

A G E N D A

REGULAR MEETING OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE CITY OF SUISUN CITY REDEVELOPMENT AGENCY FRIDAY, SEPTEMBER 19, 2014

2:00 P.M.

SUISUN CITY COUNCIL CHAMBERS -- 701 CIVIC CENTER BOULEVARD -- SUISUN CITY, CALIFORNIA

TELECONFERENCE NOTICE

Pursuant to Government Code Section 54953, Subdivision (b), the following Oversight Board meeting will include teleconference participation by Board member Rosemary Thurston from: 437 Southport Way, Vallejo 94591. This Notice and Agenda will be posted at the teleconference location.

Next Board Res. No. OB2014 – __

ROLL CALL

Board Members

PUBLIC COMMENT

(Requests by citizens to discuss any matter under our jurisdiction other than an item posted on this agenda per California Government Code §54954.3 allowing 3 minutes to each speaker).

CONSENT CALENDAR

Consent calendar items requiring little or no discussion may be acted upon with one motion.

GENERAL BUSINESS

- 1) Adoption of Oversight Board Resolution No. OB2014-__: Approving the Recognized Obligation Payment Schedule 14/15B (ROPS 14/15B) for the Period of January to June 2015, and Directing Transmittal Pursuant to State Law.– (Garben)
- 2) Adoption of Oversight Board Resolution No. OB2014-__: Approving the Administrative Budget for the Period Ending June 30, 2015. – (Garben)

REPORTS: *(Informational items only.)*

- 2) Chair/Boardmembers
- 3) Staff

ADJOURNMENT

A complete packet of information containing Staff Reports and exhibits related to each item is available for public review at least 72 hours prior to a Board Meeting or, in the event that it is delivered to the Boardmembers less than 72 hours prior to a Board Meeting, as soon as it is so delivered. The packet is available for review in the Suisun City Manager's Office during normal business hours, and online at www.suisun.com/Oversight-Board.html.

AGENDA TRANSMITTAL

MEETING DATE: September 19, 2014

SUCCESSOR AGENCY AGENDA ITEM: Adopt Oversight Board Resolution No. OB2014-__: Approving the Recognized Obligation Payment Schedule 14/15B (ROPS 14/15B) for the Period of January to June 2015, and Directing Transmittal Pursuant to State Law.

FISCAL IMPACT: None. All obligations will be listed in the Successor Agency's FY 2014-15 budget.

IMPACT ON PASS THROUGHES TO OTHER TAXING ENTITIES: This item has no impact to the existing pass-through payments to other affected taxing entities.

BACKGROUND: A component of the dissolution of the former redevelopment agency requires the Successor Agency prepare a ROPS and submit it to the Oversight Board every six months. Upon approval of the Oversight Board, the ROPS is to be transmitted to a number of County and State offices.

The following provides an overview of deadlines and process associated with the ROPS:

ROPS Submittal Deadline – October 3, 2014, is the deadline to submit the ROPS 14/15B covering the period of January through June 2015.

ROPS Submittal/Approval Process – The Successor Agency must submit the ROPS to the County Auditor-Controller, County Administrative Officer, and the State Department of Finance (DOF) at the same time as the ROPS is submitted to the Oversight Board.

ROPS Form – The latest ROPS form from the DOF has been utilized and validated utilizing the new Redevelopment Agency Dissolution (RAD) web application. The new form contains a new tab providing fund balance information, and a revised tab to provide information for prior period adjustments.

Penalties – A penalty may be levied on the City of \$10,000 per day for each day the ROPS is delinquent. Failure to submit the ROPS within 10 days of the deadline will result in a 25% reduction of the Successor Agency's maximum administrative cost allowance for the period covered by the delinquent ROPS.

STAFF REPORT: With the exception of two new line items, the current ROPS includes the same items that were listed on previously adopted ROPS, but contain updated figures to reflect the fiscal period between January and June of 2015.

The two new line items on the ROPS consist of:

1. Fiscal Consultant Contract – The Successor Agency has entered into a professional services agreement for twenty five thousand dollars (\$25,000) with Fraser & Associates to provide fiscal consultant services that are necessary as part of the process associated with the refunding of the former Agency bonds. These services will be paid out of proceeds from the transaction, if the bond refunding is completed. In the event the bond refunding is not completed, the Successor Agency is still responsible for paying this consultant. Thus, this

PREPARED BY:

Jason Garben, Economic Development Director

REVIEWED/APPROVED BY:

Suzanne Bragdon, Executive Director

item has been listed on the ROPS, but the funds would only be utilized on a contingent basis, if the bond transaction does not close.

2. Housing Entity Administrative Cost Allowance – Pursuant to H&S Code Section 34171(p) (which was signed into law by the Governor as part of AB471 on February 18, 2014), if a local housing authority assumed the housing functions of the former redevelopment agency (the Suisun City Housing Authority assumed the housing functions of the former redevelopment agency), then an amount of up to 1 percent of the property tax allocated to the Redevelopment Obligation Retirement Fund on behalf of the successor agency for each applicable fiscal year, but not less than one hundred fifty thousand dollars (\$150,000) per fiscal year shall be listed by the successor agency on the ROPS as the housing entity administrative cost allowance through July 1, 2018. In the case of the Suisun City Housing Authority, this amount is the minimum of \$150,000. Upon approval of the ROPS by the Oversight Board and the DOF, the housing entity administrative cost allowance shall be remitted by the successor agency on each January 2 and July 1 to the local housing authority that assumed the housing functions of the former redevelopment agency.

Staff recommends that the Oversight Board adopt the resolution approving the ROPS, and direct its transmittal pursuant to State law.

RECOMMENDATION: It is recommended that the Oversight Board

Adopt Oversight Board Resolution No. OB2014-__: Approving the Recognized Obligation Payment Schedule 14/15B (ROPS 14/15B) for the Period of January to June 2015, and Directing Transmittal Pursuant to State Law.

ATTACHMENTS:

1. ROPS 14/15B (January 1 through June 30, 2015)
2. Resolution NO. OB 2014 - __ A Resolution of the Oversight Board to the Successor Agency to the Redevelopment Agency of the City of Suisun City Approving the Recognized Obligation Payment Schedule 14/15B (ROPS 14/15B) for the Period of January to June 2015, and Directing Transmittal Pursuant to State Law.

Recognized Obligation Payment Schedule (ROPS 14-15B) - Summary

Filed for the January 1, 2015 through June 30, 2015 Period

Name of Successor Agency: Suisun City
 Name of County: Solano

Current Period Requested Funding for Outstanding Debt or Obligation	Six-Month Total
A Enforceable Obligations Funded with Non-Redevelopment Property Tax Trust Fund (RPTTF) Funding Sources (B+C+D):	\$ 59,200
B Bond Proceeds Funding (ROPS Detail)	-
C Reserve Balance Funding (ROPS Detail)	-
D Other Funding (ROPS Detail)	59,200
E Enforceable Obligations Funded with RPTTF Funding (F+G):	\$ 3,086,160
F Non-Administrative Costs (ROPS Detail)	2,961,160
G Administrative Costs (ROPS Detail)	125,000
H Current Period Enforceable Obligations (A+E):	\$ 3,145,360

Successor Agency Self-Reported Prior Period Adjustment to Current Period RPTTF Requested Funding	
I Enforceable Obligations funded with RPTTF (E):	3,086,160
J Less Prior Period Adjustment (Report of Prior Period Adjustments Column S)	(67,013)
K Adjusted Current Period RPTTF Requested Funding (I-J)	\$ 3,019,147

County Auditor Controller Reported Prior Period Adjustment to Current Period RPTTF Requested Funding	
L Enforceable Obligations funded with RPTTF (E):	3,086,160
M Less Prior Period Adjustment (Report of Prior Period Adjustments Column AA)	-
N Adjusted Current Period RPTTF Requested Funding (L-M)	3,086,160

Certification of Oversight Board Chairman:
 Pursuant to Section 34177 (m) of the Health and Safety code, I hereby certify that the above is a true and accurate Recognized Obligation Payment Schedule for the above named agency.

Name	Title
/s/	
Signature	Date

Recognized Obligation Payment Schedule (ROPS 14-15B) - ROPS Detail
January 1, 2015 through June 30, 2015
 (Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K				L		M		N	O	P	
										Funding Source				Reserve Balance	Other Funds	Non-Admin	Admin				Six-Month Total
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)											
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	Six-Month Total						
1	1998 Tax Exempt Bonds	Bonds Issued On or Before 12/31/10	4/1/2003	10/1/2033	US Bank	Bonds Issued to Fund Redevelopment	All	\$ 95,414,450	N	\$ -	\$ -	\$ 59,200	\$ 2,961,160	\$ 125,000	\$ 3,145,360						
2	2003 Series A Tax Allocation Bonds	Bonds Issued On or Before 12/31/10	4/1/2004	10/1/2032	US Bank	Bonds Issued to Fund Redevelopment Project	All	4,185,000	N	-	-	-	132,722	-	107,584						
3	2003 Series B Tax Allocation Bonds	Bonds Issued On or Before 12/31/10	4/1/2004	10/1/2023	US Bank	Refunding of 1993 Tax Allocation Bond	All	24,025,000	N	-	-	-	515,904	-	515,904						
4	Marina Construction Loan	Third-Party Loans	7/22/1991	8/1/2048	Dept of Boating and Waterways	Marina Construction/Rehab	All	5,986,383	N	-	-	-	-	-	-						
5	Marina Expansion Loan	Third-Party Loans	10/24/1995	10/1/2025	Sheldon Oil	Marina Expansion/Land Acquisition	All	1,925,568	N	-	-	-	-	-	-						
6	SERAF Payment	SERAF/ERAF	5/10/2010	6/30/2016	Suisun City Housing Authority (Housing Successor)	SERAF Loan Payment	All	6,904,505	N	-	-	-	-	-	-						
7	Unfunded Liability	Unfunded Liabilities	2/1/2012	7/18/2029	PERS Agency Employees	Unfunded PERS and Accrued Leave	All	168,000	N	-	-	-	-	-	-						
9	Successor Agency Admin Cost	Admin Costs	2/1/2012	7/18/2029	Various	Staffing, Rent/Utilities, Supplies, Legal, Oversight Board, Etc.	All	250,000	N	-	-	-	-	125,000	125,000						
10	Foster Boltz Loan Guaranty	Third-Party Loans	7/31/2009	7/31/2019	Travis Credit Union	Loan Guaranty to Travis Credit Union for Equipment/Start-up Loan	All	300,000	N	-	-	-	-	-	-						
11	Marina Lease	Miscellaneous	5/7/1992	4/30/2022	CA State Lands Commission	Marina Lease with CA State Lands Commission	All	17,000	N	-	-	-	-	-	-						
12	Main Street West DDA	OPA/DDA/Construction	4/17/2006	2/13/2014	Various	DDA Obligations	All	89,150	N	-	-	59,200	29,950	-	89,150						
13	Civic Center COP	Third-Party Loans	4/1/2004	11/1/2025	City of Suisun City	Civic Center COP Reimbursement Agreement	All	5,118,318	N	-	-	-	-	-	-						
14	Reserve Requirement	Reserves	1/1/2014	6/30/2014	Various	Reserve established pursuant to Section 34171(d)(1)(A)	All	24,025,000	N	-	-	-	2,000,000	-	2,000,000						
18	Suisun City Housing Authority - Housing Entity Administrative Cost Allowance	Housing Entity Admin Cost	2/18/2014	7/1/2018	Suisun City Housing Authority	Administrative Costs in connection with low and moderate income properties	All	750,000	N	-	-	-	150,000	-	150,000						
19	Bond Refunding Fiscal Consultant	Professional Services	8/25/2014	6/30/2015	Don Fraser & Associates	Fiscal consultation on former RDA bond refunding issue	All	25,000	N	-	-	-	25,000	-	25,000						

Recognized Obligation Payment Schedule (ROPS 14-15B) - Report of Cash Balances

(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (l), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation. For tips on how to complete the Report of Cash Balances Form, see https://rad.dof.ca.gov/rad-sa/pdf/Cash_Balance_Agency_Tips_Sheet.pdf.

A	B	C	D	E	F	G	H	I	
Cash Balance Information by ROPS Period		Fund Sources						Comments	
		Bond Proceeds		Reserve Balance		Other	RPTTF		
		Bonds Issued on or before 12/31/10	Bonds Issued on or after 01/01/11	Prior ROPS period balances and DDR RPTTF balances retained	Prior ROPS RPTTF distributed as reserve for future period(s)	Rent, Grants, Interest, Etc.	Non-Admin and Admin		
ROPS 13-14B Actuals (01/01/14 - 06/30/14)									
1	Beginning Available Cash Balance (Actual 01/01/14)	5,687,617	-	-	(142,560)	-	3,198,713	RPTTF 13-14B included	
2	Revenue/Income (Actual 06/30/14) RPTTF amounts should tie to the ROPS 13-14B distribution from the County Auditor-Controller during January 2014	(41,779)	-	-	-	7,109	-	see cell H8	
3	Expenditures for ROPS 13-14B Enforceable Obligations (Actual 06/30/14) RPTTF amounts, H3 plus H4 should equal total reported actual expenditures in the Report of PPA, Columns L and Q	68,712	-	-	-	-	907,924		
4	Retention of Available Cash Balance (Actual 06/30/14) RPTTF amount retained should only include the amounts distributed for debt service reserve(s) approved in ROPS 13-14B	-	-	-	-	-	2,000,000		
5	ROPS 13-14B RPTTF Prior Period Adjustment RPTTF amount should tie to the self-reported ROPS 13-14B PPA in the Report of PPA, Column S	No entry required						67,013	
6	Ending Actual Available Cash Balance C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 - 5)	5,577,126	-	-	(142,560)	7,109	223,776		
ROPS 14-15A Estimate (07/01/14 - 12/31/14)									
7	Beginning Available Cash Balance (Actual 07/01/14) (C, D, E, G = 4 + 6, F = H4 + F4 + F6, and H = 5 + 6)	5,577,126	-	-	1,857,440	7,109	290,789		
8	Revenue/Income (Estimate 12/31/14) RPTTF amounts should tie to the ROPS 14-15A distribution from the County Auditor-Controller during June 2014	-	-	-	-	-	2,705,519		
9	Expenditures for ROPS 14-15A Enforceable Obligations (Estimate 12/31/14)	-	-	-	-	-	4,706,430		
10	Retention of Available Cash Balance (Estimate 12/31/14) RPTTF amount retained should only include the amount distributed for debt service reserve(s) approved in ROPS 14-15A	-	-	-	-	-	-		
11	Ending Estimated Available Cash Balance (7 + 8 - 9 - 10)	5,577,126	-	-	1,857,440	7,109	(1,710,122)		

RESOLUTION NO. OB 2014 - __

A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF SUISUN CITY APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE 14/15B (ROPS 14/15B) FOR THE PERIOD JANUARY TO JUNE 2015, AND DIRECTING TRANSMITTAL PURSUANT TO STATE LAW

WHEREAS, as part of the 2011-12 State budget bill, the California Legislature enacted and the Governor has signed, companion bills AB 26 X1 (AB 26) and AB 27 X1 (AB 27), requiring that each redevelopment agency be dissolved unless the community that created it enacts an ordinance committing it to making certain payments; and

WHEREAS, on December 29, 2011, the California Supreme Court issued its opinion in the case of *California Redevelopment Association, et al. v. Ana Matosantos, etc., et al.*, Case No. S196861, and upheld the validity of AB 26 and invalidated AB 27; and

WHEREAS, the Court's decision resulted in the implementation of AB 26, which dissolves all redevelopment agencies in the State of California as of February 1, 2012; and

WHEREAS, the City is, by operation of law, the Successor Agency (the "Agency") to the Redevelopment Agency for purposes of winding down the Redevelopment Agency under AB 26; and

WHEREAS, as part of the 2012-13 State budget bill, the California Legislature enacted and the Governor has signed AB 1484, which enacted several technical and substantive amendments to AB 26, including certain processes and procedures relating to the submittal of the ROPS; and

WHEREAS, pursuant to AB 26 and AB 1484, the City as Successor Agency is required to maintain a "Recognized Obligation Payment Schedule" (the "ROPS"), which revised schedule for the period of January 1 through June 30, 2015, was received and accepted by the Agency on September 16, 2014; and

WHEREAS, pursuant to AB 26 and AB 1484, the Agency forwarded the ROPS to the Oversight Board for approval.

NOW, THEREFORE, BE IT RESOLVED that the Oversight Board to the Successor Agency does resolve as follows:

Section 1. The Recitals set forth above are true and correct and incorporated herein by reference.

Section 2. The ROPS, attached hereto and incorporated herein by this reference, is hereby adopted pursuant to Health & Safety Code Section 34180, subject to all reservations of rights and contingencies set forth above.

Section 3. The Successor Agency Executive Director or designee is authorized to take all actions necessary to implement this Resolution, including any necessary administrative corrections, in addition to the posting of this Resolution and ROPS on the Board's website, and the provision of notice of adoption of this Resolution and such Schedule to the State Department of Finance.

PASSED AND ADOPTED at a regular meeting of the Oversight Board to the Successor Agency to the Redevelopment Agency of the City of Suisun City duly held on Friday, the 19th of September, 2014, by the following vote:

AYES: BOARDMEMBERS: _____
NOES: BOARDMEMBERS: _____
ABSENT: BOARDMEMBERS: _____
ABSTAIN: BOARDMEMBERS: _____

WITNESS my hand and the seal of the City of Suisun City this 19th of September, 2014.

Linda Hobson, CMC
Secretary

AGENDA TRANSMITTAL

MEETING DATE: September 19, 2014

OVERSIGHT BOARD AGENDA ITEM: Adoption of Oversight Board Resolution No. OB2014-__: Approving the Administrative Budget for the Period Ending June 30, 2015

FISCAL IMPACT: The administrative budget consists of revenues and expenses within the annual \$250,000 administrative cost allowance provided pursuant to state law for the period ending December 31, 2014.

IMPACT ON PASS THROUGHES TO OTHER TAXING ENTITIES: This item has no impact to the existing pass-through payments to other affected taxing entities.

BACKGROUND: Pursuant to HSC Section 34177(j), the Successor Agency is required to prepare and submit a proposed administrative budget to the Oversight Board for its approval. The administrative budget must include the following:

- Estimated amounts for Successor Agency administrative costs for the upcoming six-month fiscal period
 - Identify proposed sources of payment
- Proposals for arrangements of administrative and operational services provided by the City.

Pursuant to Section HSC Section 34171(b), an administrative cost allowance is provided to the Successor Agency. This allowance comes from property tax revenues and is subject to approval of the Oversight Board. The administrative cost allowance for FY 2014-15 is up to 3% of the property tax allocated to the Redevelopment Obligation Retirement Fund for each fiscal year. There is a provision that provides the administrative cost allowance shall not be less than \$250,000 for any fiscal year, unless the Oversight Board reduces this amount or a lesser amount is agreed to by the Successor Agency.

The Successor Agency developed a budget for fiscal year 2014-15 based on the \$250,000 minimum. The budget proposed for the January 1 through June 30, 2015 period was developed with the same methodology as the previous admin budgets adopted by the Oversight Board. No major changes are proposed as part of this proposed budget.

STAFF REPORT: This administrative budget is for the period of January 1, 2015 through June 30, 2015. An administrative budget must be prepared by the Successor Agency for every six-month period and submitted to the Oversight Board for approval.

The administrative budget was developed using the same principals as the previous administrative budgets approved by the Oversight Board, and is consistent with the adopted 2014-15 budget of the Successor Agency. No major changes are proposed as part of this admin budget proposal.

The budget estimates for the January through June 2015 period are consistent with the trends reported as part of the previous budget for the July through December 2014 period, and no changes are proposed for this fiscal period (January through June 2015)

PREPARED BY:

Jason Garben, Economic Development Director

REVIEWED/APPROVED BY:

Suzanne Bragdon, Executive Director

Attachment 2 provides a summary explanation of each of the line items in addition to a comparison of the budget from the previous 6-month periods.

RECOMMENDATION: It is recommended that the Oversight Board Adopt Oversight Board Resolution No. OB2015-__: Approving the Administrative Budget for the Period Ending June 30, 2015

ATTACHMENTS:

1. Staffing Summary
2. Administrative Budget Summary (January 1 through June 30, 2015)
3. Resolution No. OB2014-__: Approving the Administrative Budget for the Period Ending June 30, 2015

**Suisun City Successor Agency
Staffing Summary**

<u>Job Title</u>	<u>FTE</u>
Account Clerk I/II-II	0.05
Accountant	0.15
Assistant City Manager/Admin. Services	0.15
City Manager	0.19
Economic Development Director	0.25
Management Analyst	0.05
Sec to City Mgr/Dep City Clerk	0.10
Senior Accountant	0.15
Assistant/Associate Planner-Associate	0.05
Total Full Time Equivalent Staffing	1.14

RESOLUTION NO. OB 2014 - __

A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF SUISUN CITY APPROVING THE ADMINISTRATIVE BUDGET FOR THE PERIOD ENDING JUNE 30, 2015

WHEREAS, the California State Legislature enacted Assembly Bill 1X26 (the "Dissolution Act") to dissolve redevelopment agencies formed under the Community Redevelopment Law (Health and Safety Code Section 33000 et seq.); and

WHEREAS, pursuant to Health and Safety Code Section 34173, the City Council of the City of Suisun City (the "City Council") declared that the City of Suisun City (the "City") would act as successor agency (the "Successor Agency") for the dissolved Redevelopment Agency of the City of Suisun City (the "Dissolved RDA") effective February 1, 2012; and

WHEREAS, pursuant to AB 1484 ("AB 1484"), enacted June 27, 2012, to amend various provisions of the Dissolution Act, the Successor Agency is now declared to be a separate legal entity from the City; and

WHEREAS, the Dissolution Act provides for the appointment of an oversight board (the "Oversight Board") with specific duties to approve certain Successor Agency actions pursuant to Health and Safety Code Section 34180 and to direct the Successor Agency in certain other actions pursuant to Health and Safety Code Section 34181; and

WHEREAS, Health & Safety Code Section 34171(a), (b), and 34177 (j) require the Oversight Board to approve an Administrative Budget for administrative costs of the Successor Agency.

NOW, THEREFORE, BE IT RESOLVED that the Oversight Board to the Successor Agency does resolve as follows:

Section 1. The Recitals set forth above are true and correct and incorporated herein by reference.

Section 2. The administrative budget for the Successor Agency for the period ending June 30, 2015 is hereby approved.

Section 3. The Successor Agency Executive Director or designee is authorized to take all actions necessary to implement this Resolution.

PASSED AND ADOPTED at a regular meeting of the Oversight Board to the Successor Agency to the Redevelopment Agency of the City of Suisun City duly held on Friday, September 19, 2014, by the following vote:

AYES:	BOARDMEMBERS:	_____
NOES:	BOARDMEMBERS:	_____
ABSENT:	BOARDMEMBERS:	_____
ABSTAIN:	BOARDMEMBERS:	_____

WITNESS my hand and the seal of the City of Suisun City this 19th of September, 2014.

Linda Hobson, CMC
Secretary