



# Solano County

675 Texas Street  
Fairfield, California 94533  
[www.solanocounty.gov](http://www.solanocounty.gov)

## Minutes - Draft Solano Consolidated Oversight Board

### BOARD MEMBERS:

*Mitch Mashburn, District 5 Supervisor*  
*Michelle Henson, Solano County Office of Education*  
*Susan Wheet, Solano Community College*  
*George Shimboff, Successor Agency Employee*  
*Karl Dumas, Member of the Public*  
*Gary Falati, Independent Special District Selection Committee*

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Thursday, January 9, 2025

9:00 AM

Board of Supervisors Chambers

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### CALL TO ORDER

*The Solano Consolidated Oversight Board met on the 9th day of January, 2025, in regular session in the Board Chambers at the Solano County Government Center, 675 Texas Street, Fairfield, California at 9:00 A.M.*

### ROLL CALL

*Present were Board members Gary Falati, Susan Wheet, Karl Dumas, Mitch Mashburn, Cornelio Javier, Jr., and Chair George Shimboff, Also present were Acting Auditor-Controller Sheila Turgo, Deputy Auditor-Controller Rosemary Bettencourt and Deputy County Counsel Megan Callaway.*

### PLEDGE OF ALLEGIANCE

*This meeting of the Solano Consolidated Oversight Board continued with the Pledge of Allegiance.*

### PUBLIC COMMENT

*Chairperson Shimboff invited members of the public to address the Board on matters not listed on the agenda but within the subject matter jurisdiction of the Board. There were no public comments.*

### ADDITIONS/DELETIONS TO THE AGENDA

*There were no additions to or deletions from the Solano Consolidated Oversight Board agenda for January 9, 2025.*

### APPROVAL OF THE AGENDA

*On motion of Board Member Mashburn, seconded by Board Member Falati, the Board approved the agenda of the Solano Consolidated Oversight Board for January 9, 2025, as submitted. So ordered by 6-0 vote.*

## PUBLIC COMMENT ON CONSENT CALENDAR

*Chairperson Shimboff invited members of the public to address the Board on matters listed on the Consent Calendar. There were no public comments.*

## APPROVAL OF THE CONSENT CALENDAR

On motion of Board Member Falati, seconded by Board Member Mashburn, the Board approved the following Consent Calendar items by 6-0 vote:

## CONSENT CALENDAR

- 1      [COB 25-8](#)  
Approve the minutes of the Solano Consolidated Oversight Board meeting of January 11, 2024  
  
Attachments:      [A - January 11, 2024 Draft Minutes](#)  
  
Approved
- 2      [COB 25-1](#)  
Accept the Solano Consolidated Oversight Board meeting calendar for February 2025 to January 2026  
  
Attachments:      [A - Draft 2025/2026 Meeting Calendar](#)  
  
Approved

## REGULAR CALENDAR

- 3      [COB 25-9](#)  
Receive an update on the loan agreement between the Dixon Fire Station, LLC (Borrower) and the Redevelopment Agency of the City of Dixon (Lender)  
  
Attachments:      [A - Letter and Appraisal](#)  
                             [B - Dixon Firehouse Broker's Opinion of Value](#)  
  
Deputy County Counsel Megan Callaway introduced the item and provided an overview of actions that have happened since the last meeting in September 2023. Ms. Callaway stated she would like to provide recommendations on what she feels will be most beneficial to the taxing entities. Ms. Callaway provided the following options to the Board: 1) to have the City of Dixon to assume the loan obligations; 2) direct the City of Dixon to foreclose; 3) allow the listing of the property for a short sale with specific conditions with the input and approval of all of the affected taxing entities.  
  
Attorney for the City of Dixon Angela Schrimp, stated the City of Dixon Successor Agency has not yet decided as to what approach it is going to bring to the Board. Ms. Schrimp further stated that prior to the September

2023 meeting, the City of Dixon (City) had taken steps to foreclose on the loan, noting the first step was to send a demand letter to the borrower, which put the loan in the default interest rate of 10%. Ms. Schrimp noted upon receipt of the demand letter she was contacted by a new attorney for the borrower, who recommended the property be appraised before making a determination if the City will move forward with the foreclosure and to provide the borrower with an opportunity to refinance the loan. Ms. Schrimp further stated the borrower did obtain a full appraisal using Bender Rosenthal Incorporated. Ms. Schrimp noted they received the appraisal on December 13, 2024, noting the value of the property came back at \$850,000 which was significantly lower than what the City expected. Ms. Schrimp further stated the first lien on the property has a balance of \$720,000, and the Successor Agency obligation holds the second lien on the property, noting there is not sufficient equity in the property to make the taxing entities whole.

Ms. Schrimp stated the borrower has proposed a number of options, the first being to allow the borrower to attempt to maximize the value of the property by selling the property in an arm's length transaction. Mr. Schrimp stated were this option to be allowed the Dixon Successor Agency would need to approve the short sale because the amount of money paid would be less than the amount of money owed on the loan. Ms. Schrimp further stated the City has taken the position that it would require the Consolidated Oversight Board's approval for this option as well. The Dixon Successor Agency is deciding what parameters it would agree to for a short sale which could include a minimum amount of money being paid to the Successor Agency. Ms. Schrimp noted she anticipates having a decision from the City in the next 30-40 days. Ms. Schrimp further stated the other options are to foreclose on the property, noting the appraisal did estimate a 10%-20% discount off the market value during a foreclosure sale. Ms. Schrimp further stated the final option is to have the borrower pay a certain amount to have the building released from the loan. Ms. Schrimp stated the Dixon Successor Agency is limited to looking to the building for the repayment of the loan, noting it is a non-recourse loan, meaning there is no individual liability for the borrower beyond the value of the building. Ms. Schrimp further stated legal actions the Dixon Successor Agency can take are limited to foreclosing on the property. The Dixon Successor Agency may choose to agree to a short sale, but that has to be a negotiated agreement.

In response to a question from Board Member Mashburn regarding the businesses that are located inside the firehouse, Ms. Schrimp stated there is a restaurant on the first floor, which has a lease that began in February 2024, noting the restaurant appears to be doing well and is current on its rent. Ms. Schrimp further stated the restaurant's monthly rent is \$3,300. Ms. Schrimp further stated the second floor is occupied by a dental practice, noting the borrower is the same owner as the dental practice.

In response to a question from Supervisor Mashburn regarding if the owner of the LLC pays herself rent for the dental practice, Ms. Schrimp stated she

assumes so; however, because the building is owner-occupied, the appraisal report did not review an actual lease for that space, but instead calculated the fair-market rental value for that space. Ms. Schrimp further stated the owner of the building and dental practice, has been paying the amount due on the 1st mortgage as well as all the building's expenses, noting she is unaware of any delinquencies with the exception of the Successor Agency loan.

Board Member Mashburn stated it is his belief that the Board should recommend foreclosure on this property, noting the owner has been collecting rent from a restaurant, not paying rent themselves, and the people of the State of California and the County of Solano who made this redevelopment loan are not going to be made whole. Board Member Mashburn further stated he does not believe the appraisal value of \$850,000 is correct and he does not recommend a short sale because the lending agencies will not be made whole.

Board Member Falati commented in support of Board Member Mashburn's recommendation.

In response to a questions from Board Member Dumas regarding the total amount of monthly debt service for the property owners first loan and the rent paid by the lease holder of the first floor restaurant, Ms. Schrimp stated the total debt service on the first loan is \$9,100 a month and the appraiser used fair market value for what they believe the owners of the restaurant are paying monthly.

Board Member Dumas commented on the need for the City of Dixon to obtain an appraisal that utilizes actual information, including the actual amount of rent paid by the restaurant and the amount the property owner is paying itself in rent for the dental office. Board Member Dumas further recommended a review of actual leases and tax returns filed by the owner by completed by the Dixon Successor Agency. Board Member Dumas further stated while it might be technically a valid appraisal, because the appraiser didn't have all pertinent information needed, it is most likely not an accurate appraisal.

Chair Shimboff asked Counsel if the Board can direct the Dixon Successor Agency to obtain a new appraisal that utilizes the information requested by Board Member Dumas, including the actual square foot rental price of the restaurant and dental office rentals.

Ms. Callaway stated it would be appropriate for the Board to request the Dixon Successor Agency obtain an additional appraisal prior to bringing forward an agreement for a short sale to this Board.

Board Member Dumas stated the City of Dixon should be asking for a copy of the lease as well as a copy of the tax returns from the IRS, noting the

Board needs to see what the property owner says they are paying in their deductions, which will give a valid appraisal of the property.

Board Member Mashburn commented in support of the City of Dixon foreclosing on the property and then obtaining a new appraisal prior to selling the property.

Ms. Callaway stated there is no motion required; however, it is appropriate for the Board to provide direction to the City of Dixon on what the Board would approve or not approve in the future when this item is agendized again.

Chair Shimboff commented in support of Board Member Mashburn's recommended direction.

In response to a question from Board Member Dumas regarding what actions the Board can take should the City of Dixon not follow their recommendation, Ms. Callaway stated that at that time, the Board can direct staff to communicate with the affected taxing entities to inquire if their Boards desire to file a judicial action against the Dixon Successor Agency. Ms. Callaway further stated that staff can also communicate the violation of the statute of the Dixon Successor Agency's duties to the Department of Finance.

In response to a question from Chair Shimboff regarding whether the taxing entities can move to foreclosure, Ms. Callaway stated that if the City agreed to and moved forward with a short sale, the affected taxing entities could move forward with an injunction to stop the sale. Ms. Callaway further stated the City can try to move forward, but without approval from the Consolidated Oversight Board, the Department of Finance will not approve the City's actions.

**Accepted**

**4**      **COB 25-5**

Consider adopting a resolution approving the amendment and assignment of agreement for sublease, option to purchase and right of first refusal between the City of Vacaville Successor Agency and Vacaville Recreation Corporation to the City of Vacaville

Attachments:      [A - Amendment Agreement Resolution](#)  
                              [B - ROPS](#)  
                              [C - Agreement for Sublease](#)  
                              [D - Cooperation and Repayment Agreement](#)  
                              [E - ACFR](#)  
                              [F - Lease & Building Maint. Costs](#)  
                              [G - DRAFT Amendment and Assignment Agreement](#)

Director of Housing and Community Services for the City of Vacaville Tamara Colden introduced the item and provided background information on

the City of Vacaville's request for approval of a draft amendment and assignment agreement for a portion of 551 Davis Street.

**On motion of Board Member Mashburn, seconded by Board Member Falati, the Board adopted Resolution No. 2025-1, approving the assignment of agreement for sublease and transfer of all obligations, rights and agreements to the City of Vacaville for the lease of a portion of the property located at 551 Davis Street. So ordered by a 6-0 vote.**

**Enactment No: Resolution No. 2025-1**

**5**      **COB 25-4**

Consider adopting a resolution approving the Recognized Obligation Payment Schedule (ROPS) and Administrative Budget for the Successor Agency to the Former Redevelopment Agency of the City of Vacaville for the period from July 1, 2025, through June 30, 2026.

Attachments:      [A - Resolution](#)  
                             [B - ROPS 25-26](#)  
                             [C - Administrative Budget](#)  
                             [D - Administrative Budget Cost Analysis](#)  
                             [E - Administrative Cost Calculator](#)

City of Vacaville Successor Agency Representative Tamara Colden introduced the item and provided an overview of the payment schedule for the City of Vacaville.

**On motion of Board Member Falati, seconded by Board Member Mashburn, the Board adopted Resolution No. 2025-2, approving the Recognized Obligation Payment Schedule (ROPS) and Administrative Budget for the Successor Agency to the Former Redevelopment Agency of the City of Vacaville for the period from July 1, 2025 through June 30, 2026. So ordered by 6-0 vote.**

**Enactment No: Resolution No. 2025-2**

**6**      **COB 25-3**

Consider adopting a resolution approving the Recognized Obligation Payment Schedule (ROPS) and Administrative Budget for the Successor Agency to the Former Redevelopment Agency of the City of Fairfield for the period from July 1, 2025 through June 30, 2026

Attachments:      [A - Resolution](#)  
                             [B - ROPS 25-26](#)  
                             [C - Administrative Budget](#)  
                             [D - Administrative Cost Calculator](#)

City of Fairfield Successor Agency Representative Myles Dixon introduced the item and provided an overview of the payment schedule for the City of Fairfield.

**On motion of Board Member Mashburn, seconded by Board Member Wheet, the Board adopted Resolution No. 2025-3, approving the Recognized Obligation Payment Schedule (ROPS) and Administrative Budget for the Successor Agency to the Former Redevelopment Agency of the City of Fairfield for the period from July 1, 2025 through June 30, 2026. So ordered by 6-0 vote.**

**Enactment No: Resolution No. 2025-3**

7 [COB 25-6](#)

Consider adopting a resolution approving the Recognized Obligation Payment Schedule (ROPS) and Administrative Budget for the Vallejo Successor Agency for the period from July 1, 2025 through June 30, 2026

Attachments:     [A - Resolution](#)  
                             [B - ROPS 24-25](#)  
                             [C - Administrative Budget](#)  
                             [D - Administrative Cost Calculator](#)

City of Vallejo Successor Agency Representative Florita Cruz introduced the item and provided an overview of the payment schedule for the City of Vallejo.

**On motion of Board Member Mashburn, seconded by Board Member Dumas, the Board adopted Resolution No. 2025-4 , approving the Recognized Obligation Payment Schedule (ROPS) and Administrative Budget for the Successor Agency to the Former Redevelopment Agency of the City of Vallejo for the period from July 1, 2025 through June 30, 2026. So ordered by 6-0 vote.**

**Enactment No: Resolution No. 2025-4**

8 [COB 25-7](#)

Consider adopting a resolution approving the Recognized Obligation Payment Schedule (ROPS) and Administrative Budget for the Successor Agency to the Former Redevelopment Agency of the City of Suisun City for the period from July 1, 2025, through June 30, 2026

Attachments:     [A - Resolution](#)  
                             [B - ROPS 25-26](#)  
                             [C - Administrative Budget](#)  
                             [D - Administrative Budget Cost Analysis](#)  
                             [E - Administrative Cost Calculator](#)

City of Suisun Successor Agency Representative Elizabeth Luna introduced the item and provided an overview of the payment schedule for the City of Suisun. Ms. Luna further requested the Board consider a request from the Suisun City Successor Agency for funding for essential repairs and operational support related to the Marina Berth operations and Marina infrastructure in the amount of \$6,711,476.

In response to a question from Board Member Dumas regarding how the Successor Agency reviewed the costs to determine accuracy, Suisun City Associate Engineer Nick Lozano stated that the cost estimate was prepared by an outside consultant named Legend Associates, and it is a preliminary cost estimate. Mr. Lozano further stated the City will continue to work to refine the numbers as they receive better information regarding elevation and the extent of the work needed.

In response to a question from Board Member Mashburn regarding where the Consolidated Oversight Board will get \$6.5 million for the City of Suisun's marina rehabilitation project, Deputy Auditor Controller Rosemary



Bettencourt stated the funds would come from the property tax funds.

Board Member Mashburn commented in opposition of utilizing property tax funds for the requested rehabilitation project and made a motion to deny approval of the ROPS.

Board Clerk Alicia Draves requested clarification on the motion, noting that a motion to deny approval of the ROPS as submitted would be a motion to deny all actions related to the ROPS.

Ms. Callaway stated she believes Board Member Mashburn is stating that he does not wish to approve the line items that pertain to the marina rehabilitation project.

Board Member Mashburn amended his motion to approve the ROPS as amended to remove from line item no. 4, maintenance of floating dock for \$85,500, boating ramp restroom remodel for \$169,706, north-end marina restroom remodel for \$177,270, and the marina operation deficit for \$300,000.

Ms. Luna requested the Board reconsider its motion, noting that she understand the Board voted not to approve the rehabilitation of the North Basin parking lot in the amount of \$5,979,000; however, the remaining requests were for operating maintenance of the marina and the Successor Agency is requesting the Board reconsider approval of the annual maintenance and inspection of the floating dock system and if possible the remodel of the two restrooms.

Board Member Mashburn stated the requested amendment would still be a significant amount that would directly affect the taxing entities that rely on those funds in order to facilitate a request for the rehabilitation of a city's interests. Board Member Mashburn further stated it is the fiduciary responsibility of this Board to look out for the financial interests of the taxing entities; therefore, he is not willing to consider amending his previous motion.

Ms. Bettencourt requested confirmation that the motion to amend line item no 4 does not include the removal of the debt service in the amount of \$314,140. The Board confirmed this amount was not included in the amendment.

Mr. Dumas requested that information on the ROPS be posted on the large screens in the future.

**On motion of Board Member Mashburn, seconded by Board Member Falati, the Board approved the Recognized Obligation Payment Schedule (ROPS) and Administrative Budget for the Successor Agency to the Former Redevelopment Agency of the City of Suisun City for the period from July 1, 2025, through June 30, 2026, as amended to remove line Item No. 4. So ordered by 6-0 vote.**

**Enactment No: Resolution No. 2025-5**

9 [COB 25-2](#)

Consider nominating and electing one member to serve as Chairperson and one member to serve as Vice Chairperson to the Solano Consolidated Oversight Board until election of the new Chairperson and Vice Chairperson at the first meeting in January 2026

**On motion of Board Member Falati, seconded by Board Member Wheat, the Board elected Board Member Shimboff to serve as Chairperson and Board Member Dumas to serve as Vice Chairperson to the Solano Consolidated Oversight Board until election of the new Chairperson and Vice Chairperson at the first meeting in January 2026. So ordered by 7-0 vote.**

**ADJOURNMENT:**

*This meeting of the Solano Consolidated Oversight Board adjourned at 10:03 A.M. Next meeting of the Solano Consolidated Oversight Board will be May 8, 2025 at 9:00 A.M., Board Chambers, 675 Texas Street, Fairfield, California.*

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GEORGE SHIMBOFF, Chairperson  
Solano Consolidated Oversight Board

ATTEST:

By \_\_\_\_\_  
Alicia Draves, Secretary