

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, JANUARY 19, 2018

3:00 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 may 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. OB2018 – __

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.

- 1) Board Approval of the Minutes of the Regular Meeting of the Oversight Board held on July 21, 2017 and November 16, 2017 (Skinner)

GENERAL BUSINESS

- 2) Adoption of Oversight Board Resolution No. OB2018- __: Approving the Recognized Obligation Payment Schedule 18/19 (ROPS 18/19) for the Period of July 1, 2018 to June 30, 2019, and Directing Transmittal Pursuant to State Law. – (Rahman)

REPORTS: *(Informational items only.)*

- 4) Chair/Boardmembers
- 5) 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.

MINUTES

**REGULAR MEETING OF THE
OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO
THE CITY OF SUISUN CITY REDEVELOPMENT AGENCY**

FRIDAY, JULY 21, 2017

3:00 P.M.

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

TELECONFERENCE NOTICE

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Next Board Res. No. OB2017 – 03

ROLL CALL

Board Members

Present:

- John Kearns
- Peter Sanchez
- Scott Sheldon
- Rosemary Thurston

Absent:

- George Guynn
- Jim Spering

PUBLIC COMMENT

None

CONSENT CALENDAR

- 3) Board Member Kearns moved to approve the Minutes of the Regular Meeting of the Oversight Board held on February 23, 2017. Board Member Thurston seconded the motion.

- AYES: Kearns, Sanchez, Sheldon, Thurston
- NOES: None
- ABSENT: Guynn, Spering

GENERAL BUSINESS

- 4) Adoption of Oversight Board Resolution No. OB2017-03: Approving the Administrative Budget for the Fiscal Year Ending June 30, 2018

Board Member Sheldon moved to adopt Resolution No. OB2017-03. Board Member Thurston seconded the motion.

- AYES: Kearns, Sanchez, Sheldon, Thurston

NOES: None
ABSENT: Guynn, Spering

PUBLIC HEARINGS

5) PUBLIC HEARING

Adoption of Oversight Board Resolution No. OB2017-04: Approving the Agreement for Purchase and Sale of Real Property and Joint Escrow Instructions with Harbor Park, LLC for the Transfer of Property Located at the Terminus of Civic Center Boulevard (Solano County Assessor's Parcel Numbers 0032-180-41 and 0032-180-61).

Board Member Kearns moved to adopt Resolution OB2017-04. Board Member Sheldon seconded the motion.

AYES: Kearns, Sanchez, Sheldon, Thurston
NOES: None
ABSENT: Guynn, Spering

REPORTS:

None

ADJOURNMENT

There being no further business the meeting was adjourned at 3:17pm.

Anita Skinner, Deputy City Clerk

**MINUTES
REGULAR MEETING OF THE OVERSIGHT BOARD TO THE
SUCCESSOR AGENCY TO THE CITY OF SUISUN CITY
REDEVELOPMENT AGENCY**

**THURSDAY, NOVEMBER 16, 2017
3:00 P.M**

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

TELECONFERENCE NOTICE

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ROLL CALL

PRESENT:

- George Guynn
- John Kearns
- Pete Sanchez
- Rosemary Thurston

ABSENT:

- Scott Sheldon

PUBLIC COMMENT

None

CONSENT CALENDAR

None

GENERAL Business:

1. Adoption of Oversight Board Resolution No. OB2017-08: Approving the reimbursement agreement requiring the successor agency to reimburse the City of Suisun City for funds expended necessary to make repairs to the Lawler House. –(Rahman)
2. Adoption of Oversight Board Resolution No. OB2017-08: Approving the reimbursement agreement necessary to prepare studies and reports pursuant to the agreement for purchase and sale of real property and joint escrow instructions with Harbor Park, LLC. – (Rahman)

Chairperson Sperring moved to approve Oversight Board Resolutions No. OB2017-08 and OB2017-09. Motion seconded by Board Member Guynn.

- AYES: Guynn, Kearns, Sanchez, Sperring, Thurston
- NOES: None
- ABSENT: Sheldon

REPORTS

None

Adjournment

There being no further business the meeting was adjourned at 3:09 p.m.

Anita Skinner, Deputy City Clerk

AGENDA TRANSMITTAL

MEETING DATE: January 19, 2018

OVERSIGHT BOARD AGENDA ITEM: Adopt Oversight Board resolution No. OB2018-__: Approving the Recognized Obligation Payment Schedule 18/19 (ROPS 18/19) for the period of July 1, 2018 to June 30, 2019, and directing Transmittal Pursuant to State Law.

FISCAL IMPACT: None. All obligations listed will be included in the FY 2018-19 Annual 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 that the Successor Agency prepare a ROPS and submit it to the Oversight Board. Pursuant to Health and Safety Code §34179.7(o)(1), enacted by SB 107 in the Fall of 2015, commencing with the ROPS covering the period from July 1, 2016 to June 30, 2017 and thereafter, Successor Agencies are to submit an Oversight Board approved annual ROPS to Finance and the County Auditor-Controller by February 1, 2016 and each February 1 thereafter.

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

ROPS Submittal Deadline – February 1, 2018, is the deadline to submit a ROPS covering the period of July 1, 2018, through June 30, 2019.

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 DOF has provided the form for this ROPS period.

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.

The current ROPS includes line items that were listed on previously adopted ROPS, but contain updated figures to reflect the upcoming fiscal year (July 1, 2018, to June 30, 2019). Three new line items were added associated with the cost of the Lawler House repairs estimated to be \$75,000, cost of the due diligence reports necessary to complete the Purchase and Sale of the Civic Center Blvd. parcels estimated to be \$40,000, and the reports needed to determine the fair market value of the remaining Successor Agency parcels estimated to be \$50,000.

If necessary, there is an opportunity to submit an amended ROPS no later than October 1, 2018, if the Oversight Board makes a finding the revision is necessary for the payment of approved

enforceable obligations during the second half of the ROPS period (January 1, 2018 through June 30, 2018). All of these costs, except for the reports to determine fair market value, were approved by the Oversight Board as part of the Reimbursement Agreement back in November 2017. Procedurally, these items need to be reconfirmed on the upcoming ROPS.

The full ROPS is attached. Beyond costs associated with the timely sale of property, the ROPS includes monies for debt and Successor Agency administration costs.

Thus, staff recommends that the Oversight Board adopt the resolution approving the ROPS, and direct its transmittal pursuant to the State Law.

RECOMMENDATION: It is recommended that the Oversight Board:

Adopt Oversight Board Resolution No. OB2018-__: Approving the Recognized Obligation Payment Schedule 18/19 (ROPS 18/19) for the period July 1, 2018 to June 30, 2019, and Directing Transmittal Pursuant to State Law.

ATTACHMENTS:

1. Resolution NO. OB 2018- __ Approving the Recognized Obligation Payment Schedule 18/19 (ROPS 18/19) for the period July 1, 2018 to June 30, 2019, and Directing Transmittal Pursuant to State Law.
2. ROPS 18/19 (July 1, 2018 through June 30, 2019).

RESOLUTION NO. OB 2018 - 01

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 18/19 (ROPS 18/19) FOR THE PERIOD JULY 1, 2018 TO JUNE 30, 2019, 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, the California Legislature enacted and the Governor has signed SB107, which enacted several additional technical and substantive amendments to the dissolution laws, including certain processes and procedures relating to the submittal of the ROPS; and

WHEREAS, pursuant to the dissolution laws, the City as Successor Agency is required to maintain a "Recognized Obligation Payment Schedule" (the "ROPS"), which schedule was revised with pertinent data for the period of July 1, 2018 through June 30, 2019, and was received and accepted by the Agency on January 16, 2018; and

WHEREAS, pursuant to the dissolution laws, the Agency has prepared the ROPS for Oversight Board 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.

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 January 2018, 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 20th of January 2017.

Anita Skinner, Deputy City Clerk
Secretary

Recognized Obligation Payment Schedule (ROPS 18-19) - Summary

Filed for the July 1, 2018 through June 30, 2019 Period

Successor Agency: Suisun City
 County: Solano

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	18-19A Total (July - December)	18-19B Total (January - June)	ROPS 18-19 Total
A Enforceable Obligations Funded as Follows (B+C+D):	\$ 217,509	\$ -	\$ 217,509
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	217,509	-	217,509
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G):	\$ 3,298,006	\$ 1,904,075	\$ 5,202,081
F RPTTF	3,198,006	1,804,075	5,002,081
G Administrative RPTTF	100,000	100,000	200,000
H Current Period Enforceable Obligations (A+E):	\$ 3,515,515	\$ 1,904,075	\$ 5,419,590

Certification of Oversight Board Chairman:
 Pursuant to Section 34177 (o) 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 successor agency.

 Name Title
 /s/ _____
 Signature Date

Suisun City Recognized Obligation Payment Schedule (ROPS 18-19) - Report of Cash Balances
July 1, 2015 through June 30, 2016
(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (I), 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 [Cash Balance Tips Sheet](#)

A	B	C	D	E	F	G	H	I	
		Fund Sources							
		Bond Proceeds		Reserve Balance		Other	RPTTF		
	Cash Balance Information for ROPS 15-16 Actuals (07/01/15 - 06/30/16)	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	Comments	
1	Beginning Available Cash Balance (Actual 07/01/15)				2,000,000		553,164		
2	Revenue/Income (Actual 06/30/16) RPTTF amounts should tie to the ROPS 15-16 total distribution from the County Auditor-Controller during June 2015 and January 2016.					545,653	3,177,793	Other \$545,653 received from: \$500,000 Wiseman Loan Payment; \$29,653 interest income;\$16,000 Developer payment for appraisal.	
3	Expenditures for ROPS 15-16 Enforceable Obligations (Actual 06/30/16)				2,000,000	529,653	3,534,196		
4	Retention of Available Cash Balance (Actual 06/30/16) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)					16,000		retained to pay for appraisal	
5	ROPS 15-16 RPTTF Balances Remaining	No entry required							
6	Ending Actual Available Cash Balance (06/30/16) C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 + 5)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 196,761		

