

City of Fontana

8437 Sierra Avenue
Fontana, CA 92335



Regular Agenda

Next Reso. No. SA 2026-001

Tuesday, March 10, 2026

2:00 PM

Steelworker's Auditorium

Successor Agency

Phillip Cothran - Chairperson
Peter A. Garcia - Vice Chairperson
John B. Roberts - Agency Member
Jesse "Jesus" Sandoval - Agency Member
Acquanetta Warren - Agency Member
Janet Koehler-Brooks - City Treasurer
Germaine Key - City Clerk

Welcome to the Meeting!

Welcome to the City of Fontana meeting. Meetings are held at the Steelworker's Auditorium 8437 Sierra Avenue, Fontana, CA 92335. To address the Council, please fill out a card located at the entrance to the right indicating your desire to speak on either a specific agenda item or under Public Communications and give it to the City Clerk. Your name will be called when it is your turn to speak. In compliance with Americans with Disabilities Act of 1990 (42 USC § 12132), the Council Chambers is wheelchair accessible, and a portable microphone is available. Upon request, this agenda will be made available in appropriate alternative forms to persons with disabilities, as required by Section 12132 of the Americans with Disabilities Act of 1990. Any person with a disability who requires accommodation to participate in a meeting should direct such a request to the City Clerk's Office at (909) 350-7602 at least 48 hours before the meeting, if possible. Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to the meeting is available for public inspection at the City Clerk's Office.

Para traducción en Español, comuníquese con la oficina, "City Clerk" al (909) 350-7602.

The City of Fontana is committed to ensuring a safe and secure environment for its residents to engage with the government. No oversized bags or backpacks (size limit of 14"x14"x6") will be allowed inside the Council Chambers. All bags are subject to search. Face masks are prohibited in the Council Chambers, but clear masks will be provided upon request to accommodate individuals with medical needs, ensuring their safety and well-being. Before entering the Council Chambers, you may be subject to a metal detector screening. The City Manager retains the discretion to grant any exemptions. Fontana aims to provide safe buildings for our community members, employees, and visitors.

CALL TO ORDER/ROLL CALL:

A. Call the Meeting to Order

PUBLIC COMMUNICATIONS:

This is an opportunity for citizens to speak to the members of the meeting for up to 3 minutes on items not on the Agenda, but within the Agency jurisdiction. The Agency is prohibited by law from discussing or taking immediate action on non-agendized items.

A. Public Communications

CONSENT CALENDAR:

All matters listed under CONSENT CALENDAR will be enacted by one motion in the form listed below - there will be no separate discussion on these items prior to the time they are voted on, unless a member requests a specific item be removed from the Consent Calendar for discussion.

A. Approval of Minutes

[26-0847](#)

Approve the minutes of the December 9, 2025, Successor Agency meeting.

Attachments: [Attachment No. 1- Successor Agency Meeting Minutes 12-09-2025.pdf](#)

B. Ten-Ninety, Ltd. - Fourth Quarter Statement of Development Costs - October 1, 2025, through December 31, 2025. [26-0743](#)

Approve the Reimbursement of Ten-Ninety, Ltd., Fourth Quarter Statement of Development Costs, in the amount of \$2,810.08 (Jurupa Hills Redevelopment Project).

Attachments: [Attachment No. 1- Qtrly Stmt of Dev't Costs - 4th Qtr. 2025 Submittal.pdf](#)

EXECUTIVE DIRECTOR'S COMMUNICATIONS:

A. Executive Director's Communications

ELECTED OFFICIALS COMMUNICATIONS/COMMITTEE REPORTS:

A. Elected Officials Communications/Committee Reports

ADJOURNMENT:

A. Adjournment

Adjourn to the next Regular Meeting at 2:00 p.m. in the Steelworkers' Auditorium located at 8437 Sierra Avenue, Fontana, California.



City of Fontana

8437 Sierra Avenue
Fontana, CA 92335

Action Report

Successor Agency

File #: 26-0847

Agenda #: A.

Agenda Date: 3/10/2026

Category: Consent Calendar

FROM:

City Clerk

SUBJECT:

Approval of Minutes

RECOMMENDATION:

Approve the minutes of the December 9, 2025, Successor Agency meeting.

COUNCIL GOALS:

- Create and maintain a dynamic team by promoting stability and predictability by providing consistent policy direction.
- Create and maintain a dynamic team by communicating Goals and Objectives to all commissions and employees.

DISCUSSION:

The Successor Agency will consider approval of the minutes of the December 9, 2025, regular Successor Agency meeting. The draft minutes are attached to this report for Agency review and approval.

FISCAL IMPACT:

None.

MOTION:

Approve staff recommendation.

City of Fontana

8437 Sierra Avenue
Fontana, CA 92335



Minutes

Tuesday, December 9, 2025

2:00 PM

Grover W. Taylor Council Chambers

Successor Agency

Phillip Cothran - Chairperson
Peter A. Garcia - Vice Chairperson
John B. Roberts - Agency Member
Jesse "Jesus" Sandoval - Agency Member
Acquanetta Warren - Agency Member
Janet Koehler-Brooks - City Treasurer
Germaine Key - City Clerk

CALL TO ORDER/ROLL CALL:

A. 2:00 P.M. Call To Order/Roll Call:

The Regular Meeting of the Fontana Successor Agency was held in the Grover W. Taylor Council Chambers, 8353 Sierra Avenue, Fontana, CA 92335, on Tuesday, December 9, 2025.

Chairperson Cothran called the meeting to order at 2:03 p.m.

ROLL CALL:

PRESENT: Chair Cothran, Vice-Chair Garcia, Agency Members Roberts, Sandoval and Warren.

ABSENT: None

City Treasurer Koehler-Brooks and Agency Secretary Key were also in attendance.

PUBLIC COMMUNICATIONS:

A. Public Communications

No public communications were received.

CONSENT CALENDAR:

ACTION: Motion was made by Chairperson Cothran, seconded by Vice-Chairperson Garcia, and passed unanimously by a vote of 5-0 to approve Consent Calendar Items "A-B." The motion carried by the following vote: **AYES:** Warren, Garcia, Cothran, Roberts, and Sandoval; **NOES:** None; **ABSTAIN:** None; **ABSENT:** None

A. Approval of Minutes 26-0706

Approve the minutes of the October 28, 2025, Successor Agency meeting.

B. Recognized Obligation Payment Schedule (ROPS) 26-27 from July 1, 2026 through June 30, 2027 26-0705

1. Adopt **Resolution No. SAR 2025-001**, approving a Recognized Obligation Payment Schedule pursuant to Health and Safety Code Section 34177(l) for July 1, 2026 through June 30, 2027, in the amount of \$47,986,783 and finding the adoption exempt from CEQA.
2. Determine that this action is exempt from the California Environmental Quality Act (CEQA), and direct staff to file a Notice of Exemption.

EXECUTIVE DIRECTOR'S COMMUNICATIONS:

A. Executive Director's Communications

No Executive Director's Communications were received.

ELECTED OFFICIALS COMMUNICATIONS/COMMITTEE REPORTS:

A. Elected Officials Communications/Committee Reports

No Elected Officials Communications were received.

ADJOURNMENT:

A. Adjournment

Chairperson Cothran adjourned the meeting at 4:18 p.m.

Phillip Cothran
Chairperson

THE FOREGOING MINUTES WERE ADOPTED AND APPROVED BY THE FONTANA SUCCESSOR AGENCY ON MARCH 10, 2026.

Germaine Key
Agency Secretary



City of Fontana

8437 Sierra Avenue
Fontana, CA 92335

Action Report

Successor Agency

File #: 26-0743

Agenda #: B.

Agenda Date: 3/10/2026

Category: Consent Calendar

FROM:

Finance

SUBJECT:

Ten-Ninety, Ltd. - Fourth Quarter Statement of Development Costs - October 1, 2025, through December 31, 2025.

RECOMMENDATION:

Approve the Reimbursement of Ten-Ninety, Ltd., Fourth Quarter Statement of Development Costs, in the amount of \$2,810.08 (Jurupa Hills Redevelopment Project).

COUNCIL GOALS:

- Practice sound fiscal management by fully funding liabilities and reserves.
- Practice sound fiscal management by developing long-term funding and debt management plans.

DISCUSSION:

The Owner Participation Agreement (OPA) between the former Fontana Redevelopment Agency and Ten-Ninety, Ltd., provides that certain development costs incurred by the master developer are eligible for reimbursement. Per the OPA, the master developer submits, on a quarterly basis, an itemized accounting of development costs incurred that are associated with the development of Southridge Village. Approved development costs are paid out of tax increment revenues received from the Redevelopment Project.

Although AB1 X26 abolished the Fontana Redevelopment Agency, the OPA itself is an "enforceable obligation." As such, the City as Successor Agency and the Oversight Board should continue to comply with the terms of the OPA. This would include the obligation to reimburse the master developer for eligible costs.

As required under the OPA, Ten-Ninety, Ltd. has submitted and staff has reviewed the 2025 Fourth Quarter Statement of Development Costs. Total Development Costs, including Overhead and Management Reimbursements, as submitted by Ten-Ninety, Ltd., and recommended by staff are summarized as follows:

Costs	Submitted	Recommended
Development Costs ⁽¹⁾ ⁽²⁾	\$2,401.78	\$2,401.78
Overhead Reimbursement @ 12%	\$288.21	\$288.21
Management Reimbursement @ 5%	\$120.09	\$120.09

TOTAL DEVELOPMENT COSTS	\$2,810.08	\$2,810.08
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(1) See attached Statement for details.

(2) Excluding allowance for Overhead and Management Reimbursements.

FISCAL IMPACT:

The fiscal impact associated with the approval of this item is an increase to the OPA indebtedness to Ten-Ninety, Ltd. In the amount of \$2,810.08 for development costs.

MOTION:

Approve staff recommendation.

Ten-Ninety, Ltd.
Attention: Ron Beaman
598 N. Pageant Drive #E
Orange, CA 92869
Ph (714) 639-0244 or ronbeaman@earthlink.net

January 2, 2026

Samuel Perez
Redevelopment Agency
City of Fontana
8353 Sierra Ave.
Fontana, CA 92334-0518

Hi Samuel:

Below is the Quarterly Statement of Development Costs
for the period of October 1, 2025 through December 31, 2025.

Please see the attachment for the supporting document.

If you or your staff have any questions, please let me know.

Sincerely,
TEN-NINETY, LTD.

Ron Beaman

TEN-NINETY, LTD. - SOUTHRIDGE VILLAGE
Quarterly Statement of Development Costs
for the period of October 1, 2025 through December 31, 2025.

1/1/26 11:01 AM

<u>Items</u>	Costs	
	Paid	Anticipated
<ul style="list-style-type: none"> A. Payments to the City of Fontana, Special Trust Fund-Jurupa Hills Redevelopment Project for disbursement as follows: <ul style="list-style-type: none"> None 	<hr style="width: 100%;"/> \$0.00	
<ul style="list-style-type: none"> B. Payments to City of Fontana, Special Trust Fund Assessment District Disbursement as follows: <ul style="list-style-type: none"> None 	<hr style="width: 100%;"/> \$0.00	
<ul style="list-style-type: none"> 1. Planning, Engineering, Design and Architectural costs, as follows: <ul style="list-style-type: none"> None 	<hr style="width: 100%;"/> \$0.00	
<ul style="list-style-type: none"> 2. See Below 		
<ul style="list-style-type: none"> 3. Property Taxes: <ul style="list-style-type: none"> A. Open Space 	<hr style="width: 100%;"/> \$0.00	
<ul style="list-style-type: none"> Total Item #3 	<hr style="width: 100%;"/> \$0.00	
<ul style="list-style-type: none"> 4. See Below 		
<ul style="list-style-type: none"> 5. Environmental impact reports and environmental assessment documents, etc., as follows: <ul style="list-style-type: none"> None 	<hr style="width: 100%;"/> \$0.00	
<ul style="list-style-type: none"> 6. Legal, financial, consultant and other professional service costs as follows: 	<hr style="width: 100%;"/> 0.00	
	<hr style="width: 100%;"/> 0.00	
	<hr style="width: 100%;"/> 0.00	

December 31, 2025

TEN-NINETY, LTD. - SOUTHRIDGE VILLAGE
Quarterly Statement of Development Costs
for the period of October 1, 2025 through December 31, 2025.

1/1/26 11:01 AM

<u>Items</u>	Costs	
	Paid	Anticipated
7. Residual Tax Revenues, sewer, & assessment fees (City & Agency share) per section 2.3(a)(i) & (ii) of Owner Participation Agreement, Amendment No. 3		
A. Tax Increment (35%) \$100,000 @ 35%	0.00	
B. Sewer Connection Fees (50%)	0.00	
C. Assessments (50%) - DeClez Storm Drain \$4,803.55 @ 50%	2,401.78	
	2,401.78	
8. Loans, financial commitments and other financing costs, as follows:		
A. Department of Housing & Urban Development, Title X, Phase III loan costs: None	\$0.00	
B. Department of Housing & Urban Development, Title X, Phase III loan interest	0.00	
C. 1994 Refunding Tax Allocation Bonds Costs		
Total Item #8	0.00	
9. <u>Phase III</u>		
Fontana Redevelopment Agency - Info Obligation	0.00	
Fontana Redevelopment Agency - L/C Fees	0.00	
	0.00	
Total Item #9	\$0.00	
Total Development Costs for the period REQUIRING approval pursuant to paragraph 2.7 of the Fontana Redevelopment Agency Owner Participation Agreement (Items A,B,1,3, and 5, 6, 8 & 9)	\$0.00	

December 31, 2025

TEN-NINETY, LTD. - SOUTHRIDGE VILLAGE
Quarterly Statement of Development Costs
for the period of October 1, 2025 through December 31, 2025.

1/1/26 11:01 AM

Items	Costs	
	Paid	Anticipated
10. Development Costs for the period NOT REQUIRING approval pursuant to paragraph 2.7 of the F.R.A.O.P.A.		
See Item 7	<u>2,401.78</u>	
Total Development Costs for the period excluding the allowance for overhead and management reimbursements.	<u>2,401.78</u>	
2. Allowance for overhead reimbursement as computed pursuant to Amendment No. 1 to Fontana Redevelopment Owner Participation Agreement:		
Development Costs for the period for the period of October 1, 2025 through December 31, 2025. excluding the allowance for overhead and management reimbursement of 2,401.78 (per above) @12%	\$288.21	
4. Allowance for management reimbursement as computed pursuant to Amendment No. 1 to Fontana Redevelopment Agency Owner Participation Agreement:		
Development Costs for the period for the period of October 1, 2025 through December 31, 2025. excluding the allowance for overhead and management reimbursement of 2,401.78 (per above) @5%	\$120.09	
Total Development Costs for the period	<u><u>\$2,810.08</u></u>	

December 31, 2025



City of Fontana CALIFORNIA

December 16, 2025

Ms. Dede Vega
City National Bank
555 S. Flower Street, 11th Floor
Los Angeles, CA 90071

Dear Ms. Vega:

The City of Fontana, the Successor Agency to the former Fontana Redevelopment Agency, and Ten-Ninety, Limited, hereby request and authorize City National Bank as fiscal agent pursuant to the Amended Fiscal Agent Agreement dated January 1, 1992, to release and disburse from those funds it holds in escrow (#46901018) to the following parties:

	Amount
Ten-Ninety, Limited	\$ 1,601.77
Pachulski Law Firm (10% withholding amount)	0.00
Western Alliance Bank (33.33% withholding amount)	800.00
City of Fontana	2,401.78
Total	\$ 4,803.55

Upon payment of the above amounts, these joint instructions to the Fiscal Agent shall no longer be in effect.

CITY OF FONTANA

By: [Signature]
Jessica Brown, Chief Financial Officer

Dated: 12/15/25

Successor Agency to the former
FONTANA REDEVELOPMENT AGENCY

By: [Signature]
Jessica Brown, Chief Financial Officer

Dated: 12/15/25

TEN-NINETY, LIMITED
A California Limited Partnership

By: [Signature]
Title: GENERAL Counsel

Dated: 12/18/25

WESTERN ALLIANCE BANK

Authorized Officer: [Signature]
Title: Michael J. Baker, Vice President

Dated: 12/18/2025