion: Future use and access of the property.

5. CONSENT AGENDA

A. APPROVE THE MINUTES FROM THE AUGUST 4, 2016 JOINT SPECIAL MEETING

RECOMMENDATION: That the minutes be reviewed and approved.

B. APPROVE AND FILE SUCCESSOR AGENCY CHECKS

PURPOSE: It is requested that the Successor Agency Board approve and file the accounts payable and wired payments made during the period of July 26, 2016 through August 8, 2016. In addition, approval of the payroll and benefits checks, direct deposits and wired payments related to the period of August 4, 2016 is requested. Total Accounts Payable and Payroll for the above referenced period is $2,087.52.

RECOMMENDATION: It is recommended that the Successor Agency Board approve and file the attached checks.

C. ACCEPT AND FILE THE CASH AND INVESTMENT REPORT FOR SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY OF THE CITY OF SEASIDE QUARTER ENDING JUNE 30, 2016

PURPOSE: Accept and file the Successor Agency of the Redevelopment Agency of the City of Seaside Cash and Investment Report for the quarter ending June 30, 2016

RECOMMENDATION: Accept and file report

6. STUDY SESSION

A. FORT ORD REUSE AUTHORITY (FORA) UPDATE ON BUILDING REMOVAL PLAN ON THE FORMER FORT ORD

PURPOSE: To receive a presentation from the Fort Ord Reuse authority regarding their Building removal plan, including timeline on the former Fort Ord.

RECOMMENDATION: To receive the presentation and ask questions as appropriate.

7. ADJOURNMENT

Next Regularly Scheduled Meeting:
September 1, 2016
Seaside City Hall
5:30 PM

The City of Seaside is an ADA accessible facility and is committed to include the disabled in all of its services, programs and activities. Any person who requires accommodation to be able to participate in this meeting is asked to contact the office of the City Clerk at 899-6707, no fewer than two business days prior to the meeting to allow for reasonable arrangements.The City Council Chambers is equipped with a portable microphone for anyone unable to come to the podium. Assisted listening devices are also available.

Meetings that are held in the City Council Chambers are broadcast live to all Seaside residents on Comcast Channel 25 and U-verse Channel 99. Meetings are also available through live streaming at: http://cvp.telvue.com/player?id=T01629&video=52314&noplaylistskin=1&width=400&height=300 Videos of past meetings are available on demand through the City's website: http://www.ci.seaside.ca.us

Agenda-related writings or documents provided during public meetings are available for public inspection during the meeting or from the office of the City Clerk. This agenda is posted in compliance with California Government Code Section 54954.2(a) or Section 54956.

DRAFT MINUTES

CITY OF SEASIDE	JOINT SPECIAL MEETING
CITY COUNCIL/ SUCCESSOR	COUNCIL CHAMBER
AGENCY TO THE	Thursday, August 4, 2016
REDEVELOPMENT AGENCY	5:30 PM

1. **CALL TO ORDER**

Mayor Rubio called the meeting to order at 5:30 PM.

CITY COUNCIL/SUCCESSOR AGENCY TO REDEVELOPMENT AGENCY OF THE CITY OF SEASIDE

PRESENT: Alexander, Campbell, Pacheco, Oglesby, Rubio
ABSENT: None

2. **PLEDGE OF ALLEGIANCE**

3. **ORAL COMMUNICATIONS**

Mayor Rubio invited comments from the public and had no requests to speak.

4. **CLOSED SESSION**

The City Council/Successor Agency adjourned to Closed Session at 5:31 PM.

A. **CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54956.8:**

B. **PURSUANT TO GOVERNMENT CODE 54957.6 - CONFERENCE WITH LABOR NEGOTIATORS**

The City Council reconvened to open session at 6:08 PM. City Attorney Freeman reported the City Council received an update on the status of the negotiations and provided direction to staff.

5. **CONSENT AGENDA**

On motion by Council Member Alexander and seconded by Council Member Pacheco and passed by the following vote the City Council approved the Consent Agenda as presented.

RESULT:	**Approved**
MOVER:	Council Member Dennis Alexander
SECONDER:	Council Member Dave Pacheco
AYES:	Ralph Rubio, Dennis Alexander, Jason Campbell, Ian Oglesby, Dave Pacheco
NOES:	None

A. **APPROVE MINUTES OF JULY 21, 2106**

Action: Approved

B. **APPROVE AND FILE SUCCESSOR AGENCY CHECKS**

Action: Approved & Accepted

C. **<u>AUTHORIZATION OF DEVELOPMENT AND DISPOSITION AGREEMENT BETWEEN THE CITY AND SEASIDE SENIOR LIVING, LLC.</u>**
Action: Authorized and Passed Resolution 16-66

6. **<u>ADJOURNMENT</u>**
The meeting was adjourned at 6:09 PM.

Respectfully submitted,

______________________________	______________________________
Lesley Milton-Rerig, City Clerk	**Ralph Rubio, Mayor**

CITY OF SEASIDE
STAFF REPORT

Item No.: 5.B.

TO: Successor Agency to the Redevelopment Agency of the City of Seaside

FROM: Craig Malin, Executive Director

BY: Daphne Hodgson, Deputy City Manager Administrative Services
Krista Oberholtzer, Accounting

DATE: August 18, 2016

SUBJECT: **APPROVE AND FILE SUCCESSOR AGENCY CHECKS**

PURPOSE

It is requested that the Successor Agency Board approve and file the accounts payable and wired payments made during the period of July 26, 2016 through August 8, 2016. In addition, approval of the payroll and benefits checks, direct deposits and wired payments related to the period of August 4, 2016 is requested. Total Accounts Payable and Payroll for the above referenced period is $2,087.52.

RECOMMENDATION

It is recommended that the Successor Agency Board approve and file the attached checks.

BACKGROUND

In accordance with Government Code Section 37208, at each Agency meeting the Board is provided a listing of the payroll and general checks issued since the last report so that it can inspect and confirm these checks. Each purchase has been reviewed and approved by the department making the purchase at the time of procurement. The invoice has been reviewed by the Finance Department prior to payment to ensure that it conforms to the approved budget.

Therefore, in accordance with Government Code Section 37208, I hereby certify that the above referenced, and linked, list of checks conforms to the approved budget and has been paid. These checks are hereby submitted to the Agency Board for inspection and confirmation.

There were no checks that exceeded $10,000 between July 26, 2016 and August 8, 2016 for Successor Agency related expenses.

The Checks report is available on the City's Website here:
http://www.ci.seaside.ca.us/194/Check-Draft-Register

FISCAL IMPACT

The listed checks have been budgeted and paid from the various funds, as appropriate.

ATTACHMENTS

Reviewed for Submission to the
City Council by:

Craig Malin, City Manager

CITY OF SEASIDE
STAFF REPORT

Item No.: 5.C.

TO: Successor Agency to the Redevelopment Agency of the City of Seaside

FROM: Craig Malin, City Manager

BY: Stephen Green, Accountant II
Daphne Hodgson, Deputy City Manager Administrative Services

DATE: August 18, 2016

SUBJECT: **ACCEPT AND FILE THE CASH AND INVESTMENT REPORT FOR SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY OF THE CITY OF SEASIDE QUARTER ENDING JUNE 30, 2016**

PURPOSE

Accept and file the Successor Agency of the Redevelopment Agency of the City of Seaside Cash and Investment Report for the quarter ending June 30, 2016

RECOMMENDATION

Accept and file report

BACKGROUND

Section 53646 of the California State Government code requires the fiscal officer to prepare a quarterly report detailing the Agency's cash and investments. The Successor Agency of the Redevelopment Agency of the City of Seaside Investment Policy requires a quarterly report.

The following exhibits are attached to this staff report:
June 30, 2016 report where approximately 14.35% of the portfolio is Successor Agency Funds.

FISCAL IMPACT

No fiscal impact

ATTACHMENTS

1. LAIF PROGRAM DESCRIPTION
2. EXHIBIT A
3. EXHIBIT B
4. EXHIBIT C
5. LAIF AVERAGE MONTHLY YIELDS
6. LAIF INTEREST AS OF JUNE 30, 2016
7. LAIF PERFORMANCE REPORT 6-30-16

Reviewed for Submission to the
City Council by:

Craig Malin, City Manager

POOLED MONEY INVESTMENT ACCOUNT

Program Description

Through the Pooled Money Investment Account (PMIA), the State Treasurer invests taxpayers' money to manage the State's cash flow and strengthen the financial security of local governmental entities. PMIA policy sets as primary investment objectives safety, liquidity and yield.

The Investment Division of the State Treasurer's Office manages the PMIA under statutory authority granted by California Government Code sections 16430 and 16480.4. The Pooled Money Investment Board governs the PMIA. The State Treasurer chairs the Board, which also includes the State Controller and the State Director of Finance.

The PMIA has three primary sources of funds: the State general fund; special funds held by State agencies; and moneys deposited by cities, counties and other entities into the Local Agency Investment Fund (LAIF). At the end of June 2016, the PMIA portfolio totaled approximately $75.4 billion. The daily investment activity in June 2016 averaged $1.523 billion.

Investment Division staff invest PMIA funds in a wide range of securities, using more than 100 brokers, dealers, banks and direct issuers of commercial paper and corporate debt. By law, PMIA moneys can be invested only in the following categories: U.S. government securities, securities of federally-sponsored agencies, domestic corporate bonds, interest-bearing time deposits in California banks, savings and loan associations and credit unions, prime-rated commercial paper, repurchase and reverse repurchase agreements, security loans, banker's acceptances, negotiable certificates of deposit and loans to various bond funds.

Through the PMIA, the Investment Division manages two programs of particular note: the LAIF and time deposits.

The LAIF allows cities, counties and special districts to place money in a major portfolio and, at no additional costs to taxpayers, use the expertise of Investment Division staff. Participating agencies can withdraw their funds from the LAIF at any time. At the end of June 2016, the LAIF had 2,464 participating agencies and a balance of $22.7 billion.

Under the time deposit program, the PMIA provides money to community banks at competitive rates. Eligible institutions are commercial banks, savings banks and credit unions that are federally insured and licensed to accept deposits in the State of California. Banks which receive time deposit funds can use the money to expand economic opportunity and create jobs in the communities they serve. At the end of June 2016, the PMIA had 239 time deposits totaling $5.5 billion in 77 institutions.

Pooled Money Investment Account

Fast Facts - June 2016

Ending Portfolio

$75.4 billion

Average Workday Investment Activity

$1.523 billion

Average Effective Yield

0.58 percent

Average Investment Life

167 days

Local Agency Investment Fund Ending Portfolio

$22.7 billion

Time Deposits Ending Portfolio

$5.5 billion, 239 deposits, 77 institutions

Exhibit A

SUCCESSOR AGENCY OF THE REDEVLOPMENT AGENCY OF THE CITY OF SEASIDE
SUMMARY OF POOLED CASH AND INVESTMENTS
AS OF JUNE 30, 2016

DESCRIPTION	INSTITUTION	VALUATION	AMOUNT
LAIF - City Funds	State Treasurer	Market	$ 9,911,589.41
General Checking	Rabobank	Market	$ 938,335.56
Money Market	Rabobank	Market	$ 6,182,114.55
York Tail Claims	Bank of America	Market	$ 39,712.25
Bond 2014 Reserve account	US Bank	Market	$ 0.74
Bond 2006 Reserve & Installment accounts	US Bank	Market	$ 339,688.82
Pension Obligation Bond Program Reserve account	Wells Fargo Bank	Market	$ 88.71
		Total	**$ 17,411,530.04**

I hereby certify that sufficient investment liquidity and anitcipated revenues are available to meet the City's and the Agency's aniticipated expenditure requirements for the next six months. (California Code Section 53646)

Investments in this report meet the requirements of the City of Seaside's Investment Policy.

Respectfully submitted,

Craig Malin
City Manager

PNC Equipment Bond- 179368000	US Bank	Market	$	-
PNC Equipment Bond- 190790000	US Bank	Market	$	-
PNC Equipment Bond- 184782000	US Bank	Market	$	-

SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY OF THE CITY OF SEASIDE
CASH AND INVESTMENT REPORT - DETAIL AS OF
JUNE 30, 2016

ATTACHMENT B

	Yield	Book Value	% of Total	Market Value
Investments				
State Treasurer LAIF	0.55%	9,911,589.41	56.93%	9,911,589.41
Checking Account				
Rabobank - General Checking	0.00%	938,335.56	5.39%	938,335.56
Rabobank - Money Market	0.20%	6,182,114.55	35.51%	6,182,114.55
Bank of America-York Checking	0.00%	39,712.25	0.23%	39,712.25
US Bank - Redevelopment Agency Merged Area Refunding 2014 Bonds				
Installment Payment, Reserve	0.00%	0.74	0.00%	0.74
				-
US Bank - Golf Course 2006 Bonds				
Installment Payment, Reserve	0.03%	339,688.82	1.95%	339,688.82
Wells Fargo Bank				
Pension Obligation Bond Program Reserve Account	0.00%	88.71	0.00%	88.71
Total Cash and Investments		17,411,530.04	100.00%	17,411,530.04

SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY OF THE CITY OF SEASIDE
CASH AND INVESTMENT ACTIVITY REPORT AS OF
APRIL 1, THROUGH JUNE 30, 2016

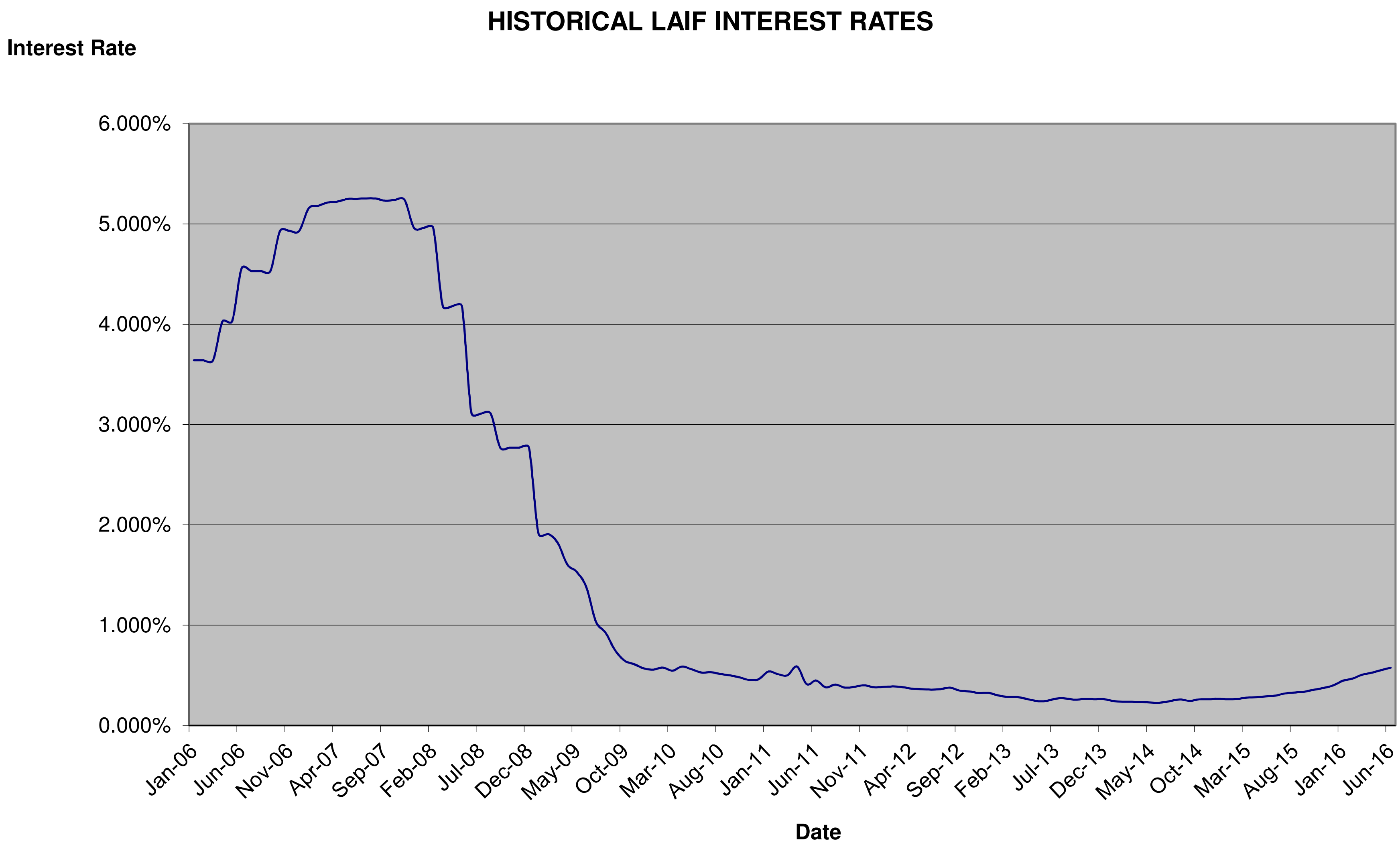
INSTITUTION	ACCOUNT STATUS	BEGINNING BALANCE	DEPOSITED	EXPENDED or TRANSFERRED	INTEREST EARNED	ENDING BALANCE
INVESTMENTS						
LAIF - City	OPEN	$ 6,703,851.12	3,200,000.00	-	7,738.29	$ 9,911,589.41
CHECKING ACCOUNT						
Rabobank - General Checking	OPEN	$ 1,005,161.33	16,528,433.61	16,595,259.38	-	$ 938,335.56
Rabobank, Money Market	OPEN	$ 5,179,551.97	5,600,000.00	4,600,000.00	2,562.58	$ 6,182,114.55
York Tail Claims	OPEN	$ 38,592.79	20,005.77	18,886.31	-	$ 39,712.25
BOND RESERVE ACCOUNT - HELD BY TRUSTEES						
Bond 2014 Accounts - Reserve, Interest	OPEN	$ 0.74	-	-	-	$ 0.74
Bond 2006 Accounts - Reserve, Installment	OPEN	$ 339,634.55	-	-	54.27	$ 339,688.82
Wells F Pension Obligation Bond Prog-Reserve Acct.	OPEN	$ 482,048.12	-	481,984.19	24.78	$ 88.71
		$ 13,748,840.62	**25,348,439.38**	**21,696,129.88**	**10,379.92**	**$ 17,411,530.04**

California State Treasurer
John Chiang

POOLED MONEY INVESTMENT ACCOUNT

PMIA Average Monthly Effective Yields

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1977	5.770	5.660	5.660	5.650	5.760	5.850	5.930	6.050	6.090	6.090	6.610	6.730
1978	6.920	7.050	7.140	7.270	7.386	7.569	7.652	7.821	7.871	8.110	8.286	8.769
1979	8.777	8.904	8.820	9.082	9.046	9.224	9.202	9.528	9.259	9.814	10.223	10.218
1980	10.980	11.251	11.490	11.480	12.017	11.798	10.206	9.870	9.945	10.056	10.426	10.961
1981	10.987	11.686	11.130	11.475	12.179	11.442	12.346	12.844	12.059	12.397	11.887	11.484
1982	11.683	12.044	11.835	11.773	12.270	11.994	12.235	11.909	11.151	11.111	10.704	10.401
1983	10.251	9.887	9.688	9.868	9.527	9.600	9.879	10.076	10.202	10.182	10.164	10.227
1984	10.312	10.280	10.382	10.594	10.843	11.119	11.355	11.557	11.597	11.681	11.474	11.024
1985	10.579	10.289	10.118	10.025	10.180	9.743	9.656	9.417	9.572	9.482	9.488	9.371
1986	9.252	9.090	8.958	8.621	8.369	8.225	8.141	7.844	7.512	7.586	7.432	7.439
1987	7.365	7.157	7.205	7.044	7.294	7.289	7.464	7.562	7.712	7.825	8.121	8.071
1988	8.078	8.050	7.945	7.940	7.815	7.929	8.089	8.245	8.341	8.397	8.467	8.563
1989	8.698	8.770	8.870	8.992	9.227	9.204	9.056	8.833	8.801	8.771	8.685	8.645
1990	8.571	8.538	8.506	8.497	8.531	8.538	8.517	8.382	8.333	8.321	8.269	8.279
1991	8.164	8.002	7.775	7.666	7.374	7.169	7.098	7.072	6.859	6.719	6.591	6.318
1992	6.122	5.863	5.680	5.692	5.379	5.323	5.235	4.958	4.760	4.730	4.659	4.647
1993	4.678	4.649	4.624	4.605	4.427	4.554	4.438	4.472	4.430	4.380	4.365	4.384
1994	4.359	4.176	4.248	4.333	4.434	4.623	4.823	4.989	5.106	5.243	5.380	5.528
1995	5.612	5.779	5.934	5.960	6.008	5.997	5.972	5.910	5.832	5.784	5.805	5.748
1996	5.698	5.643	5.557	5.538	5.502	5.548	5.587	5.566	5.601	5.601	5.599	5.574
1997	5.583	5.575	5.580	5.612	5.634	5.667	5.679	5.690	5.707	5.705	5.715	5.744
1998	5.742	5.720	5.680	5.672	5.673	5.671	5.652	5.652	5.639	5.557	5.492	5.374
1999	5.265	5.210	5.136	5.119	5.086	5.095	5.178	5.225	5.274	5.391	5.484	5.639
2000	5.760	5.824	5.851	6.014	6.190	6.349	6.443	6.505	6.502	6.517	6.538	6.535
2001	6.372	6.169	5.976	5.760	5.328	4.958	4.635	4.502	4.288	3.785	3.526	3.261
2002	3.068	2.967	2.861	2.845	2.740	2.687	2.714	2.594	2.604	2.487	2.301	2.201
2003	2.103	1.945	1.904	1.858	1.769	1.697	1.653	1.632	1.635	1.596	1.572	1.545
2004	1.528	1.440	1.474	1.445	1.426	1.469	1.604	1.672	1.771	1.890	2.003	2.134
2005	2.264	2.368	2.542	2.724	2.856	2.967	3.083	3.179	3.324	3.458	3.636	3.808
2006	3.955	4.043	4.142	4.305	4.563	4.700	4.849	4.946	5.023	5.098	5.125	5.129
2007	5.156	5.181	5.214	5.222	5.248	5.250	5.255	5.253	5.231	5.137	4.962	4.801
2008	4.620	4.161	3.777	3.400	3.072	2.894	2.787	2.779	2.774	2.709	2.568	2.353
2009	2.046	1.869	1.822	1.607	1.530	1.377	1.035	0.925	0.750	0.646	0.611	0.569
2010	0.558	0.577	0.547	0.588	0.560	0.528	0.531	0.513	0.500	0.480	0.454	0.462
2011	0.538	0.512	0.500	0.588	0.413	0.448	0.381	0.408	0.378	0.385	0.401	0.382
2012	0.385	0.389	0.383	0.367	0.363	0.358	0.363	0.377	0.348	0.340	0.324	0.326
2013	0.300	0.286	0.285	0.264	0.245	0.244	0.267	0.271	0.257	0.266	0.263	0.264
2014	0.244	0.236	0.236	0.233	0.228	0.228	0.244	0.260	0.246	0.261	0.261	0.267
2015	0.262	0.266	0.278	0.283	0.290	0.299	0.320	0.330	0.337	0.357	0.374	0.400
2016	0.446	0.467	0.506	0.525	0.552	0.576						


HISTORICAL LAIF INTEREST RATES
Interest Rate
6.000%
5.000%
4.000%
3.000%
2.000%
1.000%
0.000%
Jan-06
Jun-06
Nov-06
Apr-07
Sep-07
Feb-08
Jul-08
Dec-08
May-09
Oct-09
Mar-10
Aug-10
Jan-11
Jun-11
Nov-11
Apr-12
Sep-12
Feb-13
Jul-13
Dec-13
May-14
Oct-14
Mar-15
Aug-15
Jan-16
Jun-16
Date

JOHN CHIANG
TREASURER
STATE OF CALIFORNIA

PMIA Performance Report

Date	Daily Yield*	Quarter to Date Yield	Average Maturity (in days)
07/14/16	0.58	0.58	169
07/15/16	0.59	0.58	170
07/16/16	0.59	0.58	170
07/17/16	0.59	0.58	170
07/18/16	0.59	0.58	168
07/19/16	0.59	0.58	166
07/20/16	0.59	0.58	168
07/21/16	0.59	0.58	171
07/22/16	0.60	0.58	170
07/23/16	0.60	0.59	170
07/24/16	0.60	0.59	170
07/25/16	0.60	0.59	170
07/26/16	0.60	0.59	169
07/27/16	0.60	0.59	171

*Daily yield does not reflect capital gains or losses

LAIF Performance Report

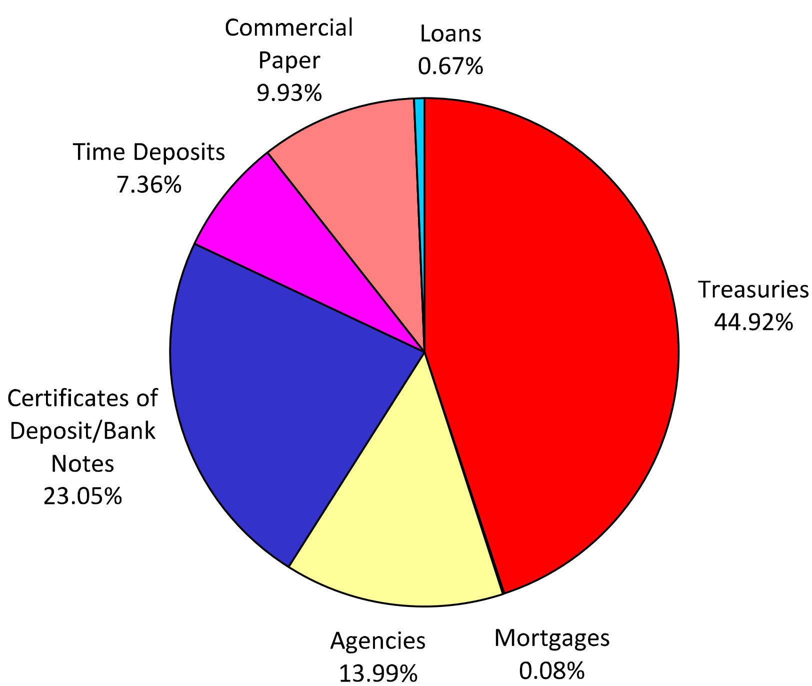
Quarter Ending 06/30/16

Apportionment Rate:	0.55%
Earnings Ratio:	0.00001495296852820
Fair Value Factor:	1.000621222
Daily:	0.58%
Quarter to Date:	0.55%
Average Life:	167

PMIA Average Monthly Effective Yields

Jun 2016	**0.576%**
May 2016	0.552%
APR 2016	0.525%

Pooled Money Investment Account
Portfolio Composition
06/30/16
$75.4 billion



Based on data available as of 7/27/2016

CITY OF SEASIDE
STAFF REPORT

Item No.: 6.A.

TO: Successor Agency to the Redevelopment Agency of the City of Seaside

FROM: Craig Malin, City Manager

BY: Lesley Milton-Rerig, City Clerk

DATE: August 18, 2016

SUBJECT: **FORT ORD REUSE AUTHORITY (FORA) UPDATE ON BUILDING REMOVAL PLAN ON THE FORMER FORT ORD**

PURPOSE

To receive a presentation from the Fort Ord Reuse authority regarding their Building removal plan, including timeline on the former Fort Ord.

RECOMMENDATION

To receive the presentation and ask questions as appropriate.

BACKGROUND

There is no staff report for this item. A presentation will be made by representatives from the Fort Ord Reuse Authority (FORA) at the meeting.

FISCAL IMPACT

None at this time.

ATTACHMENTS

Reviewed for Submission to the
City Council by:

Meeting Date: August 18, 2016

Craig Malin, City Manager