

9 am	<ul style="list-style-type: none"> <li>▪ Welcome President CIWHA Bill Clark</li> </ul>
9:05	<ul style="list-style-type: none"> <li>▪ Pledge of Allegiance</li> </ul>
	<ul style="list-style-type: none"> <li>▪ Honored Guests</li> </ul>
9:10	<ul style="list-style-type: none"> <li>○ Mayor Tim Flynn</li> </ul> <p>Mayor Flynn joked that he was coming in with the wins (good news) and Mr. Nyhoff could then take the hard stuff(deliver the bad news).</p> <p>Mayor Flynn led with the completed repaving of Harbor Blvd as promised at last year’s meeting. He then went on to speak about the Measure O money being used to pave every street in the city.</p> <p>Addressing the financial concerns he remarked on Mr. Nyhoff’s replacement of all upper management in the city.</p> <p>The mayor spoke about the Harbor Task force that he and Bert Perrello have been active on with the intention of developing a “Harbor Authority – much like the “Airport Authority” to enable communication and engagement of stakeholders in developments with cross jurisdictional concerns. He cited the obscure methodology of the County process of closed session review and determinations of bids., including the situation that since it County is the landowner, the Board considers all development in closed session.</p>



9:20	<ul style="list-style-type: none"><li>○ City Manager: Greg Nyhoff</li></ul>
9:29	<p>12 million in budget cuts, forensic audits are still not quite final for 2015 but hopefully will be presented to City Council on Tuesday. Expects to have a report available for public discussion in the June time frame.</p> <p>General fund is showing revenue slightly greater than expense.</p> <p>He spoke of the frustration with needing to wait for complete audits at a forensic level to be able to understand where we really are to move forward sanely and responsibly.</p> <p>The Utility Rate increases here exceeds the cumulative combination of every increase in every city he has ever worked in – but though seeming exorbitant – the issues and infrastructure needs warrant this. (The wastewater rate hike will begin in March)</p> <p>The assessment district funding disparities were a part of both the issues presented requiring audits into the past to investigate what happened as well as what districts were underfunded – where the funds were moved from to cover expenses as well as what districts were over collected and what was the status of those funds.</p> <p>He then brought up Greg Ghironzi, the NBS consultant who is analyzing the districts and will be presenting CFD proposals when analysis is complete.</p> <p>Greg Ghironzi outlined the documentation and methodology of reviewing public vs private concerns when establishing</p>



	<p>fiscal splits between the city and a district. NBS hopes to have clear plans in 6 months – outside - by year end.</p> <p>Mr Nyhoff came back after Mr. Ghironzi finished and added that there were a few points he wanted to make before handing the floor back to Bill Clark.</p> <ol style="list-style-type: none"> <li>1) Short Term Rentals – due to the contentious nature of the subject – the City will be sending out a survey to gather input.</li> <li>2) <b>Revitalization of Downtown Oxnard – 6 Million dollar project (see article below)</b></li> </ol>
9:30	<ul style="list-style-type: none"> <li>○ Officer Paul Knapp - Beat 21 Coordinator</li> </ul> <p>Officer Knapp spoke of the crime in the area actually showing a dip for the first quarter, and the last Friday night DUI checkpoint showing and increase in Uber drivers and many cars left at the Rudder Room : )</p> <p>He encouraged all homeowners with cameras to get in touch as they have both an alert system and a dropbox for exchange of information provided when suspicious activity has been caught on cameras .</p>
Present but did not speak	<ul style="list-style-type: none"> <li>○ Roger Brooks – Code Compliance (no discussion)</li> </ul>
Present but did not speak	<ul style="list-style-type: none"> <li>○ Sergio Cervantes – Landscaping (no discussion)</li> </ul>
10:00	<ul style="list-style-type: none"> <li>○ Eric S. Newman (TranSystems) Seawall Update</li> </ul> <p>See presentation materials on the website: <a href="http://channelislandsca.com/february-20-2016-ciwha-">http://channelislandsca.com/february-20-2016-ciwha-</a></p>



	<a href="#">annual-meeting/</a>
10:10  10:20	<ul style="list-style-type: none"><li>▪ Bill Clark<ul style="list-style-type: none"><li>○ Assessment history - New Assessment Districts, CFDs</li><li>○ FAQs</li><li>○ Q&amp;A</li></ul></li></ul> <p>There was a question regarding the methodology of cost breakdowns in the event a property has a seawall in good condition.</p> <p><i>Methodology is not complete</i></p> <p>There were questions regarding the cost/benefit split and private/public impact.</p> <p><i>Methodology is not complete</i></p> <p>There were questions regarding disclosure liabilities – and timeframes.</p> <p><i>As no CFD has been proposed or enacted there is no requirement for disclosure YET.</i></p>
10:30	<ul style="list-style-type: none"><li>▪ Closed Session<ul style="list-style-type: none"><li>○ Business Consent Agenda</li><li>○ 2015 Board of Directors</li><li>○ Election of New Officers</li><li>○ Stay Connected</li></ul></li></ul>

○ Q&A

Thank you!

*It was brought up by one homeowner that a realtor who is not a homeowner was present for the entire meeting and stayed during the closed session.*

## 2) Revitalization of Downtown Oxnard

# Oxnard gets \$6.15 million to revitalize downtown, thanks to legal settlement

VCSTAR ARTICLE Posted: April 06, 2015

After a nearly three-year legal battle, a judge approved a settlement between the city of Oxnard and the developers of the city's downtown movie theater and Centennial Plaza that includes \$6.15 million earmarked for downtown revitalization.

The settlement concludes a lawsuit involving the distribution of \$8 million meant to ease the newer RiverPark theater's impact on downtown.

Ventura County Superior Court Judge Rocky Baio approved the settlement Thursday between Strand Cinemas LLC, San Carlos Inc., SOCM I LLC, the city of Oxnard and the Oxnard Successor Agency, which took over obligations of the city's dissolved redevelopment agency. The city announced the settlement Saturday in a news release.

"This has been a hard-fought victory for the city and particularly for the downtown," Mayor Tim Flynn said in a statement. "I can't wait to hear from the community, at a stakeholders meeting, on how they want their downtown revitalized. "The case concerns the fate of an \$8 million payment from developers of The Collection at RiverPark, a shopping center a few miles north of downtown that includes the city's newest movie theater, the Century RiverPark 16.

The \$8 million payment was meant to ease the new theater's impacts on downtown's Plaza Cinemas 14 in Centennial Plaza. The downtown venue opened in 2005 when Oxnard had a rule limiting it to one multiplex theater. That ordinance was later changed to allow the RiverPark theater, which opened in October 2012.

Both projects received redevelopment funds, but problems arose because the city never drafted a promised plan spelling out how the \$8 million was to be spent. Then in June 2011, Gov. Jerry Brown signed a bill that dissolved redevelopment agencies statewide, further complicating who would get the funds.

Gary D. Arnold, attorney for Strand Cinemas — which owns and developed the downtown movie theater property and Centennial Plaza — said the funds were supposed to “foster the development of downtown Oxnard, but that mission was derailed” soon after RiverPark was approved.

When the new theater opened, RiverPark developers deposited the money into a court-controlled account until the situation could be sorted out. Centennial Plaza developers, the downtown theater operator and the city negotiated who was owed what.

According to the settlement, \$6.3 million will be paid to the city, with \$6.15 million of it to be spent at the city’s discretion on downtown improvements, after a public input process. The remaining \$150,000 will go to a city account to fund specific improvements and upgrades to the downtown cinema.

San Carlos, the downtown theater operator, will receive \$500,000. About \$150,000 of that will go toward specific improvements and upgrades to the downtown cinema.

Under the settlement, San Carlos also will provide \$60,000 annual payments from the downtown cinema’s gross revenues toward upgrades starting in December 2015. Those funds will be used for “periodic improvements,” including a major cosmetic upgrade in 2020.

Strand will be paid \$1.2 million, part of which will be used to pay the city \$123,459 for unpaid traffic mitigation fees.

The Oxnard Successor Agency will provide a credit of \$1.5 million to Strand to be used toward Strand’s obligations to pay principal and interest of the purchase price promissory note and lease guarantee consideration promissory note under the theater agreement with the city.

Strand also will give the city a vacant lot fronting A Street at Centennial Plaza.

Arnold said his clients hope the city will use its share of the settlement to bring the focus back on downtown Oxnard as “an attractive and viable economic area.”

“The settlement is a compromise between the different desires, and everyone got less than they wanted, but it was a shared pain,” Arnold said. “I think all parties are pleased that the settlement is over and that it was settled in a relatively fair way.”