

Cindy Miller

From: Cindy Miller
Sent: Friday, May 17, 2013 8:33 AM
To: towings123@gmail.com; Tom Owings
Cc: Jane Halstead; Juliene Clay; Ewa Lopez; Kathy Gross
Subject: FW: Major Donor - Jerry Stephens







Follow Up Flag: Flag for follow up
Flag Status: Flagged

Copies printed and placed on your desk

Thanks,

Cindy

From: Ewa Lopez
Sent: Thursday, May 16, 2013 3:24 PM
To: Tom Owings
Cc: Cindy Miller; Juliene Clay; Jane Halstead; Kathy Gross
Subject: Major Donor - Jerry Stephens


 4  2  1  3  7  3

Form 461 01-14-13.pdf Form 461 6-30-12.pdf Form 461 10 25 2012 Stephens.p... Form 461 10-4-12 Stephens Jero... Form 461 12-31-08.pdf Form 461 12-31-10.pdf

20

Enclosed are all the filings including filings fro year 2010

Thank you,
Ewa Lopez, CMC
Deputy City Clerk
City Clerk's Office
City of Moreno Valley
P.O. Box 88005
14177 Frederick Street
Moreno Valley, CA 92552


e: ewal@moval.org
w: www.moreno-valley.ca.us

Cindy Miller

From: Cindy Miller
Sent: Tuesday, May 14, 2013 9:03 AM
To: Tom Owings; towings123@gmail.com
Cc: Jane Halstead; Juliene Clay; Ewa Lopez; Kathy Gross
Subject: FW: Campaign Contributions: Donors - Fairview, Stephens, Palm Desert
Attachments: 12 31 10.pdf; 12 31 11.pdf; Form 461 01-14-13.pdf; Form 461 6-30-12.pdf; Form 461 10 25 2012 Stephens.pdf; Form 461 10-4-12 Stephens Jerome.pdf; Form 461 12-31-08.pdf; Form 461 12-31-10.pdf; Form 497 10-16-10.pdf

Follow Up Flag: Flag for follow up
Flag Status: Flagged

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Hard copies printed and placed on your desk

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2

From: Ewa Lopez
Sent: Tuesday, May 14, 2013 8:17 AM
To: Tom Owings
Cc: Cindy Miller; Juliene Clay; Jane Halstead; Kathy Gross
Subject: Campaign Contributions: Donors - Fairview, Stephens, Palm Desert

1
3
7

The remaining files are enclosed.

3
2

Thank you,
Ewa Lopez, CMC
Deputy City Clerk
City Clerk's Office
City of Moreno Valley
P.O. Box 88005
14177 Frederick Street
Moreno Valley, CA 92552

28

e: ewal@moval.org
w: www.moreno-valley.ca.us



From: Cindy Miller
Sent: Monday, May 13, 2013 2:58 PM
To: Jane Halstead
Cc: Juliene Clay; Ewa Lopez; Kathy Gross
Subject: Mayor - Document Request

Mayor Owings requested the following:


- 2012 Economic Development Plan
- World Logistics Center
 - when WLC has been presented to City Council (may have been under a different name)

- rezoning of the property
- FPPC donors for 2007, 2008, 2012 (including Jerry Stephens and Iddo Benzeevi)

Thanks,

Cindy

Cindy A. Miller
Executive Assistant to Mayor / City Council
City Council Office
City of Moreno Valley
14177 Frederick St.
P.O. Box 88005
Moreno Valley, CA 92552-0805


E: cindym@moval.org
w: www.moval.org

Cindy Miller

From: Ewa Lopez
Sent: Thursday, May 16, 2013 3:24 PM
To: Tom Owings
Cc: Cindy Miller; Juliene Clay; Jane Halstead; Kathy Gross
Subject: Major Donor - Jerry Stephens



Form 461
01-14-13.pdf

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Form 461
6-30-12.pdf

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Form 461 10 25
2012 Stephens.p...

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Form 461 10-4-12
Stephens Jero...

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Form 461
12-31-08.pdf

7



Form 461
12-31-10.pdf

3

20

Enclosed are all the filings including filings fro year 2010

Thank you,
Ewa Lopez, CMC
Deputy City Clerk
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City of Moreno Valley
P.O. Box 88005
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Moreno Valley, CA 92552



e: ewal@moval.org
w: www.moreno-valley.ca.us



RIVERSIDE COUNTY
DISTRICT ATTORNEY

3960 ORANGE STREET
RIVERSIDE, CALIFORNIA 92501-3643
951-955-5520

PAUL E. ZELLERBACH
DISTRICT ATTORNEY

October 22, 2013

Ms. Jane Halstead
Moreno Valley City Clerk
14177 Frederick St.
Moreno Valley, CA 92552

Subject: **Preservation of Evidence Demand**

Dear Ms. Halstead:

The Riverside County District Attorney's Office has learned that the Moreno Valley City Council will consider adopting Resolution No. 2013-82, a "Resolution Adopting Updated Records Retention Schedules and Authorizing Destruction of Certain City Records" at its regular meeting on October 22, 2013.

The District Attorney's Office has reason to believe that litigation may result from matters currently under investigation with regard to the City of Moreno Valley and that relevant evidence potentially may be destroyed if Resolution No. 2013-82 is passed and implemented. This information may be in the City of Moreno Valley's possession or control and the City has a duty to preserve that information.

Therefore, the District Attorney's Office demands that the City of Moreno Valley immediately take action to protect and preserve until further notice any of that information that is in its possession or under its control until further notice.

Specifically, the District Attorney's Office demands that the City of Moreno Valley immediately suspend deletion, overwriting and/or any other destruction of records and electronic stored information (hereinafter "ESI") connected, either directly or indirectly, to the following:

- All records and ESI associated with or concerning Highland Fairview, Iddo Benzeevi, Jerry Stephens, Tom Owings, Marcelo Co, Jesse Molina, Victoria Baca, Richard Stewart, Yxstian Gutierrez and Michael Geller.
- All records and ESI associated with or concerning all City of Moreno Valley elected and appointed public officials and Department Heads.

- All records and ESI associated with or concerning pending or approved development construction projects, infrastructure and/or new infrastructure projects located in the City of Moreno Valley.
- All records and ESI associated with or concerning communications to and from City of Moreno Valley employees, elected and/or appointed public officials regarding the hiring, employment and discharge of former City Manager Henry Garcia.
- All records and ESI associated with or concerning the following development projects: Skechers, World Logistic Center, Prologis, Aquabella Development, Ridge Property Development and Nason Street infrastructure improvements.

The District Attorney's Office is specifically demanding that you preserve all documents, tangible things and ESI potentially associated with or concerning the matters identified above for the time frame of January 1, 2008 to present.

ESI, as used in this demand, should be afforded the broadest possible definition and includes (by way of example and not as an exclusive list) any and all information electronically, magnetically or optically stored as:

- Digital communications (e.g., e-mail, voice mail, instant messaging);
- Word processed documents (e.g., Word or WordPerfect documents and drafts);
- Spreadsheets and tables (e.g., Excel or Lotus 123 worksheets);
- Accounting Application Data (e.g., QuickBooks, Money, Peachtree data files);
- Image and Facsimile Files (e.g., .PDF, .TIFF, .JPG, .GIF images);
- Sound Recordings (e.g., .WAV and .MP3 files);
- Video and Animation (e.g., .AVI and .MOV files);
- Databases (e.g., Access, Oracle, SQL Server data, SAP);
- Contact and Relationship Management Data (e.g., Outlook, ACT!);
- Calendar and Diary Application Data (e.g., Outlook PST, Yahoo, blog tools);
- Online Access Data (e.g., Temporary Internet Files, History, Cookies);
- Presentations (e.g., PowerPoint, Corel Presentations)
- Network Access and Server Activity Logs;
- Project Management Application Data;
- Computer Aided Design/Drawing Files; and,
- Back Up and Archival Files (e.g., Zip, .GHO)

All ESI must be preserved so that it can be retrieved at a later time. The information must be preserved in its original electronic form so that all information contained within it,

Jane Halstead, Moreno Valley City Clerk

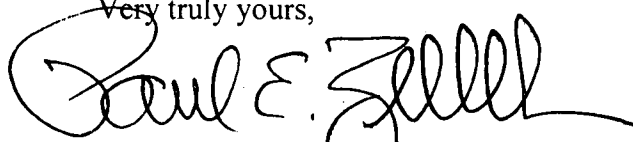
October 22, 2013

Page | 3

whether visible or not, is also available for inspection. It is not sufficient to make a hard copy of electronic communication.

Thank you for your anticipated cooperation.

Very truly yours,



PAUL E. ZELLERBACH
Riverside County District Attorney

Cc: Michelle Dawson
Moreno Valley City Manager
14177 Frederick St.
Moreno Valley, CA 92552

Suzanne Bryant
Moreno Valley City Attorney
14177 Frederick St.
Moreno Valley, CA 92552

Tom Owings
Mayor, Moreno Valley City Council
14177 Frederick St.
Moreno Valley, CA 92552

Jesse Molina
Mayor Pro Tem, Moreno Valley City Council
14177 Frederick St.
Moreno Valley, CA 92552

✓ Victoria Baca
Moreno Valley City Council
14177 Frederick St.
Moreno Valley, CA 92552

Richard Stewart
Moreno Valley City Council
14177 Frederick St.
Moreno Valley, CA 92552

Yxstain Gutierrez
Moreno Valley City Council
14177 Frederick St.
Moreno Valley, CA 92552

PAUL E. ZELLERBACH
RIVERSIDE COUNTY DISTRICT ATTORNEY
3960 ORANGE STREET
RIVERSIDE, CA 92501-3643

CITY CLERK
MORENO VALLEY
RECEIVED

13 OCT 22 PM 2:33

Victoria Baca
Moreno Valley City Council
14177 Frederick St.
Moreno Valley, CA 92552

CITY COUNCIL
MORENO VALLEY
RECEIVED

13 OCT 22 PM 2:43

Date: July 10, 2013
From: Mayor Tom Owings
To: Michelle Dawson, City Manager

To: The Corrupt Mayor and City Council

Subject: The "Forgotten" Priorities of the MV Citizens' Majority

FYI

The July 9th City Council (CC) Report on the \$2,000,000 funding for Theodore Street Interchange at SR 60 is a total travesty and a tremendous dis-service to the citizens that live and work in Moreno Valley. This is another ploy for the entire corrupt CC to appease Iddo Benzevi, the Sketchers owner (Greenburgs') and the cronies of Jerry Stephens at their behest by using the \$2,000,000 in realized savings from the other Iddo benefiting \$25,000,000 Cactus/Nason project. The CC back in April 26, 2011 took this money away from previously funded and "construction-ready" street improvement projects like Kitching Street, Reche Vista Drive, Heacock Avenue and Perris Boulevard realignment projects to fund the Cactus/Nason Project.

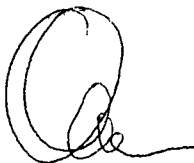
We are well aware of the Mayor's corrupt relationship with the Sketchers' owner and his cozy relationship with the political association headed by Jerry Stephens, Michael Geller, Doug Whitney and David Slawson. In 2011 & 2012, "Slump Lord" Co, "Plain Dumb" Molina and "Past his Prime" Stewart of the CC at the guidance of the corrupt Henry Garcia and Barry Foster, voted to take existing funding away (they used big words like "re-sequencing") from very important projects to the City majority/citizens to benefit Iddo's Cactus/Nason project. Henry and the corrupt CC even agreed to offer the contractor a \$100,000 bonus to finish the project two months early because Iddo was going to build a "jobs, jobs, jobs" medical facility; which we all now call new Nason; a "road to nowhere" (right Molina?) because there is nothing there or planned in the near future. Do you know that Iddo will not have to pay any Development Impact Fees if he develops that property according to the City-Highland Fairview Development Agreement because he was supposed to pay and build Cactus and Nason (Agreement dated January 2006 page 49 & 52)? Now, the corrupt CC is taking the \$2,000,000 in savings to fund another Iddo project (the World Logistic Center directly benefits) out in nowhere while we citizens suffer without the necessary upkeep of our existing streets. What a mockery!!!

You currently have a key bunch of Department Heads that were hand-picked by Henry to make "things happen" on behalf of Iddo, the Sketchers owner and the Jerry Stephens' political association. Did you know Henry and the corrupt CC checks with "City Hall West" (Iddo's Office at Veterans and Calle San Juan) before they make any decisions? Henry hired "Riverside's Chief Crook" Desantis to concoct a biased Audit of the Public Works Department so that Henry and the current City Manager, Michelle Dawson fired the previous Public Works Director at the behest of Iddo and corrupt Barry in order to hire Henry's hand-picked Public Works Director, Ahmad Ansari from Henry's former job at City of Rialto. Did you know that even the Western Riverside Council of Government staff is questioning the City of Moreno Valley's request to add the Theodore Interchange into the previously approved TUMF network? They know this corrupt City's blatant actions are to benefit Iddo; which is an illegal action in accordance with their Administrative Plan. Apparently, it was corrupt Henry's directive to his hand-picked Public Works Director to get this done at the behest of Iddo and Sketchers. He was apparently directed to request removing Redlands Interchange to add the Theodore Interchange to the TUMF network if necessary!!! If you ask the citizens of Moreno Valley, Redlands Interchange needs the fix sooner than Theodore Interchange.

Henry also fired the former Human Resources Director and made Desantis the "interim" then subsequently permanent Director (isn't non-competitive recruitment illegal for City Government?) so they could hand pick recruit "behind closed doors" the "pawns of their game". Why do you think Desantis is now the Assistant City Manager!! The morale of staff is extremely low and they function in fear. There are many City staff that know the corrupt ways of the Department Heads (past and present) but they are very scared that they will be fired or laid off under the pretense of economic budget cuts like the former Public Works Director, City Attorney, Human Resources Director, the Building Official, the Code Enforcement Officer, the Deputy City Attorney, and many others. These people and the present key employees should be deposed by the US Attorney General with protection from disclosure and impunity. However, the CC and key Department Heads hand-picked by Henry must be prosecuted to the fullest extent possible.

For God, Country, City, Justice and plain Fairness, please use the taxpayers' money not to benefit developers but to fund the much needed repairs to Kitching Street, Reche Vista Drive including a traffic signal and the realignment of Heacock Avenue and Perris Boulevard, and so many other streets that badly needs new pavement.

On behalf of the MV Citizens' Majority,

A handwritten signature in black ink, consisting of a large, stylized capital letter 'Q' followed by a smaller, cursive signature.

C: United States Attorney
Press Enterprise

CITY COUNCIL
MORENO VALLEY
RECEIVED
13 JUL 10 PM 5:41



CV Communities

A CITY VENTURES COMPANY

January 25, 2013

Jerry Stephens, Diversified Realty, Inc.
c/o Jeff Patty, Asset Solutions Group
250 Baker Street East, Suite 200
Costa Mesa, CA 92626

Re: Offer Letter Dated January 25, 2013

Dear Jerry:

CV Communities ("CVC") was founded in late 2010 by the former executives of the Inland Empire Division of Standard Pacific Homes as a subsidiary of City Ventures, an urban infill homebuilder. Part owned by Ares Capital Management, a private equity firm with over \$60 Billion under management, CVC is internally financed and does not need to solicit external capital sources to complete transactions. Since its inception, CVC has completed twenty transactions consisting of over 4,700 single family residential lots in nineteen projects across the Inland Empire and Antelope Valley, including the three properties in Moreno Valley listed below. CVC's business plan is to add value to acquired property through the entitlement process by either obtaining new entitlements or by amending and improving existing entitlements in anticipation of a housing recovery. Over the past two years, CVC has been the most aggressive acquirer of residential land throughout the Inland Empire.

For your comparative reference to the attached letter of intent, the following table shows our three previous completed transactions in the City of Moreno Valley.

Date	Location	Price	Usable Acres	Price Per Acre
4/26/2011	NWC Cactus & Wilmont	\$1,500,000	30 acres	\$50,000
10/6/2011	NWC Cactus & Wilmont	\$400,000	9 acres	\$44,444
12/7/2012	NEC Perris & Covey	\$2,400,000	48 acres	\$50,000
2013	Subject Property	\$3,258,000	59 acres	\$55,000

Sincerely,

CV Communities, LLC

Adam C. Smith
Vice President

1900 Quall Street
Newport Beach, California 92660

MV00232490