



Agenda

COUNTYWIDE OVERSIGHT BOARD

January 27, 2020

1:30 P.M.

Department of Conservation and
Development
Zoning Administrator Meeting Room
30 Muir Road, Martinez

Federal D. Glover, Board of Supervisors ♦ Peter Murray, Mayors' Conference
Susan Morgan, Special Districts ♦ John Hild, Superintendent of Schools
Vicki Gordon, Community College District
Jack Weir, Member of the Public ♦ Kristen Lackey, Former RDA Employee

Agenda Items:

Items may be taken out of order based on the business of the day and preference of the Board

I. INTRODUCTIONS

Call to Order/Roll Call/Pledge of Allegiance

II. PUBLIC COMMENT on any matter under the jurisdiction of the Oversight Board and NOT on this agenda (speakers may be limited to three minutes).

III. CONSIDER CONSENT ITEMS: (Items listed as C.1-C.18) - Items are subject to removal from the Consent Calendar by request of any board member or upon request of for discussion by a member of the public. Items removed from the Consent Calendar will be considered with the Discussion Items.

Minutes

C.1 **APPROVE** the minutes from the September 23, 2019 meeting.

Recognized Obligation Payment Schedule (ROPS)

C.2 **Adopt** Resolution 2020/8 Approving the Recognized Obligation Payment Schedule for July 1, 2020 – June 30, 2021 (ROPS 20 – 21) and Administrative Budget for the **Antioch** Successor Agency.

C.3 **Adopt** Resolution 2020/23 Approving the Recognized Obligation Payment Schedule for July 1, 2020 – June 30, 2021 (ROPS 20 – 21) and the Administrative Budget for the **Brentwood** Successor Agency.

- C.4** **Adopt** Resolution 2020/10 Approving the Recognized Obligation Payment Schedule for July 1, 2020 – June 30, 2021 (ROPS 20-21) for the **Clayton** Successor Agency.
- C.5** **Adopt** Resolution 2020/11 Approving the Recognized Obligation Payment Schedule for July 1, 2020 - June 30, 2021 (ROPS 20-21) and Administrative Budget for the **Concord** Successor Agency.
- C.6** **Adopt** Resolution 2020/12 Approving the Recognized Obligation Payment Schedule for July 1, 2020 – June 30, 2021 (ROPS 20 – 21) for the **El Cerrito** Successor Agency.
- C.7** **Adopt** Resolution 2020/13 Approving the Recognized Obligation Payment Schedule for July 1, 2019 – June 30, 2020 (ROPS 19 – 20) and Administrative Budget for the **Hercules** Successor Agency.
- C.8** **Adopt** Resolution 2020/14 Approving the Recognized Obligation Payment Schedule for July 1, 2020 – June 30, 2021 (ROPS 20-21) for the **Lafayette** Successor Agency.
- C.9** **Adopt** Resolution 2020/15 Approving the Recognized Obligation Payment Schedule for July 1, 2020 – June 30, 2021 (ROPS 20-21) and Administrative Budget for the **Oakley** Successor Agency.
- C.10** **Adopt** Resolution 2020/16 Approving the Recognized Obligation Payment Schedule for July 1, 2020 – June 30, 2021 (ROPS 20 – 21) for the **Pinole** Successor Agency.
- C.11** **Adopt** Resolution 2020/17 Approving the Recognized Obligation Payment Schedule for July 1, 2020 – June 30, 2021 (ROPS 20 – 21) for the **Pittsburg** Successor Agency.
- C.12** **Adopt** Resolution 2020/18 approving the recognized obligation payment schedule for July 1, 2020 - June 30, 2021 (ROPS 20 – 21) for the **Pleasant Hill** Successor Agency.
- C.13** **Adopt** Resolution 2020/19 Approving the Recognized Obligation Payment Schedule for July 1, 2020 – June 30, 2021 (ROPS 20-21) and Administrative Budget for the **Richmond** Successor Agency.
- C.14** **Adopt** Resolution 2020/20 Approving the Recognized Obligation Payment Schedule and Administrative Budget for July 1, 2020 – June 30, 2021 (ROPS 20– 21) and Administrative Budget for the **San Pablo** Local Successor Agency.

- C.15** Adopt Resolution 2020/21 Approving the Recognized Obligation Payment Schedule for July 1, 2020 – June 30, 2021 (ROPS 20 – 21) for the **Walnut Creek** Successor Agency.
- C.16** Adopt Resolution 2020/22 Approving the Recognized Obligation Payment Schedule for July 1, 2010 – June 30, 2021 (ROPS 20-21) for the **County of Contra Costa**.

Admin Budget

- C.17** Adopt Resolution 2020/24 Approving the Administrative Budget for the Fiscal Year 2020-2021 period for the **Pleasant Hill** Successor Agency.

Other Items

- C.18** Adopt Resolution 2020/25 Approving the reinstatement and repayment of certain prior loans made to the former **Lafayette** Redevelopment Agency by the City of Lafayette.

IV. ITEMS FOR DISCUSSION and/or ACTION

- V. NEXT MEETING:** The next meeting is currently scheduled for Monday, September 21, 2020.

VI. ADJOURN

The Countywide Oversight Board will provide reasonable accommodations for persons with disabilities planning to attend its meetings. Contact Anna Battagello at (925) 674-7884 at least 72 hours before the meeting.

Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the County to a majority of members of the Oversight Board less than 96 hours prior to that meeting are available for public inspection at the County Department of Conservation and Development, 30 Muir Road, Martinez during normal business hours.

For Additional Information Contact:

Maureen Toms, Oversight Board Secretary
Phone (925) 674-7878, Fax (925) 674-7250
maureen.toms@dcd.cccounty.us

Glossary of Acronyms, Abbreviations, and other Terms (in alphabetical order): Contra Costa County has a policy of making limited use of acronyms, abbreviations, and industry-specific language in meetings of its Board of Supervisors and Committees. Following is a list of commonly used abbreviations that may appear in presentations and written materials at meetings of the Transportation, Water and Infrastructure Committee:

AB Assembly Bill	HOT High-Occupancy/Toll
ABAG Association of Bay Area Governments	HOV High-Occupancy-Vehicle
ACA Assembly Constitutional Amendment	HSD Contra Costa County Health Services Department
ADA Americans with Disabilities Act of 1990	HUD United States Department of Housing and Urban Development
ALUC Airport Land Use Commission	IPM Integrated Pest Management
AOB Area of Benefit	ISO Industrial Safety Ordinance
BAAQMD Bay Area Air Quality Management District	JPA/JEPA Joint (Exercise of) Powers Authority or Agreement
BART Bay Area Rapid Transit District	Lamorinda Lafayette-Moraga-Orinda Area
BATA Bay Area Toll Authority	LAFCo Local Agency Formation Commission
BCDC Bay Conservation & Development Commission	LCC League of California Cities
BDCP Bay-Delta Conservation Plan	LTMS Long-Term Management Strategy
BGO Better Government Ordinance (Contra Costa County)	MAC Municipal Advisory Council
BOS Board of Supervisors	MAF Million Acre Feet (of water)
CALTRANS California Department of Transportation	MBE Minority Business Enterprise
CalWIN California Works Information Network	MOA Memorandum of Agreement
CalWORKS California Work Opportunity and Responsibility to Kids	MOE Maintenance of Effort
CAER Community Awareness Emergency Response	MOU Memorandum of Understanding
CAO County Administrative Officer or Office	MTC Metropolitan Transportation Commission
CCTA Contra Costa Transportation Authority	NACo National Association of Counties
CCWD Contra Costa Water District	NEPA National Environmental Protection Act
CDBG Community Development Block Grant	OES-EOC Office of Emergency Services-Emergency Operations Center
CEQA California Environmental Quality Act	PDA Priority Development Area
CFS Cubic Feet per Second (of water)	PWD Contra Costa County Public Works Department
CPI Consumer Price Index	RCRC Regional Council of Rural Counties
CSA County Service Area	RDA Redevelopment Agency or Area
CSAC California State Association of Counties	RFI Request For Information
CTC California Transportation Commission	RFP Request For Proposals
DCC Delta Counties Coalition	RFQ Request For Qualifications
DCD Contra Costa County Dept. of Conservation & Development	SB Senate Bill
DPC Delta Protection Commission	SBE Small Business Enterprise
DSC Delta Stewardship Council	SR2S Safe Routes to Schools
DWR California Department of Water Resources	STIP State Transportation Improvement Program
EBMUD East Bay Municipal Utility District	SWAT Southwest Area Transportation Committee
EIR Environmental Impact Report (a state requirement)	TRANSPAC Transportation Partnership & Cooperation (Central)
EIS Environmental Impact Statement (a federal requirement)	TRANSPLAN Transportation Planning Committee (East County)
EPA Environmental Protection Agency	TWIC Transportation, Water and Infrastructure Committee
FAA Federal Aviation Administration	USACE United States Army Corps of Engineers
FEMA Federal Emergency Management Agency	WBE Women-Owned Business Enterprise
FTE Full Time Equivalent	WCCTAC West Contra Costa Transportation Advisory Committee
FY Fiscal Year	WETA Water Emergency Transportation Authority
GHAD Geologic Hazard Abatement District	WRDA Water Resources Development Act
GIS Geographic Information System	
HBRR Highway Bridge Replacement and Rehabilitation	



COUNTYWIDE OVERSIGHT BOARD OF CONTRA COSTA COUNTY

TO: COUNTYWIDE OVERSIGHT BOARD
FROM: Maureen Toms, Oversight Board Secretary
DATE: 01/27/2020
SUBJECT: APPROVE the minutes from the September 23, 2019 meeting.
AGENDA ITEM: C.1

Recommendation(s)

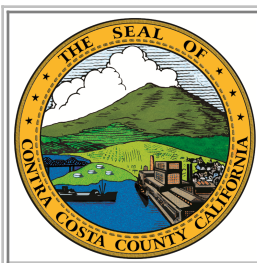
APPROVE the minutes from the September 23, 2019 meeting.

Background

See attached minutes.

Attachments

09-23-19 Countywide Oversight Minutes



COUNTYWIDE OVERSIGHT BOARD

RECORD OF ACTION FOR
September 23, 2019

Federal D. Glover, Board of Supervisors ♦ Peter Murray, Mayors' Conference
Susan Morgan, Special Districts ♦ John Hild, Superintendent of Schools
Vicki Gordon, Community College District
Jack Weir, Member of the Public ♦ Kristen Lackey, Former RDA Employee

I. INTRODUCTIONS

Call to Order/Roll Call/Pledge of Allegiance

*The meeting was called to order by acting Chair-Peter Murray. In attendance:
Board Members Murray, Morgan, Hild, Gordon, and Lackey.*

II. PUBLIC COMMENT on any matter under the jurisdiction of the Oversight Board and NOT on this agenda (speakers may be limited to three minutes).

No public comment.

III. CONSIDER CONSENT ITEMS (Items listed as 1 - 6):

Consent Items: 1-6 were approved: M/S Murray/Morgan, 5-0-0.

Minutes

1. APPROVE the minutes from the January 28, 2019 meeting.

Approved on consent, M/S Murray/Morgan, 5-0-0.

Attachments:

01-28-19 OVERSIGHT Board Minutes

Recognized Obligation Payment Schedule (ROPS)

2. Adopt Resolution 2019/50 Approving the Amended Recognized Obligation Payment Schedule (ROPS) for July 1, 2020 - June 30, 2021 (ROPS 20-21) for Pittsburg Successor Agency.

Approved on consent M/S Murray/Morgan, 5-0-0.

Attachments:

2019-50mt
Resolution 2019/50
Staff Report - Amended ROPS 2019-20.pdf
Exhibit A- Amended ROPS 2019-20.pdf
Amended ROPS 2019-20B.pdf

3. Adopt a resolution approving an amendment to the FY 2019-2020 Successor Agency to the Richmond Community Redevelopment Agency's Recognized Obligation Payment Schedule to address increased costs for soil remediation and demolition work at the Terminal One site.

Approved on consent M/S Murray/Morgan, 5-0-0.

Attachments:

2019-54mt
Resolution 2019/54
Staff Report - Amended ROPS 2019-20
Amended ROPS

4. Adopt Resolution 2019/56 Approving the Amended Recognized Obligation Payment Schedule (ROPS) for July 1, 2019 - June 30, 2020 (ROPS 19-20) for the Pleasant Hill Successor Agency.

Approved on consent M/S Murray/Morgan, 5-0-0.

Attachments:

2019-56mt
Resolution 2019/56
Staff Report
Payment True-up
Preliminary Estimate
ROPS

Contracts

5. Adopt Resolution 2019/51 Approving a Cooperative Funding Agreement between East Bay Regional Park District and the Pittsburg Successor Agency.

Approved on consent M/S Murray/Morgan, 5-0-0.

Attachments:

2019-51mt
Resolution 2019/51
Staff Report - EBRPD.pdf
Agreement, EBRPD-Pittsburg Sept 1993
Coop East County Trails Pittsburg 071819 FINAL - EBRPD

Other Items

6. Adopt Resolution Approving a Transfer APN 085-041-034 (Property) from The Successor Agency for the Redevelopment Agency of the City of Pittsburg (Successor Agency) to transfer to the City of Pittsburg (City) for public purpose.

Approved on consent M/S Murray/Morgan, 5-0-0.

Attachments:

2019-55mt

Resolution 2019/55

Exhibit A

Exhibit B

Staff Report

ITEMS FOR DISCUSSION and/or ACTION

Public Hearings

7. Adopt Resolution 2019/52 Approving the Purchase and Sale Agreement between the Pleasant Hill Successor Agency ("Successor Agency") and Habitat for Humanity East Bay/Silicon Valley ("Habitat") for the transfer of approximately 10,890 square feet of vacant land with a common address of 250 Cleaveland Road, Pleasant Hill, County of Contra Costa, California (APN 149-130-016) to Habitat for the purchase price of \$10.00 and construction of affordable housing.

Approved M/S Glover/Murray, 4-1-0, (No-Morgan).

Attachments:

2019-52mt

Resolution 2019/52

staff Report

LRPMP

Letter of Interest

8. Adopt Resolution 2019/53 Approving the Purchase and Sale Agreement between the Successor Agency and the City of Pleasant Hill ("City") for the transfer of approximately 8,886 square feet of vacant land located on West Hookston Road at Contra Costa Boulevard, Pleasant Hill, County of Contra Costa, California (APN 149-110-087) to City for the purchase price of \$5,000.

Approved M/S Glover/Murray, 5-0-0.

Attachments:

2019-53mt

Resolution 2019/53

LRPMP

PSA-Hookston

FUTURE AGENDA ITEMS

Recognized Obligation Payment Schedule July 1, 2020 - June 30, 2021
(ROPS 20-21) for all active Successor Agencies.

ADJOURN to the January 27, 2020 meeting.

Maureen Toms, Oversight Board Secretary

For Additional Information Contact:

Phone (925) 674-7878, Fax (925) 674-7250
maureen.toms@dcd.cccounty.us



COUNTYWIDE OVERSIGHT BOARD OF CONTRA COSTA COUNTY

TO: COUNTYWIDE OVERSIGHT BOARD
FROM: Maureen Toms, Oversight Board Secretary
DATE: 01/27/2020
SUBJECT: Antioch Successor Agency-ROPS
AGENDA ITEM: C.2

Recommendation(s)

Adopt Resolution 2020/8 Approving the Recognized Obligation Payment Schedule for July 1, 2020 – June 30, 2021 (ROPS 20 – 21) and Administrative Budget for the Antioch Successor Agency.

Background

Please see attached staff report.

Attachments

Resolution 2020/8
Antioch ROPS 20-21 Staff Report
Antioch ROPS 20-21 Attachment

**RESOLUTION OF THE COUNTYWIDE OVERSIGHT BOARD
FOR THE COUNTY OF CONTRA COSTA**

Adopted this Resolution on 01/27/2020 by the following vote:

AYE: ☐
NO: ☐
ABSENT: ☐
ABSTAIN: ☐
RECUSE: ☐



Resolution: 2020/8

A RESOLUTION OF THE BOARD OF THE CONTRA COSTA COUNTYWIDE OVERSIGHT BOARD APPROVING AND ADOPTING THE SUCCESSOR AGENCY TO THE CITY OF ANTIOCH COMMUNITY REDEVELOPMENT AGENCY'S RECOGNIZED OBLIGATION PAYMENT SCHEDULE AND ADMINISTRATIVE BUDGET FOR THE PERIOD JULY 1, 2020 THROUGH JUNE 30, 2021 (ROPS 20-21), PURSUANT TO HEALTH AND SAFETY CODE SECTIONS 34177 AND 34171.

WHEREAS, Health and Safety Code section 34177(l)(1) provides that Successor Agencies are required to prepare a Recognized Obligation Payment Schedule before each fiscal period identifying enforceable obligations and sources of payment; and

WHEREAS, Health and Safety Code sections 34171 (3) provides for an administrative cost allowance up to 3% of the actual property tax distributed to the successor agency by the county auditor-controller in the preceding fiscal year, but not less than \$250,000 in any fiscal year, unless this amount is reduced by the oversight board or by agreement between the successor agency and the department; and

WHEREAS, Health and Safety Code sections 34177 (B) and 34171 (5) provides that Recognized Obligation Payment Schedules and the administrative cost allowance are to be approved by Oversight Boards;

NOW THEREFORE BE IT RESOLVED THAT the Countywide Oversight Board to the Successor Agencies of the Redevelopment Agencies within Contra Costa County hereby approves the attached Recognized Obligation Payment Schedule and administrative allowance requested of \$60,000 of the City of Antioch as Successor Agency to the Antioch Development Agency for the period of July 2020 through June 2021 (ROPS 20-21).

PASSED AND ADOPTED this 27th of January, 2020 by the following vote:

AYES: NOES: ABSENT: ABSTAIN:

ATTEST:

_____ Oversight Board Secretary

Contact:

cc: Antioch - DAWN MERCHANT

REPORT TO THE COUNTYWIDE OVERSIGHT BOARD TO THE SUCCESSOR AGENCIES OF THE REDEVELOPMENT AGENCIES WITHIN CONTRA COSTA COUNTY FOR CONSIDERATION AT THE MEETING OF JANUARY 27, 2020

Prepared By: Dawn Merchant, City of Antioch Finance Director

Subject: City of Antioch Successor Agency to the Antioch Development Agency Recognized Obligation Payment Schedule for July 1, 2020 through June 30, 2021 (ROPS20-21)

RECOMMENDED ACTION

Adopt resolution approving the City of Antioch Successor Agency to the Antioch Development Agency Recognized Obligation Payment Schedule and Administrative Budget for the period of July 2020 through June 2021 (ROPS 20-21).

DISCUSSION

The ROPS 20-21 for the period of July 2020 through June 2021 is required to be submitted to the Department of Finance (DOF) by February 1, 2020. The City Council of the City of Antioch approved the ROPS at their meeting of January 14, 2020.

Attached for consideration and approval are a resolution, ROPS 20-21 and administrative allowance request (Attachment A), detailing the continuing obligations of the former Antioch Development Agency, including a claim for debt service on the Marina DBW loan item highlighted in red on the ROPS. The Antioch Successor Agency has been and is currently in litigation with the Department of Finance regarding this enforceable obligation. This will continue to remain on the Antioch Successor Agency ROPS until the litigation matter is resolved.

ATTACHMENTS

- A. Resolution Approving the Recognized Obligation Payment Schedule for the Period of July 2020 through June 2021 (ROPS 20-21).
 - 1) Recognized Obligation Payment Schedule for the Period of July 2020 through June 2021 (ROPS 20-21)
 - 2) Administrative Budget

Recognized Obligation Payment Schedule (ROPS 20-21) - Summary
Filed for the July 1, 2020 through June 30, 2021 Period

Successor Agency: Antioch

County: Contra Costa

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	20-21A Total (July - December)	20-21B Total (January - June)	ROPS 20-21 Total
A Enforceable Obligations Funded as Follows (B+C+D)	\$ 100,663	\$ -	\$ 100,663
B Bond Proceeds	-	-	-
C Reserve Balance	65,119	-	65,119
D Other Funds	35,544	-	35,544
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ 1,268,844	\$ 1,186,529	\$ 2,455,373
F RPTTF	1,238,844	1,156,529	2,395,373
G Administrative RPTTF	30,000	30,000	60,000
H Current Period Enforceable Obligations (A+E)	\$ 1,369,507	\$ 1,186,529	\$ 2,556,036

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

Antioch

Recognized Obligation Payment Schedule (ROPS 20-21) - ROPS Detail

July 1, 2020 through June 30, 2021

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 20-21 Total	ROPS 20-21A (Jul - Dec)					ROPS 20-21B (Jan - Jun)					20-21B Total	
											Fund Sources					Fund Sources						
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		
								\$28,510,878		\$2,556,036	\$-	\$65,119	\$35,544	\$1,238,844	\$30,000	\$1,369,507	\$-	\$-	\$1,156,529	\$30,000	\$1,186,529	
2	2009 Tax Allocation Bonds	Bonds Issued On or Before 12/31/10	08/01/2009	09/01/2027	Bank of New York	Bond issue to fund non-housing projects	Area 1	1,154,358	N	\$144,443	-	-	-	132,439	-	\$132,439	-	-	-	12,004	-	\$12,004
6	Bond administration	Fees	07/01/1994	05/01/2032	Bank of New York	Bond administrative fees	Areas 1,2,3,4,4.1	201,835	N	\$4,700	-	-	-	2,500	-	\$2,500	-	-	-	2,200	-	\$2,200
12	Administrative costs	Admin Costs	02/01/2012	12/31/2032	City of Antioch/consultants	Administrative expenses for agency	Areas 1,2,3,4,4.1	1,900,000	N	\$60,000	-	-	-	-	30,000	\$30,000	-	-	-	-	30,000	\$30,000
15	Housing Fund Deficit	L IHF Loans	01/14/2013	01/31/2069	City of Antioch Housing Successor	Repayment for housing fund deferred set-aside	Area 1	258,822	N	\$258,822	-	65,119	35,544	158,159	-	\$258,822	-	-	-	-	-	\$-
18	2015A Lease Revenue Bonds	Bond Reimbursement Agreements	02/01/2015	05/01/2032	City of Antioch	Bonds issued to refinance 2002 Lease Revenue Bonds	Areas 1,2,3,4,4.1	21,351,550	N	\$1,494,650	-	-	-	352,325	-	\$352,325	-	-	-	1,142,325	-	\$1,142,325
20	Department of Boating and Waterways Loan/Iarina	Third-Party Loans	07/01/2003	08/01/2039	City of Antioch	Iarina construction loan	Area 1	3,644,313	N	\$593,421	-	-	-	593,421	-	\$593,421	-	-	-	-	-	\$-

Antioch
Recognized Obligation Payment Schedule (ROPS 20-21) - Report of Cash Balances
July 1, 2017 through June 30, 2018
 (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.								
A	B		C	D	E	F	G	H
	ROPS 17-18 Cash Balances (07/01/17 - 06/30/18)		Fund Sources					Comments
			Bond Proceeds		Reserve Balance	Other Funds	RPTTF	
			Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	
1	Beginning Available Cash Balance (Actual 07/01/17) RPTTF amount should exclude "A" period distribution amount.		146,159	106	162,623	17,142	-	
2	Revenue/Income (Actual 06/30/18) RPTTF amount should tie to the ROPS 17-18 total distribution from the County Auditor-Controller		1,164	997		15,172	3,966,164	
3	Expenditures for ROPS 17-18 Enforceable Obligations (Actual 06/30/18)		201	245		31,047	3,820,474	
4	Retention of Available Cash Balance (Actual 06/30/18) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)		147,122		162,623			
5	ROPS 17-18 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 17-18 PPA form submitted to the CAC			No entry required			145,690	17/18 PPA being applied to 19/20 ROPS
6	Ending Actual Available Cash Balance (06/30/18) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)		\$-	\$858	\$-	\$1,267	\$-	

Antioch
Recognized Obligation Payment Schedule (ROPS 20-21) - Notes
July 1, 2020 through June 30, 2021

Item #	Notes/Comments
2	
6	
12	
15	The \$65,119 listed in reserve balance is the funds remaining from the 18-19 ROPS period □ \$35,544 of other is interest earnings accumulated to date and unspent
18	
20	amount claimed represents debt service payments for FY19, FY20 and FY21



COUNTYWIDE OVERSIGHT BOARD OF CONTRA COSTA COUNTY

TO: COUNTYWIDE OVERSIGHT BOARD
FROM: Maureen Toms, Oversight Board Secretary
DATE: 01/27/2020
SUBJECT: Brentwood Successor Agency-ROPS
AGENDA ITEM: C.3

Recommendation(s)

Adopt Resolution 2020/23 Approving the Recognized Obligation Payment Schedule for July 1, 2020 – June 30, 2021 (ROPS 20 – 21) and the Administrative Budget for the Brentwood Successor Agency.

Background

Please see attached staff report.

Attachments

Resolution 2020/23
Brentwood ROPS 20-21 Staff Report
Brentwood ROPS 20-21 Attachment
Brentwood Administrative Budget Attachment

RESOLUTION OF THE COUNTYWIDE OVERSIGHT BOARD
FOR THE COUNTY OF CONTRA COSTA

Adopted this Resolution on 01/27/2020 by the following vote:

AYE: ☐
NO: ☐
ABSENT: ☐
ABSTAIN: ☐
RECUSE: ☐



Resolution: 2020/23

A RESOLUTION OF THE BOARD OF THE CONTRA COSTA COUNTYWIDE OVERSIGHT BOARD APPROVING AND ADOPTING THE BRENTWOOD SUCCESSOR AGENCY RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) AND ADMINISTRATIVE BUDGET FOR THE PERIOD JULY 1, 2020 THROUGH JUNE 30, 2021 (ROPS 20-21) AND AUTHORIZING THE CITY OF BRENTWOOD DIRECTOR OF FINANCE AND INFORMATION SYSTEMS AND/OR HIS DESIGNEE, IN CONSULTATION WITH THE GENERAL COUNSEL, TO MAKE MINOR ADJUSTMENTS THERETO AS NECESSARY TO SECURE APPROVAL OF THE ROPS AND/OR THE ADMINISTRATIVE BUDGET BY THE DEPARTMENT OF FINANCE

WHEREAS, Section 34177 (l) and (m) of the Health and Safety Code require the Brentwood Successor Agency ("Successor Agency") to submit to the State Department of Finance, the State Controller, and the Contra Costa County Auditor-Controller, by February 1, 2020, a Recognized Obligation Payment Schedule (ROPS), approved by the Oversight Board, for the period July 1, 2020 through June 30, 2021; and

WHEREAS, the ROPS contains the enforceable obligation commitments of the Successor Agency for the July 2020 - June 2021 timeframe; and

WHEREAS, Health and Safety Code §34177(j) requires the Oversight Board to approve an Administrative Budget for administrative costs of the Successor Agency; and

WHEREAS, the Successor Agency's "administrative cost allowance" as defined and authorized pursuant to Health & Safety Code Section 34171(b), is a minimum of \$250,000 unless reduced by the Oversight Board or by agreement between the Successor Agency and the DOF for the July 2020 - June 2021 time period; and

WHEREAS, the Successor Agency will report to the County Auditor-Controller that its administrative cost allowance to be paid from property taxes deposited in the Redevelopment Property Tax Trust Fund pursuant to Health and Safety Code Section 34183(a)(3) is the amount of \$221,386 for the July 2020 - June 2021 time period; and

WHEREAS, the Successor Agency has arranged with the City of Brentwood to provide the staff services, office materials and equipment to administer the responsibilities of the Successor Agency; and

WHEREAS, following approval by the Countywide Oversight Board, the ROPS must be reviewed and approved by the State Department of Finance.

NOW, THEREFORE, the Countywide Oversight Board for the County of Contra Costa does hereby resolve as follows:

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

Section 2. Approval of the Brentwood Successor Agency ROPS. The Countywide Oversight Board hereby approves the Brentwood Successor Agency Recognized Obligation Payment Schedule for the period July 1, 2020 – June 30, 2021, in the form attached to this resolution and authorizes the City of Brentwood Director of Finance and Information Systems, on behalf of the Successor Agency, to make minor modifications, if required by the State, to obtain the State's approval of the ROPS.

Section 3. Approval of Administrative Budget. The Countywide Oversight Board hereby approves the Brentwood Successor Agency Administrative Budget in the amount of \$221,386 as required by Health and Safety Code §34177(j).

Section 4. Transmittal. The Countywide Oversight Board hereby authorizes and directs the Brentwood Successor Agency to

transmit the ROPS to the State Department of Finance, the County Administrative Officer and the Contra Costa County Auditor-Controller, and to post it on the Brentwood Successor Agency’s website.

PASSED AND ADOPTED this 27th of January, 2020 by the following vote:

AYES: NOES: ABSENT: ABSTAIN:

ATTEST:

_____ Oversight Board Secretary

Contact:

cc: Brentwood - KERRY BREEN, Brentwood - RACHEL CORONA, Brentwood - SONIA AGOSTINI



Date: January 27, 2020

To: Countywide Oversight Board

From: City of Brentwood Successor Agency

Subject: Resolution of the Countywide Oversight Board to the Successor Agencies of the Redevelopment Agencies within Contra Costa County (Countywide Oversight Board) adopting the Brentwood Successor Agency Recognized Obligation Payment Schedule (ROPS) and Administrative Budget for July 2020 June 2021, and authorizing the City of Brentwood Director of Finance and Information Systems to make minor adjustments thereto as necessary to secure approval of the ROPS and/or the Administrative Budget by the State Department of Finance.

RECOMMENDATION

Adopt a Resolution approving the Brentwood Successor Agency (Successor Agency) Recognized Obligation Payment Schedule (ROPS) and Administrative Budget for July 2020 June 2021, and authorizing the City of Brentwood Director of Finance and Information Systems to make minor adjustments thereto as necessary to secure approval of the ROPS and/or the Administrative Budget by the State Department of Finance.

BACKGROUND

By law, a successor agency is required to prepare a forward looking ROPS which reports one year of successor agency financial obligations, commonly referred to as Enforceable Obligations. A successor agency may expend funds only for items on an approved ROPS. The ROPS presented for consideration covers the July 2020 June 2021 time period.

Should the ROPS be approved by the Countywide Oversight Board, it will then be remitted to the State Department of Finance (DOF) for their review. In the event of a dispute between the Successor Agency and the DOF regarding a line item on the ROPS the Successor Agency may request an additional review by the DOF, and has the opportunity to meet and confer on disputed items.

The Successor Agency is reporting excess funds at June 30, 2018 on the Cash Balance page of \$165,879 relating to \$164,346 of unspent investment earnings received and \$1,533 of unspent Redevelopment Property Tax Trust Funds (RPTTF) remaining. The RPTTF unspent funds were allocated for investment and trustee fees which came in slightly under projections. These remaining balances will serve to reduce the Successor Agency's future RPTTF allocations, as the DOF requires remaining funds to be spent prior to future RPTTF allocations.

The ROPS Detail Page includes a total of \$2,695,026 of enforceable obligations for the July 2020 - June 2021 time frame. Of the obligations listed, a total of \$2,472,040 is necessary to meet debt service payment obligations - \$1,600 is for investment/trustee related expenses - and \$221,386 is for the Successor Agency's annual administrative cost allowance. These expenses have all been consistently approved by the DOF on prior ROPS. In the future there will be a reconciliation of the RPTTF allocation that the Successor Agency receives for ROPS 20-21 against expenses which actually occur. Funds received for expenses listed on the ROPS which do not actually occur will be deducted from future RPTTF allocations. In this way, the Successor Agency is only provided sufficient funds to meet actual, rather than projected, expenses.

As mentioned above, the ROPS contains the administrative budget for the Successor Agency. The Successor Agency's "administrative cost allowance", is defined and authorized pursuant to H&S Code Section 34171(b) and, although H&S Code Section 34177(j)(1) authorizes the Successor Agency to request \$250,000 in administrative costs, the Successor Agency analyzed the administrative functions performed and determined that a reduced amount was appropriate. The total estimated Successor Agency administrative costs for the 2020/21 fiscal year are expected to be \$221,386 and is being submitted as the administrative cost allowance on the ROPS 20-21. This budget, in accord with H&S Code Section 34177(j)(2), proposes the source of payment for the administrative costs as the RPTTF established and maintained by the County Auditor-Controller pursuant to H&S Code Section 34170.5(b).

Attachments

Resolution

Exhibit A Recognized Obligation Payment Schedule July 2020 - June 2021

Exhibit B Administrative Budget

Recognized Obligation Payment Schedule (ROPS 20-21) - Summary
Filed for the July 1, 2020 through June 30, 2021 Period

Successor Agency: Brentwood

County: Contra Costa

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	20-21A Total (July - December)	20-21B Total (January - June)	ROPS 20-21 Total
A Enforceable Obligations Funded as Follows (B+C+D)	\$ 101,909	\$ -	\$ 101,909
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	101,909	-	101,909
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ 1,810,082	\$ 783,035	\$ 2,593,117
F RPTTF	1,699,389	672,342	2,371,731
G Administrative RPTTF	110,693	110,693	221,386
H Current Period Enforceable Obligations (A+E)	\$ 1,911,991	\$ 783,035	\$ 2,695,026

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

Brentwood
Recognized Obligation Payment Schedule (ROPS 20-21) - ROPS Detail
July 1, 2020 through June 30, 2021

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 20-21 Total	ROPS 20-21A (Jul - Dec)					20-21A Total	ROPS 20-21B (Jan - Jun)					20-21B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$36,444,261		\$2,695,026	\$-	\$-	\$101,909	\$1,699,389	\$110,693	\$1,911,991	\$-	\$-	\$-	\$672,342	\$110,693	\$783,035
2	Bonds - Debt Service	Bond Reimbursement Agreements	09/27/2001	11/01/2031	U.S. Bank	2001 Tax Allocation Bond Debt Service	erged	16,227,934	N	\$1,357,809	-	-	101,909	969,775	-	\$1,071,684	-	-	-	286,125	-	\$286,125
3	Bonds - Debt Service	Bond Reimbursement Agreements	10/01/2009	10/01/2039	U.S. Bank	2009 Lease Revenue Bond Debt Service	erged	19,964,241	N	\$1,114,231	-	-	-	728,814	-	\$728,814	-	-	-	385,417	-	\$385,417
5	Administrative Cost Allowance	Admin Costs	07/01/2018	06/30/2019	City of Brentwood	Annual Administrative Cost Allowance	erged	221,386	N	\$221,386	-	-	-	-	110,693	\$110,693	-	-	-	-	110,693	\$110,693
28	Investment Management Fees	Fees	07/01/2018	06/30/2019	Public Financial Management	Investment Management Fees	erged	29,250	N	\$1,500	-	-	-	750	-	\$750	-	-	-	750	-	\$750
29	Investment Account Maintenance Fees	Fees	07/01/2018	06/30/2019	Bank of New York	Investment Account Maint Fee	erged	1,450	N	\$100	-	-	-	50	-	\$50	-	-	-	50	-	\$50
43	H&S Code, Section 34177.3 (b)- Contracts necessary for property disposition	Property Dispositions	12/27/2017	06/30/2021	Burke, Williams & Sorensen	Legal costs incurred with property disposition as required.	erged	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
44	H&S Code, Section 34177.3 (b)- Contracts necessary for property disposition	Property Dispositions	02/15/2018	06/30/2021	Carpenter/ Robbins Commercial Real Estate, Inc.	Property disposition services - brokerage	erged	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-

Brentwood
Recognized Obligation Payment Schedule (ROPS 20-21) - Report of Cash Balances
July 1, 2017 through June 30, 2018
(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.							
A	B	C	D	E	F	G	H
	ROPS 17-18 Cash Balances (07/01/17 - 06/30/18)	Fund Sources					Comments
		Bond Proceeds		Reserve Balance	Other Funds	RPTTF	
		Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	
1	Beginning Available Cash Balance (Actual 07/01/17) RPTTF amount should exclude "A" period distribution amount.			-	124,779	1,280	
2	Revenue/Income (Actual 06/30/18) RPTTF amount should tie to the ROPS 17-18 total distribution from the County Auditor-Controller				101,909	2,685,732	
3	Expenditures for ROPS 17-18 Enforceable Obligations (Actual 06/30/18)				62,342	2,685,479	
4	Retention of Available Cash Balance (Actual 06/30/18) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)						
5	ROPS 17-18 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 17-18 PPA form submitted to the CAC		No entry required				
6	Ending Actual Available Cash Balance (06/30/18) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$-	\$164,346	\$1,533	

Brentwood
Recognized Obligation Payment Schedule (ROPS 20-21) - Notes
July 1, 2020 through June 30, 2021

Item #	Notes/Comments
2	
3	
5	
28	
29	
43	
44	

Exhibit B

Brentwood Successor Agency **FY 2020-21 Administrative Budget**

Administrative Budget FY 2020-21	20-21A	20-21B	Total
Personnel costs	\$51,689	\$51,689	\$103,377
Various Other administrative costs	\$17,500	\$17,500	\$35,000
Overhead (IT, equipment, facility space)	\$41,504	\$41,504	\$83,009
Total Administrative Costs	\$110,693	\$110,693	\$221,386



COUNTYWIDE OVERSIGHT BOARD OF CONTRA COSTA COUNTY

TO: COUNTYWIDE OVERSIGHT BOARD
FROM: Maureen Toms, Oversight Board Secretary
DATE: 01/27/2020
SUBJECT: Clayton Successor Agency-ROPS
AGENDA ITEM: C.4

Recommendation(s)

Adopt Resolution 2020/10 Approving the Recognized Obligation Payment Schedule for July 1, 2020 – June 30, 2021 (ROPS 20-21) for the Clayton Successor Agency.

Background

Please see attached staff report.

Attachments

Resolution 2020/10
Clayton ROPS 20-21 Staff Report
Clayton ROPS 20-21 Attachment

RESOLUTION OF THE COUNTYWIDE OVERSIGHT BOARD
FOR THE COUNTY OF CONTRA COSTA

Adopted this Resolution on 01/27/2020 by the following vote:

AYE: ☐
NO: ☐
ABSENT: ☐
ABSTAIN: ☐
RECUSE: ☐



Resolution: 2020/10

A RESOLUTION OF THE BOARD OF THE CONTRA COSTA COUNTYWIDE OVERSIGHT BOARD APPROVING AND ADOPTING THE SUCCESSOR AGENCY TO THE CITY OF CLAYTON COMMUNITY REDEVELOPMENT AGENCY'S RECOGNIZED OBLIGATION PAYMENT SCHEDULE AND ADMINISTRATIVE BUDGET FOR THE PERIOD JULY 1, 2020 THROUGH JUNE 30, 2021 (ROPS 20-21), PURSUANT TO HEALTH AND SAFETY CODE SECTIONS 34177 AND 34171.

WHEREAS, Section 34177(1) of the California Health and Safety Code requires the Successor Agency to the Redevelopment Agency of the City of Clayton (Successor Agency) to submit to the Contra Costa County Consolidated Oversight Board (Board) for approval a Recognized Obligation Payment Schedule (ROPS); and

WHEREAS, Section 34177(1) also requires that the Successor Agency submit, at the same time as the Board, a copy of the ROPS to the County Administrative Officers (CAO), the Contra Costa County Auditor-Controller (CAC), and the State Department of Finance (DOF); and

WHEREAS, in order for the ROPS to be deemed valid, and therefore eligible for payment, it must be approved by the Board and a copy of the approved ROPS must be submitted to the CAC, the State Controller's Office (SCO), and DOF, and posted on the Successor Agency's website; and

WHEREAS, Successor Agency staff has prepared the attached ROPS 2020-21 and submitted it to the Board for review and approval, and at the same time has provided a copy of the ROPS to the CAO, the CAC, and the DOF; and

WHEREAS, the Board desires to approve the ROPS 2020-21 in order to pay approved enforceable obligations for the period of July 1, 2020 through June 30, 2021.

NOW, THEREFORE, the Countywide Oversight Board for the County of Contra Costa does hereby resolve as follows:

1. The ROPS 2020-21, in the form attached to this resolution as Exhibit A and incorporated herein by reference, is hereby approved.
2. The staff of the Successor Agency is hereby directed to submit the ROPS 2020-21 to the CAC, the SCO, and DOF, and post it on the Successor Agency's website in accordance with State Health and Safety Code Section 34177(1)(2)(C), and to cooperate with the DOF to the extent necessary to obtain DOF's acceptance of the ROPS, including, if necessary, making modifications to the ROPS determined by the Executive Director of the Redevelopment Successor Agency to be reasonable and financially feasible to meet its legally required financial obligations.

PASSED AND ADOPTED this 27th of January, 2020 by the following vote:

AYES: NOES: ABSENT: ABSTAIN:

ATTEST:

Oversight Board Secretary

Contact:

cc: Clayton - JBROWN, Clayton - DEBORAH ALLEN, Clayton - KEVIN MIZUNO



Approved:

Gary A. Napper
City Manager

STAFF REPORT

TO: COUNTYWIDE OVERSIGHT BOARD OF CONTRA COSTA COUNTY

FROM: IKANI TAMOEPEAU

DATE: JANUARY 14, 2020

SUBJECT: ADOPT A RESOLUTION TO APPROVE AND ADOPT THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE YEAR ENDING JUNE 30, 2021 (ROPS 2020-2021), PURSUANT TO THE DISSOLUTION ACT

RECOMMENDATION

It is recommended the Countywide Oversight Board of Contra Costa County adopt the attached Resolution approving the Recognized Obligation Payment Schedule (ROPS 2020-2021) covering the timeframe July 1, 2020 through June 30, 2021 pursuant to Section 31471(h) and 34177(l)(1) of the California Redevelopment Law the Dissolution Act, ABx1 26 and AB 1484.

BACKGROUND

Under the Dissolution Act, enforceable obligations of the former redevelopment agency (e.g. Clayton Redevelopment Agency) include the following financial arrangements (the ROPS of a city or county):

- Bonds
- Loans
- Payments required by state or federal government
- Obligations to employees
- Judgments or settlements
- Binding and legally enforceable agreements entered into before AB1x26
- Contracts for Redevelopment Agency (RDA) administration, Successor Agency administration, and Oversight Board administration

The monies to fund payment of the requested ROPS enforceable obligations are issued by the Contra Costa County Auditor-Controller's Office (CAC) to Clayton's Redevelopment Obligation Retirement Fund. As its name implies, this fund replaces the former Redevelopment Agency's three Funds and functions as the repository for sufficient tax increment revenues in the amounts identified and approved in subsequent ROPS to effectively "retire" all former Clayton Redevelopment Agency debts and contractual obligations over a multi-year period. Once all identified and certified debts and obligations have been satisfied, the Successor Agency is then dissolved.

Pursuant to *California Health and Safety Code* section 34179(j), on and after July 1, 2018 in each county where more than one oversight board was created (including Contra Costa County), there shall be only one County Oversight Board staffed by the County Auditor-Controller. The Countywide Oversight Board of Contra Costa County is comprised of a seven member board consisting of one member from each of the following groups: County Board of Supervisors, Mayors Conference, Special Districts, the Superintendent of Schools, Community College District, a member of the public, and a former employee of a County public agency. Following this reorganization of the Oversight Board, commencing July 1, 2018 the Department of Finance (DOF) only recognizes actions taken by the newly established Countywide Oversight Board.

DISCUSSION

Prior Recognized Obligation Payment Schedule

A DOF Determination Letter dated April 11, 2019 accepted the Clayton Oversight Board-approved ROPS 2019-2020. Following the DOF's approval this resulted in the Clayton Successor Agency receiving \$699,963 in June 2019 AND \$147,138 in January 2020 for enforceable obligations for the one year ending June 30, 2019.

Current Recognized Obligation Payment Schedule

Included herein, as Attachment 1 to this staff report, is the Recognized Obligation Payment Schedule (ROPS 2020-2021). Pursuant to *California Health & Safety Code* section 34177(o)(1), commencing with the ROPS 2016-2017 and thereafter, agencies were authorized to submit an annual ROPS to the DOF and the CAC by February 1, 2016 and each February 1st thereafter. Following the annual submission of an approved ROPS, the DOF has been directed to make its determination of approval by the following April 15th.

On this annual ROPS, the Successor Agency is requesting Redevelopment Property Tax Trust Fund (RPTTF) monies to pay for local obligations totaling \$717,441 and \$142,308 for the six month periods ending December 31, 2020 and June 30, 2021, respectively. In addition to RPTTF, the Successor Agency is requesting authorization to use other unencumbered Successor Agency balances to make payments on enforceable obligations consistent with the law and the DOF's April 12, 2019 determination letter.

For the six month period ending December 31, 2020 the Successor Agency is requesting authorization to make payments on the following enforceable obligations:

- Principal and interest on the 2014 Refunding Tax Allocation Bonds,
- Trustee and other professional service fees directly related to the bonds,
- Fourth of four scheduled repayments on the SERAF loan from the Successor Housing Fund (No. 616) to Successor Agency Fund (No. 615), and
- Administrative costs under *California Health & Safety Code* section 34171(b).

Immediately thereafter, for the six month period ending June 30, 2021, the Successor Agency is requesting authorization to make payments on the following enforceable obligations:

- Interest on the 2014 Refunding Tax Allocation Bonds, and
- Administrative costs under *California Health & Safety Code* section 34171(b).

Supplemental Educational Revenue Augmentation Fund (SERAF) Loan

During FY 2009-10, as part of emergency measures to address its own budgetary issues, the State of California imposed a two year raid on local redevelopment agencies in the form of SERAF demands. To the former Agency, this meant an astounding \$2,371,940 in SERAF payments was required to be made to the CAC between FY 2009-10 and FY 2010-11. In order to meet this massive obligation, an intra-agency loan of \$592,412 was established from the RDA's low-moderate income fund to its non-housing fund on May 19, 2010. The principal amount of this loan was originally scheduled for repayment in four equal installments of \$148,103 commencing FY 2011-12 and ending in FY 2014-15. With the state-imposed dissolution of redevelopment agencies effective February 1, 2012 and the rigorous new restrictions on SERAF loan repayments established through AB1484, the full principal balance the SERAF loan is currently outstanding and unpaid.

SERAF loans became eligible for repayment starting in the six month period ending December 31, 2014, provided the following three circumstances are met: (1) The Successor Agency has completed its DDRs (2) the results of the DDRs are reviewed by the Oversight Board and (3) the Successor Agency has received a Notice of Completion by the DOF. In accordance with the law, on September 20, 2016 the Clayton Successor Agency Board adopted Resolution No. 02-2016SA approving an agreement and repayment schedule for the SERAF loan in accordance with *California Health & Safety Code* section 34171(d)(1)(G). Consistent with the Oversight Board's original approval of the SERAF loan repayment terms on April 26, 2012, the balance of the SERAF loan will be payable to the Successor Housing Agency in four equal principal installments of \$148,103 beginning in the fiscal year 2017-18 and ending in the fiscal year 2020-21 ROPS period. Accordingly, the ROPS 2020-2021 includes the fourth and final SERAF loan repayment request for the six month period ending December 31, 2020.

FISCAL IMPACT

Once approved by the Countywide Oversight Board and subsequently the DOF, ROPS 2020-2021 will be in place for the Clayton Successor Agency to make payments on agreements and other obligations of the former Redevelopment Agency for the period of time July 1, 2020 through June 30, 2021. Absent this approval the Clayton Successor Agency is not permitted to make such payments which would cause the Successor Agency to be in breach of legal bond covenants.

Attachments:

1. Successor Agency Resolution approving the ROPS 2020-2021 Resolution (2 pp.)
 - o Exhibit A: Recognized Obligation Payment Schedule 2020-2021 (5 pp.)

Recognized Obligation Payment Schedule (ROPS 20-21) - Summary
Filed for the July 1, 2020 through June 30, 2021 Period

Successor Agency: Clayton

County: Contra Costa

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	20-21A Total (July - December)	20-21B Total (January - June)	ROPS 20-21 Total
A Enforceable Obligations Funded as Follows (B+C+D)	\$ -	\$ -	\$ -
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	-	-	-
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ 717,441	\$ 142,308	\$ 859,749
F RPTTF	592,441	17,308	609,749
G Administrative RPTTF	125,000	125,000	250,000
H Current Period Enforceable Obligations (A+E)	\$ 717,441	\$ 142,308	\$ 859,749

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

Clayton
Recognized Obligation Payment Schedule (ROPS 20-21) - ROPS Detail
July 1, 2020 through June 30, 2021

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 20-21 Total	ROPS 20-21A (Jul - Dec)					20-21A Total	ROPS 20-21B (Jan - Jun)					20-21B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$2,435,071		\$859,749	\$-	\$-	\$-	\$592,441	\$125,000	\$717,441	\$-	\$-	\$-	\$17,308	\$125,000	\$142,308
3	L IHF Loan entered into on 5/19/10	SERAF/ ERAF	05/19/2010	06/30/2021	Successor Agency L I Fund	Inter-loan for SERAF payment to State of CA	All	148,103	N	\$148,103	-	-	-	148,103	-	\$148,103	-	-	-	-	-	\$-
4	Fiscal Agent Fees (US Bank Trustee)	Fees	11/01/1996	08/01/2024	US Bank	Paying Agent Fees	All	2,200	N	\$2,200	-	-	-	2,200	-	\$2,200	-	-	-	-	-	\$-
7	Successor Agency Functions	Admin Costs	06/25/2014	08/01/2024	City of Clayton	Expenses for Successor Agency Operation	All	250,000	N	\$250,000	-	-	-	-	125,000	\$125,000	-	-	-	-	125,000	\$125,000
16	Refunding Tax Allocation Bonds 2014	Refunding Bonds Issued After 6/27/12	06/25/2014	08/01/2024	US Bank	Bonds issued to refund the 1996 and 1999 non-housing RDA Tax Allocation Bonds	All	2,034,768	N	\$459,446	-	-	-	442,138	-	\$442,138	-	-	-	17,308	-	\$17,308

Clayton
Recognized Obligation Payment Schedule (ROPS 20-21) - Report of Cash Balances
July 1, 2017 through June 30, 2018
(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.							
A	B	C	D	E	F	G	H
	ROPS 17-18 Cash Balances (07/01/17 - 06/30/18)	Fund Sources					Comments
		Bond Proceeds		Reserve Balance	Other Funds	RPTTF	
		Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	
1	Beginning Available Cash Balance (Actual 07/01/17) RPTTF amount should exclude "A" period distribution amount.	110,879	-	60,697	28,496	6,050	
2	Revenue/Income (Actual 06/30/18) RPTTF amount should tie to the ROPS 17-18 total distribution from the County Auditor-Controller	586			12,801	786,053	
3	Expenditures for ROPS 17-18 Enforceable Obligations (Actual 06/30/18)	69,543		60,697	14,167	719,439	
4	Retention of Available Cash Balance (Actual 06/30/18) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)						
5	ROPS 17-18 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 17-18 PPA form submitted to the CAC		No entry required				
6	Ending Actual Available Cash Balance (06/30/18) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$41,922	\$-	\$-	\$27,130	\$72,664	

Clayton
Recognized Obligation Payment Schedule (ROPS 20-21) - Notes
July 1, 2020 through June 30, 2021

Item #	Notes/Comments
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COUNTYWIDE OVERSIGHT BOARD OF CONTRA COSTA COUNTY

TO: COUNTYWIDE OVERSIGHT BOARD
FROM: Maureen Toms, Oversight Board Secretary
DATE: 01/27/2020
SUBJECT: Concord Successor Agency-ROPS
AGENDA ITEM: C.5

Recommendation(s)

Adopt Resolution 2020/11 Approving the Recognized Obligation Payment Schedule for July 1, 2020 - June 30, 2021 (ROPS 20-21) and Administrative Budget for the Concord Successor Agency.

Background

Please see attached staff report.

Attachments

Resolution 2020/11
Concord ROPS 20-21 Staff Report
Concord ROPS 20-21 Attachment
Concord Administrative Budget Attachment

RESOLUTION OF THE COUNTYWIDE OVERSIGHT BOARD
FOR THE COUNTY OF CONTRA COSTA

Adopted this Resolution on 01/27/2020 by the following vote:

AYE: ☐
NO: ☐
ABSENT: ☐
ABSTAIN: ☐
RECUSE: ☐



Resolution: 2020/11

A RESOLUTION OF THE BOARD OF THE CONTRA COSTA COUNTYWIDE OVERSIGHT BOARD APPROVING AND ADOPTING THE SUCCESSOR AGENCY TO THE CITY OF CONCORD COMMUNITY REDEVELOPMENT AGENCY'S RECOGNIZED OBLIGATION PAYMENT SCHEDULE AND ADMINISTRATIVE BUDGET FOR THE PERIOD JULY 1, 2020 THROUGH JUNE 30, 2021 (ROPS 20-21), PURSUANT TO HEALTH AND SAFETY CODE SECTIONS 34177 AND 34171.

WHEREAS, Pursuant to State Health and Safety Code section 34177(o), commencing with the Recognized Obligation Payment Schedule (ROPS) covering the period from July 1, 2016 to June 30, 2017 and thereafter, agencies shall submit an oversight board approved annual ROPS to Department of Finance (DOF) and the County Auditor-Controller by each February 1; and

WHEREAS, Successor Agency staff prepared a ROPS for July 1, 2020 through June 30, 2021 and submitted it to the Board for review and approval, and at the same time provided a copy of the ROPS to the County Administrative Officer, the County Auditor and DOF, all as required pursuant to Health and Safety Code Section 34177(l)(2)(B); and

WHEREAS, Under Health and Safety Code Section 34177(j), the Successor Agency to the Redevelopment Agency of the City of Concord is to prepare a proposed Administrative Budget to cover the City of Concord's costs to undertake the required successor agency tasks to wind down the affairs of the dissolved Redevelopment Agency of the City of Concord.

WHEREAS, Under Health and Safety Code Section 34171(b), the "Administrative Cost Allowance" is payable from property tax revenues allocated to the successor agency to administer its assigned duties under AB 1x 26; and

WHEREAS, The FY2020-21 Administrative Budget for the Successor Agency to the Redevelopment Agency of the City of Concord was included in the FY 2020-21 ROPS that is subject to approval by the State Department of Finance

WHEREAS, on January 27, 2020, the Oversight Board approved the ROPS and directed Successor Agency staff to submit the ROPS to DOF, the State Controller and the County Auditor and post the ROPS on the Successor Agency's website in accordance with Health and Safety Code Section 34177(l)(2)(C).

NOW, THEREFORE, the Countywide Oversight Board for the County of Contra Costa does hereby resolve as follows:

Section 1. The Recognized Obligation Payment Schedule for the period July 1, 2020 – June 30, 2021, in the form attached to this resolution and incorporated herein by reference, is hereby approved.

Section 2. The staff of the Successor Agency is hereby directed to submit the ROPS to DOF, the State Controller and the County Auditor, and post the ROPS on the Successor Agency's website in accordance with Health and Safety Code Section 34177(l)(2)(C), and to cooperate with DOF to the extent necessary to obtain DOF's acceptance of the ROPS, including, if necessary, making modifications to the ROPS determined by the Successor Agency's Executive Director to be reasonable and financially feasible to meet its legally required financial obligations.

Section 3. This resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 27th of January, 2020, by the following vote:

AYES: NOES: ABSENT: ABSTAIN:

ATTEST:

_____ Oversight Board Secretary

Contact:

cc: Concord - Suzanne McDonald, Concord - John Montagh



Staff Report

Date: January 27, 2020

To: Oversight Board

From: John Ontagh, Economic Development Manager

Reviewed by: Suzanne McDonald, Financial Operations Manager

Prepared by: John Ontagh, Economic Development Manager
john.ontagh@cityofconcord.org
(925) 671-3082

Subject: **Adopt Resolution No. 2020-11 approving the Recognized Obligation Payment Schedule (20-21) for July 1, 2020 through June 30, 2021 of the Successor Agency to the Redevelopment Agency of the City of Concord.**

Report in Brief

The Oversight Board is required to review and take action on the Successor Agency to the Redevelopment Agency of the City of Concord's Recognized Obligation Payment Schedule (ROPS) 2020-21 for the July 1, 2020 through June 30, 2021 time period. The proposed ROPS is the annual (fiscal year) ROPS cycle. The State made this change as part of legislation passed in 2015 governing Successor Agencies. Staff is requesting the Board to review and approve ROPS 20-21 (Attachment 1). Once approved by the Oversight Board, Successor Agency staff will forward the approved ROPS to the State Department of Finance (DOF), State Auditor Controller, County Administrator and County Auditor Controller for these agencies respective review by February 1, 2020. If approved by the DOF, ROPS 20-21 will be in place for the Successor Agency to make payments on agreements, Successor Agency administration and enforceable obligations of the former Redevelopment Agency for that period of time. Total amount of funds being requested for ROPS 20-21 is \$6,121,664.

Recommended Action

Staff recommends that the Oversight Board adopt Resolution No. 2020-11 (Attachment 2) approving ROPS 20-21 and direct staff to submit the ROPS to the Department of Finance and other agencies as required.

Background

On February 1, 2012, redevelopment agencies throughout the state were dissolved pursuant to Assembly Bill 1X 26. All of the non-housing assets and obligations of the former Redevelopment Agency of the City of Concord were transferred by operation of law to the Successor Agency of the City of Concord. Health and Safety Section 34179 provides for establishment of an Oversight Board to oversee the closeout and wind down of the former redevelopment agency.

On June 27, 2012, the Governor signed into law AB 1484 which modified the dissolution law affecting the winding down of redevelopment agencies throughout the State. As part of this law, successor agencies are required to submit an Oversight Board approved ROPS to the DOF essentially three months ahead of the each ROPS period for DOF's review. The DOF has 45 days to review the Oversight Board approved ROPS and make its determination of the enforceable obligations, obligation amounts and funding sources of the enforceable obligation no later than 45 days after the ROPS is submitted.

The Governor signed the 2015/16 Budget Trailer bill which provided for annual ROPS, commencing with ROPS July 1, 2016 to June 30, 2017 and thereafter, agencies shall submit an oversight board approved annual ROPS to DOF and the County Auditor-Controller by February 1, 2016 and each February 1 thereafter.

Analysis

The Successor Agency is responsible for administering the payments appearing on the proposed ROPS, subject to the approval of the Oversight Board, which is charged with reviewing and approving ROPS.

The Dissolution Law provides each successor agency with an administrative cost allowance equal to the greater of: (i) 3% of the property tax allocated to the Redevelopment Obligation Retirement Fund or (ii) \$250,000 unless the amount is reduced by the Oversight Board or by agreement with the successor agency. Any amount that is not spent for actual costs incurred is returned to the County Auditor-Controller as part of the following Recognized Obligation Payment Schedule (ROPS) true-up.

Senate Bill (SB) 107 introduced a new calculation commencing FY2016-17 for determining each successor agency's administrative cost allowance. It added a new cap on successor agency annual administrative costs. Under SB 107, a successor agency's total annual administrative costs cannot exceed 50% of the Redevelopment Property Tax Trust Fund ("RPTTF") distributed to the successor agency for the payment of approved enforceable obligations in the preceding year, reduced by the successor agency's administrative cost allowance and any City loan repayments in the preceding year. The Successor Agency's annual administrative costs (Attachment 3) do not exceed 50 percent of the RPTTF and therefore complies with SB 107.

ROPS Overview:

ROPS 20-21 shows enforceable obligations on an annual basis for the specific reporting period of July 1, 2020 through June 30, 2021 and is attached to this report (Attachment 1). The following summarizes ROPS 20-21:

- Total Enforceable Obligations to be paid during the period are \$6,200,077.
- Total amount of funds being requested is \$6,121,664, which includes \$250,000 for the minimum administrative fee.
- Total funding from other sources (Rent and Interest) is \$78,413
- Payments totaling \$2,076,549 to the Concord Affordable Housing Fund which is a repayment of funds owed by the former Redevelopment Agency of the City of Concord to create and preserve affordable housing in the City of Concord. The repayment was approved by the Oversight Board and DOF. This will be the final payment to the Concord Affordable Housing Fund for this obligation.
- Refunding Bond Obligation as set forth in the 2014 Tax Allocation Refunding Bonds totaling \$3,209,750.

With previous resolutions approving the ROPS, the proposed resolution directs staff to cooperate with DOF to the extent necessary to obtain DOF's acceptance of ROPS 20-21.

Attachments

1. ROPS 20-21
2. Resolution No. 2020-11
3. Administrative Budget

Recognized Obligation Payment Schedule (ROPS 20-21) - Summary
Filed for the July 1, 2020 through June 30, 2021 Period

Successor Agency: Concord

County: Contra Costa

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	20-21A Total (July - December)	20-21B Total (January - June)	ROPS 20-21 Total
A Enforceable Obligations Funded as Follows (B+C+D)	\$ 78,413	\$ -	\$ 78,413
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	78,413	-	78,413
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ 2,073,515	\$ 4,048,149	\$ 6,121,664
F RPTTF	1,948,515	3,923,149	5,871,664
G Administrative RPTTF	125,000	125,000	250,000
H Current Period Enforceable Obligations (A+E)	\$ 2,151,928	\$ 4,048,149	\$ 6,200,077

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

Concord
Recognized Obligation Payment Schedule (ROPS 20-21) - ROPS Detail
July 1, 2020 through June 30, 2021

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 20-21 Total	ROPS 20-21A (Jul - Dec)					20-21A Total	ROPS 20-21B (Jan - Jun)					20-21B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$22,026,340		\$6,200,077	\$-	\$-	\$78,413	\$1,948,515	\$125,000	\$2,151,928	\$-	\$-	\$-	\$3,923,149	\$125,000	\$4,048,149
4	2010 Refunding Lease	Revenue Bonds Issued On or Before 12/31/10	07/02/2005	09/01/2019	Bank of America	Refinance part of 1993 Lease Revenue Bonds - Police Facility	1	-	Y	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
6	Disposition and Development Agreement	OPA/DDA/ Construction	11/14/2000	06/30/2027	GSG Residential	Tax Increment Reimbursement	1	4,772,187	N	\$681,741	-	-	78,413	603,328	-	\$681,741	-	-	-	-	-	\$-
7	Loan Agreement (1)	Business Incentive Agreements	07/23/2002	07/11/2019	Fry's Electronics	Loan Payment	1	-	Y	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
18	Housing Set Aside Deficit Reduction Plan	SERAF/ ERAF	07/01/2013	07/01/2025	City of Concord	housing set aside deficit pursuant to CRL Section 33334.6	1	2,076,548	N	\$2,076,548	-	-	-	1,038,274	-	\$1,038,274	-	-	-	1,038,274	-	\$1,038,274
21	Successor Agency Administration	Admin Costs	07/01/2020	06/30/2021	City of Concord	Reimburse Payroll Costs & Legal Fees	1	250,000	N	\$250,000	-	-	-	-	125,000	\$125,000	-	-	-	-	125,000	\$125,000
27	Annual OPEB Unfunded Liability	Unfunded Liabilities	07/01/2019	06/30/2020	CERBT	Former RDA's prorated share of Annual Unfunded Liability	1	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
31	2014 Tax Allocation Refunding Bonds	Refunding Bonds Issued After 6/27/12	10/01/2014	03/01/2025	Bank of New York	Refunding 2004 TAB and 2011 Lease Revenue Bonds	1	14,925,750	N	\$3,189,933	-	-	-	305,058	-	\$305,058	-	-	-	2,884,875	-	\$2,884,875
36	2014 Tax Allocation Refunding Bonds - Fiscal Agent Fees	Fees	07/01/2020	06/30/2021	Bank of New York	Fiscal Agent Fees for Refunding TAB	1	1,855	N	\$1,855	-	-	-	1,855	-	\$1,855	-	-	-	-	-	\$-
37	2010 Refunding Lease - Fiscal Agent Fees	Fees	07/01/2019	06/30/2020	Bond Logistics	Fiscal Agent Fees for Refunding Lease Agreement	1	-	Y	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-

Concord
Recognized Obligation Payment Schedule (ROPS 20-21) - Report of Cash Balances
July 1, 2017 through June 30, 2018
(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.							
A	B	C	D	E	F	G	H
	ROPS 17-18 Cash Balances (07/01/17 - 06/30/18)	Fund Sources					Comments
		Bond Proceeds		Reserve Balance	Other Funds	RPTTF	
		Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	
1	Beginning Available Cash Balance (Actual 07/01/17) RPTTF amount should exclude "A" period distribution amount.			6,832	119,424	-	Used as "Reserved Balances" on ROPS 18/19: \$4,166 PPA 15/16A + \$2,666 PPA 15/16B \$26,246 from ROPS 15/16B to be used ROPS 17/18 \$26,302=Other Funds used on ROPS 19/20, item#6 Other Funds used on ROPS 18/19: \$2,272 from ROPS 15/16 \$40,864 ROPS 16/17 PPA \$23,740 Additional PPA ROPS 17/18 - Other Funds to be used for ROPS 17/18 line #31, but trustee used cash on hand for partial payment, leaving \$23,740 RPTTF with Trustee to use on Sept 2020 Debt Service Payment
2	Revenue/Income (Actual 06/30/18) RPTTF amount should tie to the ROPS 17-18 total distribution from the County Auditor-Controller			-	78,413	8,275,488	\$2,344,686=ROPS 17/18A \$5,930,802=ROPS 17/18B \$41,173 = Interest Earned 17/18 \$37,240 =Rent & Loan Repayments Earned 17/18
3	Expenditures for ROPS 17-18 Enforceable Obligations (Actual 06/30/18)			-	26,246	8,232,557	Actual Expenditures from FY17/18PPA Form \$8,011,386 EO \$247,418 Admin

4	Retention of Available Cash Balance (Actual 06/30/18) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)			6,832	93,178	-	Used as "Reserved Balances" on ROPS 18/19: \$4,166 PPA 15/16A + \$2,666 PPA 15/16B \$26,302=Other Funds used on ROPS 19/20, item#6 Other Funds used on ROPS 18/19: \$2,272 from ROPS 15/16 \$40,864 ROPS 16/17 PPA \$23,740 Additional PPA ROPS 17/18 - Other Funds to be used for ROPS 17/18 line #31, but trustee used cash on hand for partial payment, leaving \$23,740 RPTTF Trustee to use on Sept 2020 Debt Service Payment
5	ROPS 17-18 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 17-18 PPA form submitted to the CAC		No entry required			42,931	\$42,931 PPA ROPS 17/18
6	Ending Actual Available Cash Balance (06/30/18) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$-	\$78,413	\$-	\$78,413=Interest <input type="checkbox"/> Rental Inc earned from ROPS 17/18 to be used on ROPS 20/21

Concord
Recognized Obligation Payment Schedule (ROPS 20-21) - Notes
July 1, 2020 through June 30, 2021

Item #	Notes/Comments
4	Paid in Full in 2019
6	
7	Obligation terminated 2019
18	
21	
27	
31	
36	
37	Debt Paid in Full in 2019

Successor Agency to the Redevelopment Agency of the City of Concord
Administrative Budget
July 1, 2020 to June 30, 2021

Category	Department/Description	Annual Cost
Personnel Costs	Economic Development Manager	\$31,000
Personnel Costs	Finance Manager	\$38,000
Legal Expense	Outside Legal Fees	\$5,000
Audit	Annual Audit Expense	\$7,000
Insurance Fees	Annual Insurance Fees	\$2,000
Computer	Computer Equipment, Maintenance, and other IT support	\$29,000
Agency Operations	Office Space, Office Supplies, In-House City Attorney, In-House Debt/Cash Management, Utilities, etc.	\$138,000
Total All Administrative Expenses		\$250,000



COUNTYWIDE OVERSIGHT BOARD OF CONTRA COSTA COUNTY

TO: COUNTYWIDE OVERSIGHT BOARD
FROM: Maureen Toms, Oversight Board Secretary
DATE: 01/27/2020
SUBJECT: El Cerrito Successor Agency-ROPS
AGENDA ITEM: C.6

Recommendation(s)

Adopt Resolution 2020/12 Approving the Recognized Obligation Payment Schedule for July 1, 2020 – June 30, 2021 (ROPS 20 – 21) for the El Cerrito Successor Agency.

Background

Please see attached staff report.

Attachments

Resolution 2020/12
El Cerrito ROPS 20-21 Staff Report
El Cerrito ROPS 20-21 Attachment

RESOLUTION OF THE COUNTYWIDE OVERSIGHT BOARD

FOR THE COUNTY OF CONTRA COSTA

Adopted this Resolution on 01/27/2020 by the following vote:

AYE: ☐

NO: ☐

ABSENT: ☐

ABSTAIN: ☐

RECUSE: ☐



Resolution: 2020/12

A RESOLUTION OF THE BOARD OF THE CONTRA COSTA COUNTYWIDE OVERSIGHT BOARD APPROVING AND ADOPTING THE SUCCESSOR AGENCY TO THE CITY OF EL CERRITO COMMUNITY REDEVELOPMENT AGENCY'S RECOGNIZED OBLIGATION PAYMENT SCHEDULE AND ADMINISTRATIVE BUDGET FOR THE PERIOD JULY 1, 2020 THROUGH JUNE 30, 2021 (ROPS 20-21), PURSUANT TO HEALTH AND SAFETY CODE SECTIONS 34177 AND 34171.

WHEREAS, Section 34177(1)(2) of the California Health and Safety Code requires the Successor Agency to the El Cerrito Redevelopment Agency ("Successor Agency") to submit to the Contra Costa County Consolidated Oversight Board ("Board") for approval a Recognized Obligation Payment Schedule ("ROPS"); and

WHEREAS, Section 34177(1)(2) also requires that the Successor Agency submit, at the same time as to the Board, a copy of the ROPS to the County Administrative Officer ("CAO"), the Contra Costa County Auditor-Controller ("CAC"), and the State Department of Finance ("DOF"); and

WHEREAS, in order for the ROPS to be deemed valid, and therefore eligible for payment, it must be approved by the Board and a copy of the approved ROPS must be submitted to the CAC, the State Controller's Office, and the DOF, and posted on the Successor Agency's website; and

WHEREAS, the prior Oversight Board to the Successor Agency to the El Cerrito Redevelopment Agency the approved ROPS for the period of July 1, 2019 through June 30, 2020 by adoption of Resolution 19-01 on January 28, 2019, which was subsequently approved by DOF on February 1, 2019; and

WHEREAS, Successor Agency staff has prepared the attached ROPS 20-21 and submitted it to the Board for review and approval, and at the same time has provided a copy of the ROPS to the CAO, the CAC, and the DOF; and

WHEREAS, the Board desires to approve the Amended ROPS 20-21 in order to pay approved enforceable obligations for the period of July 1, 2020 through June 30, 2021.

NOW, THEREFORE, the Countywide Oversight Board for the County of Contra Costa does hereby resolve as follows:

1. The ROPS 20-21, in the form attached to this resolution as Exhibit A and incorporated herein by reference, is hereby approved.
2. The staff of the Successor Agency is hereby directed to submit the ROPS 20-21 to the CAC, the State Controller's Office, and DOF, and post it on the Successor Agency's website in accordance with State Health and Safety Code Section 34177(1)(2)(C), and to cooperate with the DOF to the extent necessary to obtain the DOF's acceptance of the ROPS, including, if necessary, making modifications to the ROPS determined by the Executive Director of the Redevelopment Successor Agency to be reasonable and financially feasible to meet its legally required financial obligations.

PASSED AND ADOPTED this 27th of January, 2020 by the following vote:

AYES: NOES: ABSENT: ABSTAIN:

Contact:

ATTEST:

cc: El Cerrito - Don Fraser (Surewest),

El Cerrito - SCOLLINS,

El Cerrito - MARK RASIAH

Oversight Board Secretary

**EL CERRITO REDEVELOPMENT
SUCCESSOR AGENCY STAFF REPORT
TO THE CONTRA COSTA COUNTY
CONSOLIDATED OVERSIGHT BOARD**

Meeting Date: January 27, 2020

To: Contra Costa County Consolidated Oversight Board members
Subject: Resolution Approving the El Cerrito Successor Agency Annual Recognized Obligations Payment Schedule 20-21 (July 1, 2020 - June 30, 2021)

ACTION REQUESTED

Successor Agency staff recommends that the Contra Costa County Consolidated Oversight Board adopt a resolution approving the Amended ROPS 19-20 of the City of El Cerrito Redevelopment Successor Agency for July 1, 2020 to June 30, 2021.

BACKGROUND

The City of El Cerrito Redevelopment Successor Agency (Successor Agency) prepared a Recognized Obligation Payment Schedule (ROPS) for the July 1, 2020 through June 30, 2021 period (ROPS 20-21), which was approved by the City Council of the City of El Cerrito Redevelopment Successor Agency on January 21, 2020. It is necessary to amend the ROPS as permitted by law in order to receive additional revenues to pay down approved enforceable obligations. Staff recommends adoption of the attached resolution approving the Amended ROPS 20-21 for the period July 1, 2020 through June 30, 2021.

Recognized Obligation Payment Schedules

ABx1 26 (Dissolution Act) dissolved the El Cerrito Redevelopment Agency (RDA) and established the El Cerrito Redevelopment Successor Agency (Successor Agency) on February 1, 2012. Under the Dissolution Act, the portion of property tax revenues collected in the City of El Cerrito Redevelopment Project Area (Project Area) that was considered Tax Increment prior to the RDA's dissolution are called Redevelopment Property Tax and are deposited by the County Auditor-Controller (Auditor-Controller) into the Redevelopment Property Tax Trust Fund (RPTTF). The Auditor-Controller distributes the funds in the RPTTF with the following priority:

1. Auditor-Controller's administrative costs
2. Pass-through payments to the taxing entities affected by the Redevelopment Plan for the Project Area, calculated the same as prior to RDA dissolution
3. Distribution to the Successor Agency to retire the former RDA's obligations
4. Repayment of loans from the Housing Fund (starting in FY 2014-15)
5. Distribution of residual funds to taxing entities

The Oversight Board to the Successor Agency to the El Cerrito Redevelopment Agency (the "Oversight Board") was formed on April 4, 2012, and was dissolved on June 30, 2018 by the County, and a Countywide Oversight Board came into being on January 1, 2019.

Beginning with the previous ROPS period, the Successor Agency must review and authorize submittal of a Recognized Obligation Schedule (ROPS) for each fiscal year. Each ROPS must then be approved by the Countywide Oversight Board and the California Department of Finance (DOF) before the Auditor-Controller disburses funding for payments on the approved ROPS.

The Successor Agency submits ROPS 20-21 to the County-wide Oversight Board for review and approval, at the January 27, 2020 special meeting and thereafter will submit the approved ROPS 20-21 to the DOF no later than February 1, 2020. After submittal, the DOF then has until April 15th to review the ROPS and approve or disapprove any items. The Successor Agency can request additional review by the DOF and has an opportunity to meet and confer on disputed items and must make that request within five business days of receiving a DOF determination. The DOF is required to notify the Successor Agency and Auditor Controller of its final determination of the approved payments at least 15 days prior to the first distribution twice annually, on June 1st and January 2nd of each year. The annual ROPS can be amended once per year as long as the amendment is received by the DOF before October 1st of the applicable fiscal year.

ANALYSIS

The proposed ROPS 20-21 is Exhibit A to the attached Countywide Oversight Board resolution, authorizing its submittal. It includes: 1) A summary of the funding request 2) An itemized listing of obligations ("ROPS Detail") 3) A report of cash balances. Obligations with remaining outstanding balances are included on ROPS 20-21, as follows:

- Tax Allocation Bond Debt Service: In August of 2016 former items 1, 3, and 5 on the ROPS were refinanced into the 2016 Tax Allocation Bonds. This is shown as item 29. Debt service on the 2016 Bonds had been deferred in order to create savings that can flow to the City and the taxing entities in the form of additional residual revenues. A debt service payment is due as part of ROPS 20-21 A in the amount of \$999,227.
- Union Bank Administrative Fee (\$5,000): This fee is to cover the fiscal agent service fees charged by Union Bank for the trust administration of the 2016 Series A and B Bonds.
- FY 2020-21 Administrative Allowance (\$250,000): One half of the Successor Agency's administrative allowance is included in each six-month period on the ROPS.

The total amount of RPTTF funding required for ROPS 20-21 is estimated to be \$2,320,624.

STRATEGIC PLAN CONSIDERATIONS

The amended ROPS supports Goal B of the City's Strategic Plan to "Achieve long-term financial sustainability"

FINANCIAL CONSIDERATIONS

It is estimated that the total amount of RPTTF funding required for ROPS 20-21 is \$2,320,624. In order to repay the obligations of the Successor Agency, the ROPS must be approved and submitted to the DOF.

LEGAL CONSIDERATIONS

All actions being requested are consistent with the Dissolution Act, as amended and have been reviewed by the Agency attorney.

Prepared by: Mark Rasiah, Finance Director/Treasurer, City of El Cerrito

Attachments:

1. Resolution with Exhibit A: ROPS 20-21
2. FY 2020-21 Administrative Budget

Recognized Obligation Payment Schedule (ROPS 20-21) - Summary
Filed for the July 1, 2020 through June 30, 2021 Period

Successor Agency: El Cerrito

County: Contra Costa

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	20-21A Total (July - December)	20-21B Total (January - June)	ROPS 20-21 Total
A Enforceable Obligations Funded as Follows (B+C+D)	\$ -	\$ -	\$ -
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	-	-	-
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ 1,129,227	\$ 1,191,397	\$ 2,320,624
F RPTTF	1,129,227	1,191,397	2,320,624
G Administrative RPTTF	-	-	-
H Current Period Enforceable Obligations (A+E)	\$ 1,129,227	\$ 1,191,397	\$ 2,320,624

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

El Cerrito
Recognized Obligation Payment Schedule (ROPS 20-21) - ROPS Detail
July 1, 2020 through June 30, 2021

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 20-21 Total	ROPS 20-21A (Jul - Dec)					20-21A Total	ROPS 20-21B (Jan - Jun)					20-21B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$13,666,523		\$2,320,624	\$-	\$-	\$-	\$1,129,227	\$-	\$1,129,227	\$-	\$-	\$-	\$1,191,397	\$-	\$1,191,397
6	2009-10 SERAF Loan	SERAF/ ERAF	02/16/ 2010	11/24/2024	City L&□ Housing Fund	Funds advanced for SERAF payment	El Cerrito	-	Y	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
9	Valente Promissory Note	Third-Party Loans	03/05/ 2009	03/05/2024	George Valente	Loan for land acquisition	El Cerrito	-	Y	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
21	Litigation Cost/Cash Flow Loan Agreement	Legal	10/01/ 2013	06/30/2015	City of El Cerrito	Successor Agency litigation costs funded by ROPS 14-15B RPT and/ or by City of El Cerrito Cash Flow Loan pursuant to H&S Code Section 34173(h).	El Cerrito	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
25	Administrative Allowance	Admin Costs	06/01/ 2014	09/01/2025	City of El Cerrito	Annual allowance	El Cerrito	1,125,000	N	\$250,000	-	-	-	125,000	-	\$125,000	-	-	-	125,000	-	\$125,000
29	2016 Tax Allocation Bonds	Bonds Issued After 12/ 31/10	08/04/ 2016	09/01/2025	Union Bank	Refunding of items 1, 3, and 5 with private placement issue.	El Cerrito	12,481,523	N	\$2,060,624	-	-	-	999,227	-	\$999,227	-	-	-	1,061,397	-	\$1,061,397
30	Fiscal Agent Fees	Bonds Issued After 12/	08/04/ 2016	09/01/2025	Union Bank	Fees for fiscal agent	El Cerrito	60,000	N	\$10,000	-	-	-	5,000	-	\$5,000	-	-	-	5,000	-	\$5,000

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 20-21 Total	ROPS 20-21A (Jul - Dec)					20-21A Total	ROPS 20-21B (Jan - Jun)					20-21B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
		31/10																				

El Cerrito
Recognized Obligation Payment Schedule (ROPS 20-21) - Report of Cash Balances
July 1, 2017 through June 30, 2018
(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.							
A	B	C	D	E	F	G	H
	ROPS 17-18 Cash Balances (07/01/17 - 06/30/18)	Fund Sources					Comments
		Bond Proceeds		Reserve Balance	Other Funds	RPTTF	
		Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	
1	Beginning Available Cash Balance (Actual 07/01/17) RPTTF amount should exclude "A" period distribution amount.	-		302,782	176	-	
2	Revenue/Income (Actual 06/30/18) RPTTF amount should tie to the ROPS 17-18 total distribution from the County Auditor-Controller					788,216	
3	Expenditures for ROPS 17-18 Enforceable Obligations (Actual 06/30/18)					788,216	
4	Retention of Available Cash Balance (Actual 06/30/18) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)			302,782			Used during 19-20
5	ROPS 17-18 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 17-18 PPA form submitted to the CAC		No entry required				
6	Ending Actual Available Cash Balance (06/30/18) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$-	\$176	\$-	

El Cerrito
Recognized Obligation Payment Schedule (ROPS 20-21) - Notes
July 1, 2020 through June 30, 2021

Item #	Notes/Comments
6	
9	
21	
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COUNTYWIDE OVERSIGHT BOARD OF CONTRA COSTA COUNTY

TO: COUNTYWIDE OVERSIGHT BOARD
FROM: Maureen Toms, Oversight Board Secretary
DATE: 01/27/2020
SUBJECT: Hercules Successor Agency-ROPS
AGENDA ITEM: C.7

Recommendation(s)

Adopt Resolution 2020/13 Approving the Recognized Obligation Payment Schedule for July 1, 2019 – June 30, 2020 (ROPS 19 – 20) and Administrative Budget for the Hercules Successor Agency.

Background

Please see attached staff report.

Attachments

Resolution 2020/13
Hercules ROPS 20-21 Staff Report
Hercules ROPS 20-21 Attachment

RESOLUTION OF THE COUNTYWIDE OVERSIGHT BOARD

FOR THE COUNTY OF CONTRA COSTA

Adopted this Resolution on 01/27/2020 by the following vote:

AYE: ☐

NO: ☐

ABSENT: ☐

ABSTAIN: ☐

RECUSE: ☐



Resolution: 2020/13

A RESOLUTION OF THE BOARD OF THE CONTRA COSTA COUNTYWIDE OVERSIGHT BOARD APPROVING AND ADOPTING THE SUCCESSOR AGENCY TO THE CITY OF HERCULES COMMUNITY REDEVELOPMENT AGENCY'S RECOGNIZED OBLIGATION PAYMENT SCHEDULE AND ADMINISTRATIVE BUDGET FOR THE PERIOD JULY 1, 2020 THROUGH JUNE 30, 2021 (ROPS 20-21), PURSUANT TO HEALTH AND SAFETY CODE SECTIONS 34177 AND 34171.

WHEREAS, the Contra Costa Countywide Oversight Board ("Oversight Board") has been established to direct the Successor Agency to the Hercules Redevelopment Agency ("Successor Agency") to take certain actions to wind down the affairs of the Hercules Redevelopment Agency in accordance with the Dissolution Act (enacted by Assembly Bills 26, 471 and 1484 and Senate Bill 107, as codified in the California Health and Safety Code); and

WHEREAS, Section 34179 of the Dissolution Act provides that the Oversight Board has fiduciary responsibilities to holders of enforceable obligations and the taxing entities that benefit from distributions of property tax and other revenues pursuant to Section 34188 of Part 1.85 of the Dissolution Act; and

WHEREAS, Section 34177 of the Dissolution Act requires the Successor Agency to prepare a Recognized Obligation Payment Schedule ("ROPS") on an annual basis; and

WHEREAS, in order for the ROPS to be deemed valid, and therefore eligible for payment, it must be approved by the Oversight Board and a copy of the approved ROPS must be submitted to the Contra Costa County Auditor-Controller ("CAC"), the State Controller's Office, and Department of Finance ("DOF"), and posted on the Successor Agency's website; and

WHEREAS, Successor Agency staff has prepared the attached ROPS 20-21 for the period of July 1, 2020 through June 30, 2021 (Exhibit "A"); and

WHEREAS, Section 34177(j) of the Dissolution Act requires the Successor Agency to prepare a proposed annual administrative budget and submit it to the Oversight Board for approval; and

WHEREAS, the Successor Agency's proposed Fiscal Year 2020-21 Administrative Budget for the period July 1, 2020 to June 30, 2021 is requested in the ROPS 20-21; and

WHEREAS, the Successor Agency has submitted the ROPS 20-21 and Administrative Budget to the Oversight Board for approval.

NOW, THEREFORE, the Countywide Oversight Board for the County of Contra Costa does hereby resolve as follows:

1. The Hercules Successor Agency ROPS for July 1, 2020 through June 30, 2021, in the form attached to this resolution as Exhibit "A" and incorporated herein by reference, is hereby approved. 2. The staff of the Successor Agency is hereby directed to submit the ROPS 20-21 to the CAC, the State Controller's Office, and DOF, post it on the Successor Agency's website in accordance with HSC Section 34177(1)(2)(C), and to cooperate with DOF to the extent necessary to obtain DOF's acceptance of the ROPS, including, if necessary, making modifications to the ROPS determined by the Executive Director of the Redevelopment Successor Agency to be reasonable and financially feasible to meet its legally required financial obligations.

PASSED AND ADOPTED this 27th of January, 2020 by the following vote:

AYES: NOES: ABSENT: ABSTAIN:

ATTEST:

_____ Oversight Board Secretary

Contact:

cc: Hercules - David Biggs, Hercules - EDWIN GATO

**STAFF REPORT OF THE SUCCESSOR AGENCY TO THE HERCULES
REDEVELOPMENT AGENCY**

DATE: January 27, 2020

TO: The Contra Costa Countywide Oversight Board

SUBMITTED BY: David Biggs, City Manager/Executive Director
Successor Agency to the Hercules Redevelopment Agency

SUBJECT: Recognized Obligation Payment Schedule and Administrative Budget for the period of July 1, 2020 through June 30, 2021 (ROPS 20-21A and ROPS 20-21B)

RECOMMENDED ACTION:

Adopt a resolution approving the Recognized Obligation Payment Schedule and Administrative Budget for the period July 1, 2020 through June 30, 2021 (ROPS 20-21A and ROPS 20-21B).

DISCUSSION:

Health and Safety Code Section 34177 requires that Successor Agencies must, amongst other things, prepare a Recognized Obligation Payment Schedule (ROPS) for each upcoming fiscal year. A ROPS is the document that sets forth the maximum payment amounts and due dates of payments required by enforceable obligations. Enforceable obligations are defined in Health and Safety Code Section 34171 and include the payment of bonds and loans, payments required by the federal government, judgments or settlements, any legally binding agreement or contract, and contracts or agreements necessary for the administration or operation of the successor agency.

Successor agencies are required to submit the ROPS to the Countywide Oversight Board then the California Department of Finance (DOF) for approval. Successor agencies are also required to prepare an annual administrative budget, which Hercules has incorporated into the ROPS.

Highlights for ROPS 20-21

Hercules ROPS 20-21 requests \$62,012,226 in obligations from Redevelopment Property Tax Trust Funds (RPTTF). The bulk of the request is a \$50,496,029 loan repayment owed under a Cooperation Agreement between the City and former Redevelopment Agency. The City advanced funds to the Redevelopment Agency between fiscal years 1984-85 to 2010-11 for various redevelopment projects including but not limited to library, park and wastewater improvements. The loan repayment was previously denied by DOF and is pending litigation. Hercules has requested the \$50 million loan repayment on the ROPS 20-21 to preserve its rights under the litigation.

The remaining \$11,516,197 in obligations are enforceable obligations previously approved by DOF. They consist of bond debt service (\$8.23 million), payments owed to third parties pursuant to various

agreements entered into prior to dissolution (\$3.01 million), and an administrative cost allowance (\$250,000).

The ROPS 20-21 Report of Cash Balance worksheet shows the Redevelopment Property Tax Trust Fund (RPTTF) money received for ROPS 17-18 (July 1, 2017 through June 30, 2018), which totals \$10,167,964 and was fully expended.

ATTACHMENTS:

1. Resolution (includes Exhibit A Recognized Obligation Payment Schedule July 1, 2020 through June 30, 2021).

Recognized Obligation Payment Schedule (ROPS 20-21) - Summary
Filed for the July 1, 2020 through June 30, 2021 Period

Successor Agency: Hercules
County: Contra Costa

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	20-21A Total (July - December)	20-21B Total (January - June)	ROPS 20-21 Total
A Enforceable Obligations Funded as Follows (B+C+D)	\$ -	\$ -	\$ -
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	-	-	-
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ 57,646,589	\$ 4,495,637	\$ 62,142,226
F RPTTF	57,521,589	4,370,637	61,892,226
G Administrative RPTTF	125,000	125,000	250,000
H Current Period Enforceable Obligations (A+E)	\$ 57,646,589	\$ 4,495,637	\$ 62,142,226

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

Hercules
Recognized Obligation Payment Schedule (ROPS 20-21) - ROPS Detail
July 1, 2020 through June 30, 2021

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 20-21 Total	ROPS 20-21A (Jul - Dec)					20-21A Total	ROPS 20-21B (Jan - Jun)					20-21B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$325,765,029		\$62,142,226	\$-	\$-	\$-	\$57,521,589	\$125,000	\$57,646,589	\$-	\$-	\$-	\$4,370,637	\$125,000	\$4,495,637
1	2005 Tax Allocation Bonds	Bonds Issued On or Before 12/31/10	08/05/2005	08/05/2036	Bank of New York	Bonds issued to fund non-housing projects	All	45,368,024	N	\$3,146,074	-	-	-	2,383,336	-	\$2,383,336	-	-	-	762,738	-	\$762,738
2	2007 Tax Allocation Bonds	Bonds Issued On or Before 12/31/10	12/20/2007	12/20/2044	Bank of New York	Bonds issued to fund non-housing projects	All	81,356,895	N	\$3,358,950	-	-	-	2,235,716	-	\$2,235,716	-	-	-	1,123,234	-	\$1,123,234
3	2007 Tax Allocation Bonds Housing(A)	Bonds Issued On or Before 12/31/10	07/26/2007	07/26/2034	Bank of New York	Affordable Housing Bonds	All	13,928,566	N	\$1,003,794	-	-	-	731,072	-	\$731,072	-	-	-	272,722	-	\$272,722
4	2007 Tax Allocation Bonds Housing(B)	Bonds Issued On or Before 12/31/10	07/26/2007	07/26/2034	Bank of New York	Affordable Housing Bonds	All	10,323,040	N	\$739,988	-	-	-	566,825	-	\$566,825	-	-	-	173,163	-	\$173,163
5	Catellus/ Hercules LLC	OPA/DDA/ Construction	01/01/2009	02/15/2044	Catellus	Settlement Agreement	All	61,112,190	N	\$2,157,611	-	-	-	1,037,611	-	\$1,037,611	-	-	-	1,120,000	-	\$1,120,000
6	A□BAC Settlement	Litigation	03/23/2012	12/31/2099	A□BAC	Settlement Obligation	All	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
10	OPA (Owner Participation Agreement)	OPA/DDA/ Construction	11/15/1996	11/15/2041	Hercules Senior Housing/ Bridge	OPA for Senior Housing	All	2,730,000	N	\$130,000	-	-	-	65,000	-	\$65,000	-	-	-	65,000	-	\$65,000
12	Lease of Commercial Space	Business Incentive Agreements	04/05/2002	07/01/2017	Emmerich	Rent for commercial space	All	710,604	N	\$710,604	-	-	-	-	-	\$-	-	-	-	710,604	-	\$710,604
13	Lease of Commercial Space	Business Incentive Agreements	10/01/2007	09/20/2012	□ontoya	Rent for commercial space	All	13,176	N	\$13,176	-	-	-	-	-	\$-	-	-	-	13,176	-	\$13,176
16	Co-operation Agreement: Loan Repayment Agreement for Cash Advances	□iscellaneous	02/09/1983	12/31/2099	City of Hercules	Hercules Resolution 83-18 dated 02/09/1983	All	50,496,029	N	\$50,496,029	-	-	-	50,496,029	-	\$50,496,029	-	-	-	-	-	\$-
20	Bank and Trustee Fees	Fees	08/01/2005	12/31/2044	Various	Bank and trustee fees for Redevelopment	All	21,500	N	\$6,000	-	-	-	6,000	-	\$6,000	-	-	-	-	-	\$-

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 20-21 Total	ROPS 20-21A (Jul - Dec)					20-21A Total	ROPS 20-21B (Jan - Jun)					20-21B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
						bond and bank accounts																
21	SERAF	SERAF/ERAF	07/01/2009	06/30/2011	State of California	NONE	All	6,020,951	N	\$130,000	-	-	-	-	-	\$-	-	-	-	130,000	-	\$130,000
22	Administrative Costs	Admin Costs	07/01/2010	06/30/2099	Various	NONE	All	6,000,000	N	\$250,000	-	-	-	-	125,000	\$125,000	-	-	-	-	125,000	\$125,000
25	2005 Tax Allocation Bonds	Reserves	08/05/2005	08/05/2036	A BAC Surety Bond	Bonds issued to fund non-housing projects	All	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
26	2007 Tax Allocation Bonds	Reserves	12/20/2007	12/20/2044	A BAC Surety Bond	Bonds issued to fund non-housing projects	All	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
27	2007 Tax Allocation Bonds Housing (A)	Reserves	07/26/2007	07/26/2034	Assured Guaranty	Affordable Housing Bonds	All	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
28	2007 Tax Allocation Bonds Housing (B)	Reserves	07/26/2007	07/26/2034	Assured Guaranty	Affordable Housing Bonds	All	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
29	Review of RDA performed by State Controllers Office	miscellaneous	08/01/2011	08/01/2099	State Controllers Office	Review of RDA Gov. Code Sec 12464(a)	All	56,198	Y	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
30	WestCat-Hercules Transit Center	Property Maintenance	10/10/2017	10/10/2017	BART	Maintenance Reimbursement Transit Center	All	307,813	Y	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
31	Debt Service Reserve	Reserves	08/05/2005	08/05/2036	Bank of New York	Retain reserve for anticipated shortfall for bond debt service in the next six-month ROPS period		47,320,043	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-

Hercules
Recognized Obligation Payment Schedule (ROPS 20-21) - Report of Cash Balances
July 1, 2017 through June 30, 2018
(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.							
A	B	C	D	E	F	G	H
	ROPS 17-18 Cash Balances (07/01/17 - 06/30/18)	Fund Sources					Comments
		Bond Proceeds		Reserve Balance	Other Funds	RPTTF	
		Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	
1	Beginning Available Cash Balance (Actual 07/01/17) RPTTF amount should exclude "A" period distribution amount.	1,487,547				-	
2	Revenue/Income (Actual 06/30/18) RPTTF amount should tie to the ROPS 17-18 total distribution from the County Auditor-Controller	114,167				10,167,964	
3	Expenditures for ROPS 17-18 Enforceable Obligations (Actual 06/30/18)					10,167,964	
4	Retention of Available Cash Balance (Actual 06/30/18) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)	1,601,714					
5	ROPS 17-18 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 17-18 PPA form submitted to the CAC		No entry required			-	
6	Ending Actual Available Cash Balance (06/30/18) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$-	\$-	\$-	

Hercules
Recognized Obligation Payment Schedule (ROPS 20-21) - Notes
July 1, 2020 through June 30, 2021

Item #	Notes/Comments
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COUNTYWIDE OVERSIGHT BOARD OF CONTRA COSTA COUNTY

TO: COUNTYWIDE OVERSIGHT BOARD
FROM: Maureen Toms, Oversight Board Secretary
DATE: 01/27/2020
SUBJECT: Lafayette Successor Agency-ROPS
AGENDA ITEM: C.8

Recommendation(s)

Adopt Resolution 2020/14 Approving the Recognized Obligation Payment Schedule for July 1, 2020 – June 30, 2021 (ROPS 20-21) for the Lafayette Successor Agency.

Background

Please see attached staff report.

Attachments

Resolution 2020/14
Lafayette ROPS 20-21 Staff Report
Lafayette ROPS 20-21 Attachment

**RESOLUTION OF THE COUNTYWIDE OVERSIGHT BOARD
FOR THE COUNTY OF CONTRA COSTA**

Adopted this Resolution on 01/27/2020 by the following vote:

AYE: ☐
NO: ☐
ABSENT: ☐
ABSTAIN: ☐
RECUSE: ☐



Resolution: 2020/14

A RESOLUTION OF THE BOARD OF THE CONTRA COSTA COUNTYWIDE OVERSIGHT BOARD APPROVING AND ADOPTING THE SUCCESSOR AGENCY TO THE CITY OF LAFAYETTE COMMUNITY REDEVELOPMENT AGENCY'S RECOGNIZED OBLIGATION PAYMENT SCHEDULE AND ADMINISTRATIVE BUDGET FOR THE PERIOD JULY 1, 2020 THROUGH JUNE 30, 2021 (ROPS 20-21), PURSUANT TO HEALTH AND SAFETY CODE SECTIONS 34177 AND 34171.

WHEREAS, each Successor Agency must prepare a ROPS for the period July 2020 -June 2021 (ROPS 20-21); and,

WHEREAS, each ROPS must be approved by the Oversight Board and forwarded to county auditor-controller, the State Controller and the Dept. of Finance and posted on the Successor Agency's web site on or before February 1, 2020;

NOW THEREFORE, BE IT RESOLVED that the Countywide Oversight Board for Contra Costa County approves the attached Recognized Obligation Payment Schedule for July 2020 through June 2021 for the Successor Agency to the Lafayette Redevelopment Agency.

PASSED AND ADOPTED this 27th of January, 2020 by the following vote:

AYES: NOES: ABSENT: ABSTAIN:

ATTEST:

_____ Oversight Board Secretary

Contact:

cc: Lafayette - Jennifer Wakeman, Lafayette - Tracy Robinson



City of Lafayette Staff Report

Contra Costa County Oversight Board

Date: January 27, 2020

Staff: Tracy Robinson, City of Lafayette, Administrative Services Director

Subject: City Lafayette Redevelopment Successor Agency ROPS 20-21 (Items #7, #14, #17 & #18)

The Lafayette Successor Agency has the following recognized obligations:

1. (ROPS Item #7) – Mercantile Owner Participation Agreement (OPA) for Parking
The City entered into an agreement with a developer to use parking spaces in the “Mercantile Building” for public parking purposes during authorized times. In return, the City agreed to rebate the developer 50% of the net tax increment on the property-- less fees and pass-throughs – until a total net present value (NPV) of \$600,000 is paid. The discount rate is 7% per year. Given current calculations, the maximum tax increment payable will be reached in FY26-27.
2. (ROPS Items #14 & #17) – Tax Allocation Bond Series 2014 & 2015
These are payments on bonds for the construction of the Lafayette Library & Learning Center and the Veterans Memorial Building. While the amortization schedule shows bi-annual payments due in January and July, the bond agreements specify that both payments be made in January to the extent possible with available funds from the RPTTF distribution for the period. Any amounts outstanding are to be paid from the next distribution.
3. (ROPS Item #18) – Administrative Cost Allowance
This line item recovers the cost of bond fees and administrative and legal costs in support of the Successor Agency and is requested at the minimum amount of \$250,000.

Recognized Obligation Payment Schedule (ROPS 20-21) - Summary
Filed for the July 1, 2020 through June 30, 2021 Period

Successor Agency: Lafayette

County: Contra Costa

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	20-21A Total (July - December)	20-21B Total (January - June)	ROPS 20-21 Total
A Enforceable Obligations Funded as Follows (B+C+D)	\$ -	\$ -	\$ -
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	-	-	-
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ 1,834,002	\$ 2,569,638	\$ 4,403,640
F RPTTF	1,584,002	2,569,638	4,153,640
G Administrative RPTTF	250,000	-	250,000
H Current Period Enforceable Obligations (A+E)	\$ 1,834,002	\$ 2,569,638	\$ 4,403,640

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

Lafayette
Recognized Obligation Payment Schedule (ROPS 20-21) - ROPS Detail
July 1, 2020 through June 30, 2021

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 20-21 Total	ROPS 20-21A (Jul - Dec)					20-21A Total	ROPS 20-21B (Jan - Jun)					20-21B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$52,559,416		\$4,403,640	\$-	\$-	\$-	\$1,584,002	\$250,000	\$1,834,002	\$-	\$-	\$-	\$2,569,638	\$-	\$2,569,638
7	Commercantile OPA for Parking	OPA/DDA/ Construction	12/08/ 2003	01/27/2040	Cortese Properties, LLC	Parking in downtown	Lafayette	560,635	N	\$77,607	-	-	-	77,607	-	\$77,607	-	-	-	-	-	\$-
12	General Fund Loans	City/County Loan (Prior 06/28/11), Cash exchange	07/26/ 1999	01/27/2040	City of Lafayette	Startup RDA Loans	Lafayette	1,894,927	N	\$755,501	-	-	-	755,501	-	\$755,501	-	-	-	-	-	\$-
13	General Fund Loans	City/County Loan (Prior 06/28/11), Cash exchange	07/26/ 1999	01/27/2040	City of Lafayette	Library, Veterans Hall and Other disc. RDA	Lafayette	3,442,474	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
14	Tax Allocation Bond Series 2014	Bonds Issued After 12/31/10	02/12/ 2014	08/01/2038	Wells Fargo Bank	Bonds to fund non-housing projects	Lafayette	19,701,980	N	\$1,092,900	-	-	-	-	-	\$-	-	-	-	1,092,900	-	\$1,092,900
16	Parking Fund Loan	City/County Loan (Prior 06/28/11), Cash exchange	03/27/ 2003	01/27/2040	City of Lafayette	Library parking construction	Lafayette	750,894	N	\$750,894	-	-	-	750,894	-	\$750,894	-	-	-	-	-	\$-
17	Tax Allocation Bond Series 2015	Bonds Issued After 12/31/10	11/01/ 2015	08/01/2039	Wells Fargo Bank	Bonds to fund non-housing projects	Lafayette	25,958,506	N	\$1,476,738	-	-	-	-	-	\$-	-	-	-	1,476,738	-	\$1,476,738
18	Administrative Costs	Admin Costs	07/01/ 2018	06/30/2019	City of Lafayette	Administrative Costs		250,000	N	\$250,000	-	-	-	-	250,000	\$250,000	-	-	-	-	-	\$-

Lafayette
Recognized Obligation Payment Schedule (ROPS 20-21) - Report of Cash Balances
July 1, 2017 through June 30, 2018
(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.							
A	B	C	D	E	F	G	H
	ROPS 17-18 Cash Balances (07/01/17 - 06/30/18)	Fund Sources					Comments
		Bond Proceeds		Reserve Balance	Other Funds	RPTTF	
		Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	
1	Beginning Available Cash Balance (Actual 07/01/17) RPTTF amount should exclude "A" period distribution amount.					-	
2	Revenue/Income (Actual 06/30/18) RPTTF amount should tie to the ROPS 17-18 total distribution from the County Auditor-Controller					3,868,889	
3	Expenditures for ROPS 17-18 Enforceable Obligations (Actual 06/30/18)					3,866,686	
4	Retention of Available Cash Balance (Actual 06/30/18) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)						
5	ROPS 17-18 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 17-18 PPA form submitted to the CAC		No entry required				
6	Ending Actual Available Cash Balance (06/30/18) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$-	\$-	\$2,203	

Lafayette
Recognized Obligation Payment Schedule (ROPS 20-21) - Notes
July 1, 2020 through June 30, 2021

Item #	Notes/Comments
7	
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COUNTYWIDE OVERSIGHT BOARD OF CONTRA COSTA COUNTY

TO: COUNTYWIDE OVERSIGHT BOARD
FROM: Maureen Toms, Oversight Board Secretary
DATE: 01/27/2020
SUBJECT: Oakley Successor Agency-ROPS
AGENDA ITEM: C.9

Recommendation(s)

Adopt Resolution 2020/15 Approving the Recognized Obligation Payment Schedule for July 1, 2020 – June 30, 2021 (ROPS 20-21) and Administrative Budget for the Oakley Successor Agency.

Background

Please see attached staff report.

Attachments

Resolution 2020/15
Oakley ROPS 20-21 Staff Report
Oakley ROPS 20-21 (Exhibit A)
Oakley Administrative Budget (Exhibit B)

**RESOLUTION OF THE COUNTYWIDE OVERSIGHT BOARD
FOR THE COUNTY OF CONTRA COSTA**

Adopted this Resolution on 01/27/2020 by the following vote:

AYE: ☐
NO: ☐
ABSENT: ☐
ABSTAIN: ☐
RECUSE: ☐



Resolution: 2020/15

A RESOLUTION OF THE BOARD OF THE CONTRA COSTA COUNTYWIDE OVERSIGHT BOARD APPROVING AND ADOPTING THE SUCCESSOR AGENCY TO THE CITY OF OAKLEY COMMUNITY REDEVELOPMENT AGENCY'S RECOGNIZED OBLIGATION PAYMENT SCHEDULE AND ADMINISTRATIVE BUDGET FOR THE PERIOD JULY 1, 2020 THROUGH JUNE 30, 2021 (ROPS 20-21), PURSUANT TO HEALTH AND SAFETY CODE SECTIONS 34177 AND 34171.

WHEREAS, Section 34177(1)(2) of the California Health and Safety Code requires the Successor Agency to the City of Oakley Redevelopment Agency ("Successor Agency") to submit to the Contra Costa County Consolidated Oversight Board ("Board") for approval a Recognized Obligation Payment Schedule ("ROPS") and an Administrative Budget for the administrative costs of the Successor Agency; and

WHEREAS, Successor Agency staff had prepared the attached ROPS 2020/2021 and Administrative Budget and submitted them to the Board for review and approval; and

WHEREAS, the Board desires to approve the attached ROPS 2020/2021 in order to pay approved enforceable obligations for the period of July 1, 2020 through June 30, 2021;

NOW, THEREFORE, BE IT RESOLVED that the Board approves the Recognized Obligations Payment Schedule for Fiscal Year 2020/2021, attached hereto as Exhibit A, and the Administrative Budget, attached hereto as Exhibit B.

PASSED AND ADOPTED this DAY of MONTH, YEAR by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

Oversight Board Secretary

Contact:

cc: Oakley - Deborah Sultan, Oakley - Montgomery, Oakley - TIM PRZYBYLA

DATE: January 27, 2020

TO: Contra Costa Countywide Oversight Board

FROM: Oakley Successor Agency

SUBJECT: Resolution Approving a Recognized Obligations Payment Schedule (ROPS) and an Administrative Budget for Fiscal Year 2020/2021

Background and Analysis

On January 14, 2020, the Successor Agency Board passed Resolution SA01-20 approving the 2020/21 ROPS and the Administrative Budget. The successor agency is required to prepare a ROPS which reports one year of enforceable obligations and includes administrative costs. The attached ROPS and Administrative Budget must be approved by the Agency's Board and the Countywide Oversight Board and submitted to the Department of Finance by February 1, 2020.

Fiscal Impact

For items approved by DOF, the ROPS defines the payments allowed by the Successor Agency. The expenditures proposed are limited to paying remaining enforceable obligations, debt service, amounts necessary to maintain the Agency's properties, and to pay the City the administrative allowance as allowed under statute.

Staff Recommendation

Staff recommends the Board adopt the attached Resolution approving the ROPS and Administrative Budget for Fiscal Year 2020/2021.

Attachments

1. Resolution
2. Recognized Obligations Payment Schedule for Fiscal Year 2020/2021
3. Administrative Budget for Fiscal Year 2020/2021

Exhibit A

Recognized Obligation Payment Schedule (ROPS 20-21) - Summary
Filed for the July 1, 2020 through June 30, 2021 Period

Successor Agency: Oakley

County: Contra Costa

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	20-21A Total (July - December)	20-21B Total (January - June)	ROPS 20-21 Total
A Enforceable Obligations Funded as Follows (B+C+D)	\$ -	\$ -	\$ -
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	-	-	-
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ 1,124,703	\$ 1,949,724	\$ 3,074,427
F RPTTF	999,703	1,824,724	2,824,427
G Administrative RPTTF	125,000	125,000	250,000
H Current Period Enforceable Obligations (A+E)	\$ 1,124,703	\$ 1,949,724	\$ 3,074,427

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

Oakley
Recognized Obligation Payment Schedule (ROPS 20-21) - ROPS Detail
July 1, 2020 through June 30, 2021

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 20-21 Total	ROPS 20-21A (Jul - Dec)					ROPS 20-21B (Jan - Jun)					20-21B Total	
											Fund Sources					Fund Sources						
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		
								\$25,824,724		\$3,074,427	\$-	\$-	\$-	\$999,703	\$125,000	\$1,124,703	\$-	\$-	\$-	\$1,824,724	\$125,000	\$1,949,724
11	SA Administrative Allowance	Admin Costs	07/01/2018	06/30/2019	City of Oakley	Administrative allowance for the 15-16A ROPS, as prescribed (\$125k, including the Annual External Audit)	Oakley	250,000	N	\$250,000	-	-	-	-	125,000	\$125,000	-	-	-	-	125,000	\$125,000
22	Downtown Project	Project Management Costs	08/09/2011	06/30/2014	City of Oakley/ Ascent Builders	Staff costs associated with loan advances and completing projects obligated by DDA's with Manuel's Five Start Restaurants and Campestre Corporation.	Oakley		N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
24	Main Street Frontage Improvements	Improvement/ Infrastructure	02/01/2009	06/30/2019	TBD	Main Street frontage improvements to Conco Land Company property on Main Street (APNs 037-100-048 and 037-100-049) pursuant to dedication agreement.	Oakley		N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
42	2015 TABS DS (Series A	Refunding Bonds Issued	05/18/2015	09/01/2028	US Bank Trust	Debt Service Payable in	Oakley	4,995,000	N	\$666,029	-	-	-	578,970	-	\$578,970	-	-	-	87,059	-	\$87,059

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 20-21 Total	ROPS 20-21A (Jul - Dec)					ROPS 20-21B (Jan - Jun)					20-21B Total	
											Fund Sources					Fund Sources						
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
	& B)	After 6/27/12				September and March of each year																
43	Annual Trustee/Fiscal Agent Fees	Fees	05/18/2015	09/01/2028	US Bank Trust	Annual Trustee Fees for 2015 Bonds (Series A & B)	Oakley	17,500	N	\$2,500	-	-	-	2,500	-	\$2,500	-	-	-	-	-	\$-
44	Continuing Disclosure Services	Fees	05/18/2015	09/01/2028	NBS Financial	Annual Continuing Disclosure Services for 2015 Bonds	Oakley	17,500	N	\$2,000	-	-	-	2,000	-	\$2,000	-	-	-	-	-	\$-
46	2018 TAB	Refunding Bonds Issued After 6/27/12	06/28/2018	09/01/2038	US Bank Trust	Debt Service Payable in September and March of each year		18,585,000	N	\$813,856	-	-	-	411,053	-	\$411,053	-	-	-	402,803	-	\$402,803
47	Annual Trustee/Fiscal Agent Fees	Fees	06/28/2018	09/01/2038	US Bank Trust	Annual Trustee Fees for 2018 Bonds		67,500	N	\$2,500	-	-	-	2,500	-	\$2,500	-	-	-	-	-	\$-
48	Continuing Disclosure Services	Fees	06/28/2018	09/01/2038	NBS Financial	Annual Continuing Disclosure Services for 2018 Bonds		67,500	N	\$2,680	-	-	-	2,680	-	\$2,680	-	-	-	-	-	\$-
49	2015 & 2018 TAB Debt Reserve Fund	Reserves	06/28/2018	09/01/2038	US Bank Trust	Set aside for debt service due in each calendar year, per bond covenant		1,824,724	N	\$1,334,862	-	-	-	-	-	\$-	-	-	-	1,334,862	-	\$1,334,862

Oakley
Recognized Obligation Payment Schedule (ROPS 20-21) - Report of Cash Balances
July 1, 2017 through June 30, 2018
 (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.									
A	B	C	D	E	F	G	H		
	ROPS 17-18 Cash Balances (07/01/17 - 06/30/18)	Fund Sources					Comments		
		Bond Proceeds		Reserve Balance	Other Funds	RPTTF			
		Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin			
1	Beginning Available Cash Balance (Actual 07/01/17) RPTTF amount should exclude "A" period distribution amount.			493,646	323,432				
2	Revenue/Income (Actual 06/30/18) RPTTF amount should tie to the ROPS 17-18 total distribution from the County Auditor-Controller				(2,032)	2,037,206			
3	Expenditures for ROPS 17-18 Enforceable Obligations (Actual 06/30/18)			54,722		2,037,206			
4	Retention of Available Cash Balance (Actual 06/30/18) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)								
5	ROPS 17-18 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 17-18 PPA form submitted to the CAC			No entry required					
6	Ending Actual Available Cash Balance (06/30/18) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$438,924	\$321,400	\$-			

Oakley
Recognized Obligation Payment Schedule (ROPS 20-21) - Notes
July 1, 2020 through June 30, 2021

Item #	Notes/Comments
11	Per HSC Section 34171 (a)(3) "However the administrative cost allowance shall not be less than two hundred and fifty thousand dollars (\$250,000) in any fiscal year.
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49	Per Second Supplemental Trust Indenture Article 2, Section 2.01 (I)

Exhibit B



SUCCESSOR AGENCY TO THE FORMER
CITY OF OAKLEY REDEVELOPMENT AGENCY
ADMINISTRATIVE BUDGET
July 1, 2020 to June 30, 2021

Category	Department/Description	2020/2021
Wages & Benefits	City Manager	\$ 30,804
Wages & Benefits	Economic Development Manager	\$ 42,684
Wages & Benefits	City Clerk	\$ 6,766
Wages & Benefits	Record Management Clerk	\$ 4,830
Wages & Benefits	Director of Finance	\$ 41,803
Wages & Benefits	Planning Manager	\$ 27,340
Wages & Benefits	Senior Accountant	\$ 16,370
Wages & Benefits	City Council	\$ 3,184
Contract Services	Legal expenses for Successor Agency Administration	\$ 15,000
Contract Services	Audit Services	\$ 5,000
Information Technology	Computer and other equipment maintenance	\$ 10,000
Property Management	Property for future development costs	\$ 25,000
Agency Operations	Postage, utilities, office supplies, office space, etc	\$ 21,219
		<hr/>
		\$ 250,000



COUNTYWIDE OVERSIGHT BOARD OF CONTRA COSTA COUNTY

TO: COUNTYWIDE OVERSIGHT BOARD
FROM: Maureen Toms, Oversight Board Secretary
DATE: 01/27/2020
SUBJECT: Pinole Successor Agency-ROPS
AGENDA ITEM: C.10

Recommendation(s)

Adopt Resolution 2020/16 Approving the Recognized Obligation Payment Schedule for July 1, 2020 – June 30, 2021 (ROPS 20 – 21) for the Pinole Successor Agency.

Background

Please see attached staff report.

Attachments

Resolution 2020/16
Pinole ROPS 2-21 Staff Report
Pinole ROPS 20-21 Attachment

RESOLUTION OF THE COUNTYWIDE OVERSIGHT BOARD
FOR THE COUNTY OF CONTRA COSTA

Adopted this Resolution on 01/27/2020 by the following vote:

AYE: ☐
NO: ☐
ABSENT: ☐
ABSTAIN: ☐
RECUSE: ☐



Resolution: 2020/16

A RESOLUTION OF THE BOARD OF THE CONTRA COSTA COUNTYWIDE OVERSIGHT BOARD APPROVING AND ADOPTING THE SUCCESSOR AGENCY TO THE CITY OF PINOLE COMMUNITY REDEVELOPMENT AGENCY'S RECOGNIZED OBLIGATION PAYMENT SCHEDULE AND ADMINISTRATIVE BUDGET FOR THE PERIOD JULY 1, 2020 THROUGH JUNE 30, 2021 (ROPS 20-21), PURSUANT TO HEALTH AND SAFETY CODE SECTIONS 34177 AND 34171.

WHEREAS, Assembly Bill x1 26 ("ABx1 26") was passed by the California State Legislature, signed by the Governor, and has been codified as part 1.8 of Division 24 of the California Health and Safety Code, commencing with Section 34161; and

WHEREAS, AB 26 requires successor agencies to continue to make all scheduled payments for enforceable obligations of their predecessor redevelopment agencies; and

WHEREAS, pursuant to HSC section 34179.7(o)(1), commencing with the ROPS covering the period from July 1, 2016 to June 30, 2017 and thereafter, agencies shall submit an Oversight Board approved annual ROPS to the State Department of Finance and the County Auditor-Controller by February 1, 2016 and each February 1 thereafter; and

WHEREAS, as of July 1, 2018, 17 Oversight Boards expired and only one Oversight Board in Contra Costa County was established to oversee all redevelopment successor agencies in the County; and

WHEREAS, the ROPS was reviewed by the Pinole Successor Agency Governing Board and approved by resolution on January 21, 2020 prior to submission to the Countywide Oversight Board.

NOW, THEREFORE, the Countywide Oversight Board for the County of Contra Costa does hereby resolve as follows:

The Recognized Obligation Payment Schedule for the period July 1, 2020 through June 30, 2021, attached herein, is hereby approved

PASSED AND ADOPTED this 27th of January, 2020 by the following vote:

AYES: NOES: ABSENT: ABSTAIN:

ATTEST:

Oversight Board Secretary

Contact:

cc: Pinole - Andrea Miller, Pinole - Hector DeLaRosa



COUNTYWIDE OVERSIGHT BOARD REPORT

C.10

DATE: JANUARY 27, 2020

TO: COUNTYWIDE OVERSIGHT BOARD MEMBERS

FROM: ANDREA MILLER, PINOLE FINANCE DIRECTOR

SUBJECT: ADOPT RESOLUTION 2020/16 APPROVING THE RECOGNIZED
OBLIGATION PAYMENT SCHEDULE FOR JULY 1, 2020 – JUNE 30,
2021 (ROPS 20-21) FOR PINOLE SUCCESSOR AGENCY

RECOMMENDATION

Adopt Resolution 2020/16 Approving the Recognized Obligation Payment Schedule for July 1, 2020 through June 30, 2021 (ROPS 20-21) for Pinole Successor Agency in the amount of \$3,603,904.

BACKGROUND

The City of Pinole became the Successor Agency to the former Pinole Redevelopment Agency (Agency) following the dissolution of redevelopment in California on February 1, 2012 through ABX1 26. The Successor Agency is responsible for winding down and paying off the debts of the former Agency.

The Pinole Successor Agency is required to prepare a Recognized Obligation Payment Schedule (ROPS) and Administrative Budget for each twelve-month fiscal period. The documents must be submitted to and approved by the Countywide Oversight Board of Contra Costa County and the California Department of Finance in order for the Pinole Successor Agency to receive property tax increment revenue to pay down approved enforceable obligations and administrative costs.

The Pinole Successor Agency requests the Oversight Board's adoption of the attached resolutions approving the ROPS and Administrative Budget for the period of July 1, 2020 through June 30, 2021. The Governing Board of the Successor Agency to the Redevelopment Agency of the City of Pinole will approve the ROPS 20-21 by resolution on January 21, 2020.

REVIEW & ANALYSIS

The enclosed ROPS document is a listing of the minimum amounts that are required (scheduled) to be paid by the Pinole Successor Agency during the twelve-month period of July 1, 2020 through June 30, 2021 and includes the identification of a proposed funding source for payment of the existing enforceable obligations. This

schedule must be reviewed and approved by the County Oversight Board prior to submission to the State Department of Finance (DOF) for final confirmation.

The DOF requires that residual/surplus funding from prior ROPS available within the Successor Agency's RPTTF Accounts, must be applied as an offset for additional distributions from the County Auditor-Controller. There is not a residual surplus at June 30, 2018 from the ROPS 17-18 funding period to apply to the ROPS 20-21 (refer to "Report of Cash Balances"), as a result, staff is requesting the full amount of \$3,603,904 for the ROPS 20-21 funding period.

ANNOTATED DESCRIPTIONS OF ROPS ENFORCEABLE OBLIGATIONS

Item #	Liability Description
7	Trustee Fees for "Paying & Dissemination Agent" activities are billed and paid annually.
20	This agreement provides for loan servicing for both commercial real estate and business assistance promissory notes related to property rehabilitation and business retention remitted on a monthly basis.
21	The tax-exempt status of the Tax Allocation Bonds requires routine reporting of interest earnings on the reserve account investments to the federal Internal Revenue Service. The individual reports (and if necessary Tax Filings) are scheduled for preparation approximately every other month throughout the fiscal year.
24	This agreement provides for the administration of a Reciprocal Easement Agreement used for common area maintenance and capital improvement reimbursements related to the Restaurant Phase of the Pinole Vista Crossings Shopping Center. The cost of this agreement is funded by the property owners and does not require funding through RPTTF "pledged revenues" generated within the boundaries of the former Redevelopment Project Areas.
26	Specific provisions of the Indentures for the outstanding Tax Allocation Bonds require continuous disclosure of financial information (property taxation assessment values, tax collection amounts and analysis of the potential tax loss exposures from Assessment Appeals by property owners) related to the pledged revenue tax base annually, as long as there are unpaid bonds outstanding. This tax consultant prepares a comprehensive report annually, with one subsequent assessment modification Addendum and two Assessment Appeals Status Report updates.
27	Both a Financial Statement Audit of the Successor Agency and certifications of financial Continuing Disclosure Information (required by Bond Indentures) will be completed annually (each December) by the City's External Auditor, as was the former Redevelopment Agency's past practice.
31	Payroll cost allocations for City Staff assigned to complete the close-out/dissolution activities of the Successor Agency, are as follows:

	<ol style="list-style-type: none">1. City Manager (Meeting Preparation and General Administration)2. Asst. City Manager (Real Property and Infrastructure Asset disposal)3. Finance Director (Financial Reporting and Disbursement of Funds for settlement/liquidation of Enforceable Obligations)4. City Clerk (Meeting Agenda Preparation, Recordation of Successor Agency actions, Document Retention)
33	Legal/Attorney Support Services will continue to be provided to guide and assist the Successor Agency Staff and Oversight Board in completing the dissolution duties. Support activities related to the general administrative functions of the Oversight Board will be included in the Administrative Cost Budget; however, legal support duties related to the disposal of specific assets will be recouped through escrow settlements and taken from the sale proceeds of real and tangible personal property.
37	The State Department of Finance (DOF) has recognized but deferred funding for repayment of short-term borrowing of funds from the Housing Set-Aside Accounts of the former Redevelopment Agency to comply with mandatory statutory property tax increment transfers to the Supplemental Educational Revenue Augmentation Fund (SERAF) in fiscal years 2009-10 and 2010-11. Repayment for these loans is authorized for funding by DOF beginning in the 2014-15 fiscal year; however, an initial repayment of this EO is not recommended by Successor Agency Staff, at this time.
45-46	Semi-annual Tax Allocation Bond principle and interest payable August 1, 2019 and February 1, 2020. Outstanding principal will be fully amortized to the following schedule: <ol style="list-style-type: none">a. 2015A Tax Allocation Refunding Bond (Tax-Exempt) through August 2023b. 2015B Tax Allocation Refunding Bond (Taxable) through August 2020

FISCAL IMPACT

Staff anticipates there will be sufficient funding available in the Redevelopment Property Tax Trust Fund (RPTTF) Account held by the Contra Costa County Auditor-Controller to fully fund all Enforceable Obligations identified for the ROPS 20-21 authorization period.

ATTACHMENTS

A – Resolution

B – Recognized Obligation Payment Schedule “20-21” July 1, 2020 –June 30, 2021, Pinole Successor Agency

Recognized Obligation Payment Schedule (ROPS 20-21) - Summary
Filed for the July 1, 2020 through June 30, 2021 Period

Successor Agency: Pinole

County: Contra Costa

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	20-21A Total (July - December)	20-21B Total (January - June)	ROPS 20-21 Total
A Enforceable Obligations Funded as Follows (B+C+D)	\$ -	\$ -	\$ -
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	-	-	-
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ 3,337,554	\$ 266,350	\$ 3,603,904
F RPTTF	3,211,714	142,190	3,353,904
G Administrative RPTTF	125,840	124,160	250,000
H Current Period Enforceable Obligations (A+E)	\$ 3,337,554	\$ 266,350	\$ 3,603,904

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

Pinole
Recognized Obligation Payment Schedule (ROPS 20-21) - ROPS Detail
July 1, 2020 through June 30, 2021

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 20-21 Total	ROPS 20-21A (Jul - Dec)					20-21A Total	ROPS 20-21B (Jan - Jun)					20-21B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$20,280,014		\$3,603,904	\$-	\$-	\$-	\$3,211,714	\$125,840	\$3,337,554	\$-	\$-	\$-	\$142,190	\$124,160	\$266,350
7	Bond Indenture Agreements	Fees	09/01/2004	08/01/2023	US Bank, National Trust	Trustee, Paying Agent & Dissemination Agent Fees for Bond Indentures	Pinole Vista	11,610	N	\$4,455	-	-	-	2,200	-	\$2,200	-	-	-	2,255	-	\$2,255
20	Housing & Non-housing Professional Services Agreement	Fees	04/03/2007	06/30/2021	AmeriNation Community Services	Monthly loan processing service for outstanding redevelopment loans to both individuals and business entities	Pinole Vista	13,255	N	\$900	-	-	-	450	-	\$450	-	-	-	450	-	\$450
21	Bond Indenture Professional Service Agreement	Fees	09/01/2004	08/01/2023	BLX Group, LLC Inc.	Income Tax Arbitrage Analysis and IRS Tax Filing for Indenture Reserve Investment Accounts	Pinole Vista	28,000	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
24	Pinole Vista Restaurant Phase Consulting Services Agreement	Professional Services	12/19/2008	12/13/2025	Shelter Bay Retail Group	Consulting Services for Financial Management for Restaurant Development Project	Pinole Vista	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
26	Financial Reporting Services Bond Indentures	Fees	09/27/1999	08/01/2023	HdL Coren & Cone	Property Tax consulting/ advisory services related to pledged revenue property assessments	Pinole Vista	37,417	N	\$8,500	-	-	-	4,250	-	\$4,250	-	-	-	4,250	-	\$4,250

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 20-21 Total	ROPS 20-21A (Jul - Dec)					20-21A Total	ROPS 20-21B (Jan - Jun)					20-21B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
27	Financial Reporting Services Bond Indentures	Admin Costs	05/16/2018	06/30/2022	Badawi Associates, CPA's	Auditing services for Continuing Financial Disclosure required by Bond Indentures	Pinole Vista	1,680	N	\$1,680	-	-	-	-	1,680	\$1,680	-	-	-	-	-	\$-
31	Successor Agency Administrative Cost Allowance	Admin Costs	07/01/2018	06/30/2021	City of Pinole	Payroll Cost Allocations for Administrative Staff Support of the Pinole Successor Agency	Pinole Vista	238,320	N	\$238,320	-	-	-	-	119,160	\$119,160	-	-	-	-	119,160	\$119,160
33	Legal/Attorney Support Services Agreement	Admin Costs	07/01/2018	06/30/2021	eyers, Nave, Riback, Silver & Wilson	Legal/ Attorney Support Services	Pinole Vista	10,000	N	\$10,000	-	-	-	-	5,000	\$5,000	-	-	-	-	5,000	\$5,000
37	Short-term Borrowing Agreement	SERAF/ ERAF	02/16/2010	06/30/2021	City of Pinole	Repayment of SERAF payments (2009-10 & 2010-11) to State of California funding by Housing Set-Aside Fund	Pinole Vista	4,291,575	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
45	Pinole Vista Redevelopment Project 2015A Tax Allocation Refunding Bond (Tax Exempt)	Refunding Bonds Issued After 6/27/12	08/06/2015	08/01/2023	US Bank, National Trust	Indenture Debt Service Payments for Principle & Interest	Pinole Vista	15,268,769	N	\$2,960,661	-	-	-	2,825,426	-	\$2,825,426	-	-	-	135,235	-	\$135,235
46	Pinole Vista Redevelopment Project 2015B Tax Allocation Refunding Bond (Taxable)	Refunding Bonds Issued After 6/27/12	08/06/2015	08/01/2020	US Bank, National Trust	Indenture Debt Service Payments for Principle & Interest	Pinole Vista	379,388	N	\$379,388	-	-	-	379,388	-	\$379,388	-	-	-	-	-	\$-

Pinole
Recognized Obligation Payment Schedule (ROPS 20-21) - Report of Cash Balances
July 1, 2017 through June 30, 2018
(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.							
A	B	C	D	E	F	G	H
	ROPS 17-18 Cash Balances (07/01/17 - 06/30/18)	Fund Sources					Comments
		Bond Proceeds		Reserve Balance	Other Funds	RPTTF	
		Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	
1	Beginning Available Cash Balance (Actual 07/01/17) RPTTF amount should exclude "A" period distribution amount.					1,585,895	
2	Revenue/Income (Actual 06/30/18) RPTTF amount should tie to the ROPS 17-18 total distribution from the County Auditor-Controller				102,174	3,047,053	Other Funds=Loan repayments and interest earned.
3	Expenditures for ROPS 17-18 Enforceable Obligations (Actual 06/30/18)				2,244	4,480,652	Other Funds=Loan payment administrative fees
4	Retention of Available Cash Balance (Actual 06/30/18) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)						
5	ROPS 17-18 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 17-18 PPA form submitted to the CAC		No entry required				
6	Ending Actual Available Cash Balance (06/30/18) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$-	\$99,930	\$152,296	

Pinole
Recognized Obligation Payment Schedule (ROPS 20-21) - Notes
July 1, 2020 through June 30, 2021

Item #	Notes/Comments
7	
20	This continues to be an ongoing obligation of the former Redevelopment Agency that was previously approved and later denied.
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COUNTYWIDE OVERSIGHT BOARD OF CONTRA COSTA COUNTY

TO: COUNTYWIDE OVERSIGHT BOARD
FROM: Maureen Toms, Oversight Board Secretary
DATE: 01/27/2020
SUBJECT: Pittsburg Successor Agency-ROPS
AGENDA ITEM: C.11

Recommendation(s)

Adopt Resolution 2020/17 Approving the Recognized Obligation Payment Schedule for July 1, 2020 – June 30, 2021 (ROPS 20 – 21) for the Pittsburg Successor Agency.

Background

Please see attached staff report.

Attachments

Resolution 2020/17
Pittsburg ROPS 20-21 Staff Report
Pittsburg ROPS 20-21

RESOLUTION OF THE COUNTYWIDE OVERSIGHT BOARD
FOR THE COUNTY OF CONTRA COSTA

Adopted this Resolution on 01/27/2020 by the following vote:

AYE: ☐
NO: ☐
ABSENT: ☐
ABSTAIN: ☐
RECUSE: ☐



Resolution: 2020/17

A RESOLUTION OF THE BOARD OF THE CONTRA COSTA COUNTYWIDE OVERSIGHT BOARD APPROVING AND ADOPTING THE SUCCESSOR AGENCY TO THE CITY OF PITTSBURG COMMUNITY REDEVELOPMENT AGENCY'S RECOGNIZED OBLIGATION PAYMENT SCHEDULE AND ADMINISTRATIVE BUDGET FOR THE PERIOD JULY 1, 2020 THROUGH JUNE 30, 2021 (ROPS 20-21), PURSUANT TO HEALTH AND SAFETY CODE SECTIONS 34177 AND 34171.

The Countywide Oversight Board FINDS AND DETERMINES as follows:

WHEREAS, on June 29, 2011, California State's budget was signed and along with it, adopted California State Legislation AB26x1, also known as the "Dissolution Act"; and

WHEREAS, on December 29, 2011, the California Supreme Court found Dissolution Act constitutional, thereby dissolving the Redevelopment Agency of the City of Pittsburg effective February 1, 2012; and

WHEREAS, pursuant to the Dissolution Act and California Health and Safety Code 34177, the Successor Agency for the Redevelopment Agency of the City of Pittsburg (the "Pittsburg Successor Agency") is required to prepare a Recognized Obligation Payment Schedule (the "ROPS"), covering a six-month period and identifying the Pittsburg Successor Agency's financial obligation during said six-month period; and

WHEREAS, while the Pittsburg Successor Agency may not initiate any new activities nor incur new indebtedness, it is nevertheless required under legislative statute and court order to continue making those payments necessary for day to day operations pursuant to contractual commitments/enforceable obligations, regulatory authorities, and indebtedness entered into prior to the enactment of the Dissolution Act; and

WHEREAS, on June 27, 2012, the Governor signed into law budget trailer bill AB 1484. AB 1484 imposes new requirements on successor agencies with regard to the submittal of the ROPS; and

WHEREAS, budget trailer bill SB 107 was approved and signed by the Governor and took immediate effect on September 22, 2015. The primary purpose of SB 107 is to make technical and substantive amendments to the existing Dissolution Act; and

WHEREAS, pursuant Section 34177, as amended, changed the review of ROPS from semi-annual to annual; and

WHEREAS, the Pittsburg Successor Agency's ROPS largely consists of debt service related expenses, administrative expenses, and other eligible enforceable obligation; and

WHEREAS, upon receiving Countywide Oversight Board approval for the ROPS for the period of July 1, 2020 – June 30, 2021 (the "ROPS 20-21"), staff will submit ROPS 20-21 to the California State Department of Finance, the County Auditor-Controller's Office, and the California State Controller's Office.

NOW, THEREFORE, the Countywide Oversight Board DOES RESOLVE as follows:

Section 1. The above recitals are true and correct and incorporated herein.

Section 2. Countywide Oversight Board hereby adopts this Resolution, approving ROPS 20-21.

Section 3. The Executive Director is hereby authorized to take such further actions as may be necessary or appropriate to carry out the Countywide Oversight Board's obligations pursuant to this Resolution.

Section 4. The Countywide Oversight Board Secretary shall certify to the adoption of this Resolution.

Section 5. This resolution becomes effective immediately upon adoption.

PASSED AND ADOPTED this 27th of January, 2020 by the following vote:

AYES: NOES: ABSENT: ABSTAIN:

ATTEST:

_____ Oversight Board Secretary

Contact:

cc: Pittsburg - Maria Alliotti



**Office of the City Manager
65 Civic Avenue
Pittsburg, CA 94565**

MEMO: January 27, 2020

TO: Countywide Oversight Board

FROM: Garrett Evans, Executive Director

RE: Adoption of a Countywide Oversight Board Resolution Approving the July 1, 2020 – June 30, 2021 Recognized Obligation Payment Schedule for the Successor Agency for the Redevelopment Agency of the City of Pittsburg

EXECUTIVE SUMMARY

The Successor Agency for the Redevelopment Agency of the City of Pittsburg (Pittsburg Successor Agency) has prepared its Recognized Obligation Payment Schedule (ROPS) for the period of July 1, 2020 – June 30, 2021 (ROPS 20-21), pursuant to the Dissolution Act.

FISCAL IMPACT

There is no fiscal impact to adopting ROPS 20-21. Rather, ROPS 20-21 identifies the Pittsburg Successor Agency's anticipated financial obligations for July 1, 2020 – June 30, 2021. ROPS 20-21 will be reflected in the Pittsburg Successor Agency's budget that will be considered along with the City of Pittsburg's budget in June 2020 for Fiscal Year 2020-2021.

RECOMMENDATION

Staff recommends that the Countywide Oversight Board approve ROPS 20-21.

BACKGROUND

On June 29, 2011, the Governor signed into law AB 26x1, also referred to as the "Dissolution Act" which automatically suspended redevelopment activities and on December 29, 2011, the California State Supreme Court upheld the provisions of AB 26x1, thereby dissolving all redevelopment agencies on February 1, 2012.

While redevelopment successor agencies may not initiate any new activities nor incur new

indebtedness, they are nevertheless required under legislative statute and court order to continue making those payments necessary for day to day operations pursuant to contractual commitments/enforceable obligations, regulatory authorities, and indebtedness entered into prior to the enactment of AB 26.

On June 27, 2012, the Governor signed into law budget trailer bill AB 1484. AB 1484 imposed new requirements on successor agencies with regard to the submittal of the ROPS.

Budget trailer bill SB 107 was approved and signed by the Governor and took immediate effect on September 22, 2015. The primary purpose of SB 107 is to make technical and substantive amendments to the existing Dissolution Act. Pursuant Section 34177, as amended, changed the review of ROPS from semi-annual to annual.

Pursuant to Health and Safety Code Section 34179 (j), on and after July 1, 2018 in each county where more than one oversight board was created, there shall be only one countywide oversight board. As of July 1, 2018, the California Department of Finance (DOF) can only recognize the newly-created Countywide Oversight Board. The Pittsburg Successor Agency's ROPS and other oversight board actions cannot be submitted without the Countywide Oversight Board's approval.

SUBCOMMITTEE FINDINGS

This item was not reviewed by a subcommittee.

STAFF ANALYSIS

ROPS 20-21 consists of debt service related expenses, administrative expenses, and other eligible enforceable obligation. Upon receiving Countywide Oversight Board approval, ROPS 20-21 will be submitted to the DOF, the County Auditor-Controller's Office, and the California State Controller's Office on or before February 1, 2020.

ATTACHMENTS: Resolution
Recognized Obligation Payment Schedule for the period of July 1,
2020 – June 30, 2021

Report Prepared By: _____
Maria Aliotti, Director of Community Services
Brad Farmer, Finance Director
Diane Agar, Finance Division Manager

Recognized Obligation Payment Schedule (ROPS 20-21) - Summary
Filed for the July 1, 2020 through June 30, 2021 Period

Successor Agency: Pittsburg

County: Contra Costa

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	20-21A Total (July - December)	20-21B Total (January - June)	ROPS 20-21 Total
A Enforceable Obligations Funded as Follows (B+C+D)	\$ 395,202	\$ 45,065	\$ 440,267
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	395,202	45,065	440,267
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ 15,164,791	\$ 18,223,085	\$ 33,387,876
F RPTTF	14,987,114	18,045,408	33,032,522
G Administrative RPTTF	177,677	177,677	355,354
H Current Period Enforceable Obligations (A+E)	\$ 15,559,993	\$ 18,268,150	\$ 33,828,143

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

Pittsburg

01-27-20	Countywide Oversight Board Meeting
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A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 20-21 Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	20-21A Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	20-21B Total
	2014 & Housing Bonds)				Suite 3100 San Francisco, CA 94111	Hsg & 2006A HSG bonds Balance Calendar Yr 2018																
44	legal	Admin Costs	07/01/2018	06/30/2019	Meyers Nave	administration 801-41202-2101	Los Medanos	-	N	\$-						\$-						\$-
45	auditing	Professional Services	07/01/2018	06/30/2019	Maze & Assoc 3748 Buskirk Ave. Suite 215 Pleasant Hill, CA 94523	administration 801-41202-2102	Los Medanos	-	N	\$-						\$-						\$-
46	equipment rental	Admin Costs	07/01/2018	06/30/2019	City of Pittsburg	administration 801-41202-2231	Los Medanos	-	N	\$-						\$-						\$-
49	444 Railroad Avenue (Griego lease)	Miscellaneous	10/01/2006	09/30/2021	Jason and Lisa Griego 446 Railroad Ave. Pittsburg, CA 94565	lease 801-41370-2234	Los Medanos	-	N	\$-						\$-						\$-
62	utilities-gas	Property Maintenance	07/01/2018	06/30/2019	PG&E	Successor Agency programs (properties owned) 801-41370-1391	Los Medanos	-	N	\$-						\$-						\$-
63	utilities-electric	Property Maintenance	07/01/2018	06/30/2019	PG&E	Successor Agency programs (properties owned) 801-41370-1392	Los Medanos	-	N	\$-						\$-						\$-
68	maintenance & repairs	Property Maintenance	07/01/2018	06/30/2019	TBD	Successor Agency programs (properties owned) 801-41370-2219	Los Medanos	10,000	N	\$10,000			5,000			\$5,000			5,000			\$5,000
69	property tax	Property Maintenance	07/01/2018	06/30/2019	Contra Costa Tax Assessor	Successor Agency programs (properties owned) 801-41372-2361	Los Medanos	47,770	N	\$47,770			23,885			\$23,885			23,885			\$23,885
71	1999 RDA Bonds	Fees	11/03/1999	09/01/2030	BLX Group LLC Dept 34461 PO Box 39000	BLX Payments administrative fees-Fund 822	Los Medanos	3,914	N	\$3,914			1,957			\$1,957			1,957			\$1,957

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 20-21 Total	ROPS 20-21A (Jul - Dec)			ROPS 20-21B (Jan - Jun)			20-21A Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	20-21B Total
											Fund Sources			Fund Sources									
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF								
					San Francisco, CA 94139																		
81	utilities-water	Property Maintenance	07/01/2018	06/30/2019	City of Pittsburg Water Dept.	Successor Agency programs (properties owned) 801-41370-1394	Los Medanos	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	-	\$-
105	2014 RDA Refunded Bonds	Refunding Bonds Issued After 6/27/12	07/01/2014	12/01/2029	Bank of New York Mellon Trust Company N.A. 100 Pine Street, Suite 3100 San Francisco, CA 94111	debt service (Interest & Principal) 833-41285-2303/04 (TAB 2014)	Los Medanos	26,167,125	N	\$679,125	-	-	-	-	-	\$-	-	-	-	679,125	-	-	\$679,125
107	2014 RDA Refunded Bonds	Fees	06/25/2014	12/01/2029	Bank of New York Mellon Trust Company N.A. 100 Pine Street, Suite 3100 San Francisco, CA 94111	debt service fiscal agent fees/ PFM Investment 833-41280-2318 (TAB 2014)		2,472	N	\$2,472	-	-	1,236	-	-	\$1,236	-	-	1,236	-	-	\$1,236	
109	2014 RDA Refunded Bonds	Fees	06/25/2014	12/01/2029	BLX Group LLC Dept 34461 PO Box 39000 San Francisco, CA 94139	Payment for Disclosure and Arbitrage calculation services	Los Medanos	5,000	N	\$5,000	-	-	2,500	-	-	\$2,500	-	-	2,500	-	-	\$2,500	
110	ECM v. Successor Agency Judgment	Litigation	07/01/2004	06/30/2017	Berger Kahn, a Law Corporation 1 Park Plaza, Ste 340 Irvine, CA 92614-8516	Judgment in ECM lawsuit.		-	Y	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-	
111	Administration	Admin Costs	07/01/2018	06/30/2019	City of Pittsburg	Administration 801-41202-xxxx Various Administrative Costs	Los Medanos	355,354	N	\$355,354	-	-	-	-	177,677	\$177,677	-	-	-	-	177,677	\$177,677	
118	HSG TAB	Refunding	02/10/	12/31/2030	Bank of New	debt service		10,747,357	N	\$194,754	-	-	-	-	-	\$-	-	-	-	194,754	-	-	\$194,754

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 20-21 Total	ROPS 20-21A (Jul - Dec)					ROPS 20-21B (Jan - Jun)					20-21B Total	
											Fund Sources					Fund Sources						
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		
	2016A Refunding	Bonds Issued After 6/27/12	2016		York Mellon Trust Company N.A. 100 Pine Street, Suite 3100 San Francisco, CA 94111	(Interest & Principal) 845-41278-2303/2304 (HSG 2016A Refunding Bond)																
119	2016A RDA Refunding Bonds	Refunding Bonds Issued After 6/27/12	02/10/2016	12/31/2030	Bank of New York Mellon Trust Company N.A. 100 Pine Street, Suite 3100 San Francisco, CA 94111	debt service (Interest & Principal) 834-41281-2303/2304 (2016A Refunding Bond)		156,363,625	N	\$6,004,250	-	-	350,136	2,651,989	-	\$3,002,125	-	-	-	3,002,125	-	\$3,002,125
120	2016B RDA Refunding Bonds	Refunding Bonds Issued After 6/27/12	02/10/2016	12/31/2019	Bank of New York Mellon Trust Company N.A. 100 Pine Street, Suite 3100 San Francisco, CA 94111	debt service (Interest & Principal) 835-41282-2303/2304 (2016B Refunding Bond)		-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
121	2016C RDA Refunding Bonds	Refunding Bonds Issued After 6/27/12	02/10/2016	12/31/2022	Bank of New York Mellon Trust Company N.A. 100 Pine Street, Suite 3100 San Francisco, CA 94111	debt service (Interest & Principal) 836-41270-2303/2304 (2016C Refunding Bond)		18,976,375	N	\$12,493,250	-	-	-	12,335,125	-	\$12,335,125	-	-	-	158,125	-	\$158,125
122	HSG TAB 2016A Refunding Bonds	Fees	02/10/2016	12/31/2030	BLX Group LLC Dept 34461 PO Box 39000 San Francisco, CA 94139	Payment for Disclosure and Arbitrage calculation services 845-41278-2318		2,000	N	\$2,000	-	-	1,000	-	-	\$1,000	-	-	1,000	-	-	\$1,000
123	2016A RDA Refunding Bonds	Fees	02/10/2016	12/31/2030	BLX Group LLC Dept 34461 PO Box 39000 San Francisco, CA 94111	Payment for Disclosure and Arbitrage calculation services		3,800	N	\$3,800	-	-	1,900	-	-	\$1,900	-	-	1,900	-	-	\$1,900

A Item #	B Project Name	C Obligation Type	D Agreement Execution Date	E Agreement Termination Date	F Payee	G Description	H Project Area	I Total Outstanding Obligation	J Retired	K ROPS 20-21 Total	L ROPS 20-21A (Jul - Dec)					M ROPS 20-21B (Jan - Jun)					Q 20-21A Total	R Bond Proceeds	S Reserve Balance	T Other Funds	U RPTTF	V Admin RPTTF	W 20-21B Total		
											N Fund Sources					O Fund Sources													
											P Bond Proceeds	P Reserve Balance	P Other Funds	P RPTTF	P Admin RPTTF	P Bond Proceeds	P Reserve Balance	P Other Funds	P RPTTF	P Admin RPTTF									
					Francisco, CA 94139	834-41281-2318																							
124	2016B RDA Refunding Bonds	Fees	02/10/2016	12/31/2019	BLX Group LLC Dept 34461 PO Box 39000 San Francisco, CA 94139	Payment for Disclosure and Arbitrage calculation services 835-41282-2318			N	\$-																			\$-
125	2016C RDA Refunding Bonds	Fees	02/10/2016	12/31/2022	BLX Group LLC Dept 34461 PO Box 39000 San Francisco, CA 94139	Payment for Disclosure and Arbitrage calculation services 836-41270-2318		2,000	N	\$2,000			1,000					1,000											\$1,000
126	HSG TAB 2016A Refunding Bonds	Fees	02/10/2016	12/31/2030	Bank of New York Mellon Trust Company N.A. 100 Pine Street, Suite 3100 San Francisco, CA 94111	Debt Service Fiscal Agent Fees 845-41278-2318		2,200	N	\$2,200			1,100					1,100											\$1,100
127	2016A RDA Refunding Bonds	Fees	02/10/2016	12/31/2030	Bank of New York Mellon Trust Company N.A. 100 Pine Street, Suite 3100 San Francisco, CA 94111	Debt Service Fiscal Agent Fees 834-41281-2318		2,600	N	\$2,600			1,300					1,300											\$1,300
128	2016B RDA Refunding Bonds	Fees	02/10/2016	12/31/2019	Bank of New York Mellon Trust Company N.A. 100 Pine Street, Suite 3100 San Francisco, CA 94111	Debt Service Fiscal Agent Fees 835-41282-2318			N	\$-																			\$-
129	2016C RDA Refunding Bonds	Fees	02/10/2016	12/31/2022	Bank of New York Mellon Trust Company N.A. 100	Debt Service Fiscal Agent Fees 836-41270-2318		2,300	N	\$2,300			1,150					1,150											\$1,150

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 20-21 Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	20-21A Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	20-21B Total
					Pine Street, Suite 3100 San Francisco, CA 94111																	
130	East Bay Regional Park District	Miscellaneous	09/07/1993	12/31/2030	East Bay Regional Park District 2950 Peralta Oaks Ct., Oakland, CA 94605	EBRPD/RDA Payment/ Agreement to Assist Regional Facilities within the vicinity of Pittsburg			Y	\$-						\$-						\$-
131	Hsg TAB 2006A	Fees	12/14/2006	09/01/2037	BLX Group LLC Dept 34461 PO Box 39000 San Francisco, CA 94139	Payment for Disclose and Arbitrage calculation services 844-41284-2318		1,200	N	\$1,200			600			\$600			600			\$600
132	Investment Advisory Services for Bond Reserves (1999 and 2014 Bonds)	Fees	07/01/2018	09/01/2030	Chandler Asset Management 6225 Lusk Blvd., San Diego, CA 92121	Payment for Investment Management Services (replaces PFM investment services)			Y	\$-						\$-						\$-

Pittsburg
Recognized Obligation Payment Schedule (ROPS 20-21) - Report of Cash Balances
July 1, 2017 through June 30, 2018
 (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.									
A	B			C	D	E	F	G	H
	ROPS 17-18 Cash Balances (07/01/17 - 06/30/18)			Fund Sources			Comments		
				Bond Proceeds	Reserve Balance	Other Funds			
				Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.	RPTTF	Non-Admin and Admin
1	Beginning Available Cash Balance (Actual 07/01/17) RPTTF amount should exclude "A" period distribution amount.			1,434,743	13,627,751		18,584,437		Restate beginning available fund balance F1+\$291,567
2	Revenue/Income (Actual 06/30/18) RPTTF amount should tie to the ROPS 17-18 total distribution from the County Auditor-Controller			46,157	234,662		853,292	27,212,449	
3	Expenditures for ROPS 17-18 Enforceable Obligations (Actual 06/30/18)			65,164	763,081		17,665,349	27,212,449	Items C3 and D3 include transfer of interest earnings (\$280,819) from Bond Proceeds (expense), to Item F2 as interest earnings (revenue).
4	Retention of Available Cash Balance (Actual 06/30/18) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)			1,415,736	13,099,332		1,332,113		C4, D4 include reserves retained by fiscal agent. F4 - funds to be used in future ROPS Cycles
5	ROPS 17-18 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 17-18 PPA form submitted to the CAC					No entry required			
6	Ending Actual Available Cash Balance (06/30/18)			\$-	\$-	\$-	\$440,267	\$-	

Pittsburg
Recognized Obligation Payment Schedule (ROPS 20-21) - Notes
July 1, 2020 through June 30, 2021

Item #	Notes/Comments
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COUNTYWIDE OVERSIGHT BOARD OF CONTRA COSTA COUNTY

TO: COUNTYWIDE OVERSIGHT BOARD
FROM: Maureen Toms, Oversight Board Secretary
DATE: 01/27/2020
SUBJECT: Pleasant Hill Successor Agency-ROPS
AGENDA ITEM: C.12

Recommendation(s)

Adopt Resolution 2020/18 approving the recognized obligation payment schedule for July 1, 2020 - June 30, 2021 (ROPS 20 – 21) for the Pleasant Hill Successor Agency.

Background

Please see attached staff report.

Attachments

Resolution 2020/18
Pleasant Hill ROPS 20-21 Staff Report
Pleasant Hill ROPS 20-21 Attachment

**RESOLUTION OF THE COUNTYWIDE OVERSIGHT BOARD
FOR THE COUNTY OF CONTRA COSTA**

Adopted this Resolution on 01/27/2020 by the following vote:

AYE: ☐
NO: ☐
ABSENT: ☐
ABSTAIN: ☐
RECUSE: ☐



Resolution: 2020/18

A RESOLUTION OF THE BOARD OF THE CONTRA COSTA COUNTYWIDE OVERSIGHT BOARD APPROVING AND ADOPTING THE SUCCESSOR AGENCY TO THE CITY OF PLEASANT HILL COMMUNITY REDEVELOPMENT AGENCY'S RECOGNIZED OBLIGATION PAYMENT SCHEDULE AND ADMINISTRATIVE BUDGET FOR THE PERIOD JULY 1, 2020 THROUGH JUNE 30, 2021 (ROPS 20-21), PURSUANT TO HEALTH AND SAFETY CODE SECTIONS 34177 AND 34171.

WHEREAS, the Contra Costa Countywide Oversight Board ("Oversight Board") has been established to direct the Successor Agency to the Pleasant Hill Redevelopment Agency ("Successor Agency") to take certain actions to wind down the affairs of the Redevelopment Agency in accordance with the Dissolution Act (enacted by Assembly Bills 26, 471 and 1484 and Senate Bill 107, as codified in the California Health and Safety Code); and

WHEREAS, Section 34179 of the Dissolution Act provides that the Oversight Board has fiduciary responsibilities to holders of enforceable obligations and the taxing entities that benefit from distributions of property tax and other revenues pursuant to Section 34188 of Part 1.85 of the Dissolution Act; and

WHEREAS, Section 34177(o) of the State Health and Safety Code ("HSC") requires the Successor Agency to the Pleasant Hill Redevelopment Agency ("Successor Agency") to submit to the Oversight Board for approval a Recognized Obligation Payment Schedule ("ROPS"); and

WHEREAS, in order for the ROPS to be deemed valid, and therefore eligible for payment, it must be approved by the Oversight Board and a copy of the approved ROPS must be submitted to the Contra Costa County Auditor-Controller ("CAC"), the State Controller's Office, and Department of Finance ("DOF"), and posted on the Successor Agency's website; and

WHEREAS, Successor Agency staff has prepared the attached ROPS 20-21 for the period of July 1, 2020 through June 30, 2021 (Exhibit "A") and submitted it to the Oversight Board for review and approval.

NOW, THEREFORE, the Countywide Oversight Board for the County of Contra Costa does hereby resolve as follows:

1. The ROPS for July 1, 2020 through June 30, 2021, in the form attached to this resolution as Exhibit "A" and incorporated herein by reference, is hereby approved.
2. The staff of the Successor Agency is hereby directed to submit the ROPS 20-21 to the CAC, the State Controller's Office, and DOF, post it on the Successor Agency's website in accordance with HSC Section 34177(1)(2)(C), and to cooperate with DOF to the extent necessary to obtain DOF's acceptance of the ROPS, including, if necessary, making modifications to the ROPS determined by the Executive Director of the Redevelopment Successor Agency to be reasonable and financially feasible to meet its legally required financial obligations.

PASSED AND ADOPTED this 27th of January, 2020 by the following vote:

AYES: NOES: ABSENT: ABSTAIN:

ATTEST:

Contact:

_____ Oversight Board Secretary



**PLEASANT HILL REDEVELOPMENT
SUCCESSOR AGENCY STAFF REPORT
TO THE COUNTYWIDE OVERSIGHT BOARD
CONTRA COSTA COUNTY**

Meeting Date: January 27, 2020

TO: COUNTYWIDE OVERSIGHT BOARD MEMBERS

SUBJECT: PLEASANT HILL RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) AND ADMINISTRATIVE BUDGET FOR JULY 1, 2020 THROUGH JUNE 30, 2021 (ROPS 20-21)

SYNOPSIS

The City of Pleasant Hill Redevelopment Successor Agency (Successor Agency) is required to prepare a Recognized Obligation Payment Schedule (ROPS) and Administrative Budget for each twelve-month fiscal period. The documents must be submitted to and approved by the Countywide Oversight Board of Contra Costa County (Oversight Board) and the California Department of Finance (DOF). Approval of the ROPS is required to receive property tax increment revenues to pay down approved enforceable obligations and administrative costs. The Successor Agency requests the Oversight Board's adoption of the attached resolutions approving the ROPS and Administrative Budget for the period of July 1, 2020 through June 30, 2021.

DISCUSSION

Background

The City of Pleasant Hill became the Successor Agency to the former Pleasant Hill Redevelopment Agency (Agency) following the dissolution of redevelopment in California on February 1, 2012 through ABX1 26. The Successor Agency is responsible for winding down and paying off the debts of the former Agency. The ongoing financial operations of the Successor Agency are subject to the approval of the Oversight Board. The actions of the Oversight Board are subject to the approval of DOF.

The Successor Agency is required to prepare a ROPS for each twelve-month period of its operations (July through December (ROPS A)), and January through June (ROPS B)), which it submits to the Oversight Board for approval. The ROPS lists all projected financial obligations of the former Agency due over the coming twelve-month period and the amount of property tax increment revenue (formally called “Redevelopment Property Tax Trust Fund” or “RPTTF” revenue) needed to pay those obligations. The Successor Agency is also required to prepare an Administrative Budget for each twelve-month period and submit it to the Oversight Board for approval.

Analysis

Recognized Obligation Payment Schedule

The proposed ROPS 20-21 for July 1, 2020 through June 30, 2021, attached as Exhibit A to the accompanying Oversight Board resolution, consists of four components:

- The Summary section (page 1) summarizes the Successor Agency’s request for funding of enforceable obligations;
- The ROPS Detail section (page 2) contains the complete list of enforceable obligation payments that are projected to be due during the twelve-month funding period;
- The Report of Cash Balances section (page 3) provides details of any cash balances carried over from prior periods; and
- The Notes section (page 4) contains explanatory notes regarding specific enforceable obligations listed in the ROPS Detail section.

Summary

The Successor Agency estimates that its costs for July 2020 through June 2021 will total \$3,134,993, of which \$2,884,993 would be paid against its enforceable obligations and \$250,000 would be for administrative costs. All obligations are requested to be paid with RPTTF revenues.

ROPS Detail

The ROPS Detail page lists the Agency’s remaining enforceable obligations. Items highlighted in red, by DOF, were the subject of previous DOF inquiries and, though resolved, may be subject to further scrutiny in the future.

Items 1 through 7 are obligations that must be paid according to set debt service schedules or developer reimbursement agreements entered by the former Agency. The Successor Agency is requesting \$2,554,567 in total for these items.

Item 10 relates to a loan of \$1,906,348 made in fiscal year 2009-10 from the former Agency's Low-Moderate Income Housing Fund to the Agency's general fund. The proceeds were used to finance the Agency's payment to the State for the Supplemental Educational Revenue Augmentation Fund (SERAF). Per the Dissolution Act, this loan may be placed on the ROPS as an enforceable obligation to deposit repayments into the Pleasant Hill's Low and Moderate Income Housing Asset Fund. The Dissolution Act sets a maximum annual repayment amount based on the amount of Residual RPTTF distributed in the prior fiscal year. A \$321,426 payment has been requested on the ROPS 20-21, which is the maximum annual payment based on a statutory calculation.

Item 13 relates to required deposits into the former Agency's Low- and Moderate-Income Housing Fund that the former Agency deferred to finance other Agency priorities. No payment is requested on the ROPS 20-21 because the maximum City loan repayment amount is requested for the SERAF loan. Staff anticipates there will be enough RPTTF revenue generated to repay these deferrals in fiscal year 2022-23.

Item 24 is the Administrative Allowance that the Successor Agency is entitled to claim to support its wind-down activities. The Successor Agency is requesting \$250,000 for the ROPS 20-21.

Items 25 through 29 are required bond trustee and disclosure payments related to ROPS items 1 and 2, the Tax Allocation Refunding Bonds and the Downtown CFD #1 Bonds. The Successor Agency is requesting a total of \$9,000 for these four items on the ROPS 20-21.

Item 30 relates to deferred taxing entity payments. This item was paid off on the ROPS 19-20 and will be retired.

Report of Cash Balances

The Report of Cash Balances identifies any cash balances of the Successor Agency remaining from prior fiscal years.

Column C reports bond reserve funds for the Tax Allocation Refunding Bonds, which are not available to fund enforceable obligations.

Column F reports an "Other Funds" surplus of \$51,317, which it earned through interest income and dividends.

Column G reports \$18,465 in RPTTF applied as a Prior Period Adjustment to fund ROPS 19-20 obligations. It also reports \$78,343 in RPTTF revenues received but not spent in fiscal year 2017-18. Staff anticipates the County Auditor-Controller to apply this as a Prior Period Adjustment to fund ROPS 20-21 obligations.

Administrative Budget

The Dissolution Act provides that the Successor Agency is allowed an annual Administrative Budget of up to \$250,000. An Administrative Budget for the twelve-month period is attached as Exhibit A to the accompanying resolution.

FISCAL IMPACT

Approval of the ROPS is required to pay fiscal year 2020-21 Successor Agency enforceable obligations totaling an estimated \$3.1 million.

RECOMMENDED BOARD ACTION

Successor Agency staff recommends that the Oversight Board adopt resolutions approving the ROPS and corresponding Administrative Budget of the Pleasant Hill Redevelopment Successor Agency for July 1, 2020 through June 30, 2021.

ALTERNATIVES TO RECOMMENDED ACTION

Alternatives include not approving the proposed ROPS or revising the identified line items or funding amounts.

Prepared by: Mary McCarthy, Finance Manager

Attachments: Proposed Resolution of the Oversight Board for the Successor Agency to the Pleasant Hill Redevelopment Agency Approving the Recognized Obligation Payment Schedule for the Period July 1, 2020 through June 30, 2021

Exhibit A Pleasant Hill Redevelopment Successor Agency Recognized
Obligation Payment Schedule July 1, 2020 through June 30, 2021
(ROPS 20-21)

Proposed Resolution of the Oversight Board for the Successor Agency to the
Pleasant Hill Redevelopment Agency Approving the Administrative Budget of the
Successor Agency for the Period July 1, 2020 through June 30, 2021

Exhibit A Pleasant Hill Redevelopment Successor Agency Administrative
Budget July 1, 2020 through June 30, 2021

Recognized Obligation Payment Schedule (ROPS 20-21) - Summary
Filed for the July 1, 2020 through June 30, 2021 Period

Successor Agency: Pleasant Hill
County: Contra Costa

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	20-21A Total (July - December)	20-21B Total (January - June)	ROPS 20-21 Total
A Enforceable Obligations Funded as Follows (B+C+D)	\$ -	\$ -	\$ -
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	-	-	-
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ 2,303,525	\$ 831,468	\$ 3,134,993
F RPTTF	2,178,525	706,468	2,884,993
G Administrative RPTTF	125,000	125,000	250,000
H Current Period Enforceable Obligations (A+E)	\$ 2,303,525	\$ 831,468	\$ 3,134,993

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

Pleasant Hill
Recognized Obligation Payment Schedule (ROPS 20-21) - ROPS Detail
July 1, 2020 through June 30, 2021

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 20-21 Total	ROPS 20-21A (Jul - Dec)					20-21A Total	ROPS 20-21B (Jan - Jun)					20-21B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$38,610,597		\$3,134,993	\$-	\$-	\$-	\$2,178,525	\$125,000	\$2,303,525	\$-	\$-	\$-	\$706,468	\$125,000	\$831,468
1	Pleasant Hill RDA Tax Allocation Refunding Bonds	Bonds Issued On or Before 12/31/10	09/01/2002	09/01/2021	Union Bank	Bonds for Agency Operations	Commons	1,272,488	N	\$634,206	-	-	-	620,925	-	\$620,925	-	-	-	13,281	-	\$13,281
2	Pleasant Hill Downtown CFD#1 Bonds	Bonds Issued After 12/31/10	09/19/1991	09/01/2032	US Bank Trust	Bonds for Downtown Infrastructure, Paid Pursuant to Downtown DDA	Commons	5,949,544	N	\$460,361	-	-	-	363,174	-	\$363,174	-	-	-	97,187	-	\$97,187
3	Downtown Pleasant Hill	OPA/DDA/ Construction	11/01/2010	07/01/2032	DPH Noteholder, LLC	Tax Increment Reimbursement	Commons	7,425,000	N	\$525,000	-	-	-	250,000	-	\$250,000	-	-	-	275,000	-	\$275,000
4	Kohl's □ Crossroads Shopping Center	OPA/DDA/ Construction	10/19/2004	12/01/2031	Beaufort Partners, LP	Tax Increment Reimbursement	Commons	2,310,000	N	\$200,000	-	-	-	110,000	-	\$110,000	-	-	-	90,000	-	\$90,000
5	Friedmans □ Crossroads Shopping Center	OPA/DDA/ Construction	05/21/2007	12/01/2045	PH Holdings LP	Tax Increment Reimbursement	Commons	13,987,492	N	\$500,000	-	-	-	275,000	-	\$275,000	-	-	-	225,000	-	\$225,000
7	Grayson Creek Apartments	OPA/DDA/ Construction	07/29/1998	07/01/2032	Bridge Housing Corp.	Loan/Grant Pymt for Grayson Creek Apts.	Commons	2,820,000	N	\$235,000	-	-	-	235,000	-	\$235,000	-	-	-	-	-	\$-
10	L/□ Hsg Loan for 2009-10 SERAF	SERAF/ERAF	05/17/2010	06/01/2017	PH Housing SA	Repayment for 2009-10 SERAF Loan	Cmns + Schyd	1,269,573	N	\$321,426	-	-	-	321,426	-	\$321,426	-	-	-	-	-	\$-
13	Payment of Housing Set-aside Deferral	L□ IHF Loans	07/01/1991	07/01/2023	PH Housing SA	Payment of Deferred Hsg Set Aside Obligation	Cmns + Schyd	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
24	Administrative Allowance	Admin Costs	01/01/2014	12/01/2045	Successor Agency	Administrative Cost Allowance	Cmns + Schyd	3,500,000	N	\$250,000	-	-	-	-	125,000	\$125,000	-	-	-	-	125,000	\$125,000
25	TARB Trustee Fee	Fees	09/01/2002	09/01/2021	Union Bank	Bond Trustee Fees	Commons	4,000	N	\$2,000	-	-	-	2,000	-	\$2,000	-	-	-	-	-	\$-
26	TARB Disclosure Fee	Fees	09/01/2002	09/01/2021	NBS	Bond Continuing Disclosure	Commons	7,500	N	\$2,500	-	-	-	-	-	\$-	-	-	-	2,500	-	\$2,500

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 20-21 Total	ROPS 20-21A (Jul - Dec)					20-21A Total	ROPS 20-21B (Jan - Jun)					20-21B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
						Fees																
28	CFD Bonds Disclosure Fee	Fees	09/19/1991	09/01/2032	NBS	Bond Continuing Disclosure Fees	Commons	35,000	N	\$2,500	-	-	-	-	-	\$-	-	-	-	2,500	-	\$2,500
29	CA Statewide Communities Development Authority	Fees	01/01/2013	01/01/2032	CA Statewide Communities Development Authority	Annual fee for the PH Downtown CFD No. 1	Commons	30,000	N	\$2,000	-	-	-	1,000	-	\$1,000	-	-	-	1,000	-	\$1,000
30	Deferred Taxing Agency Payments	iscellaneous	07/06/1992	06/30/2027	Contra Costa County & County Library, Contra Costa Central Sanitary District, t. Diablo Unified School District	Litigation Settlement Agreement deferred amounts owed prior to dissolution	Commons	-	Y	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-

Pleasant Hill
Recognized Obligation Payment Schedule (ROPS 20-21) - Report of Cash Balances
July 1, 2017 through June 30, 2018
(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.							
A	B	C	D	E	F	G	H
	ROPS 17-18 Cash Balances (07/01/17 - 06/30/18)	Fund Sources					Comments
		Bond Proceeds		Reserve Balance	Other Funds	RPTTF	
		Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	
1	Beginning Available Cash Balance (Actual 07/01/17) RPTTF amount should exclude "A" period distribution amount.	652,450		54,066	11,115	18,465	E: \$54,066 of RPTTF unspent from ROPS 15-16 period reserved for ROPS 18-19 F: \$11,115 from interest and dividends from FY 16-17 reserved for ROPS 19-20 G: \$18,465 PPA 16-17 applied to ROPS 19-20
2	Revenue/Income (Actual 06/30/18) RPTTF amount should tie to the ROPS 17-18 total distribution from the County Auditor-Controller	2,911			51,317	3,124,020	F: Revenues from interest, dividends, and Mack's Loan repayment
3	Expenditures for ROPS 17-18 Enforceable Obligations (Actual 06/30/18)					3,045,677	
4	Retention of Available Cash Balance (Actual 06/30/18) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)	655,361		54,066	11,115		E: \$54,066 of RPTTF reserved for ROPS 18-19 Item #2 F: \$11,115 of FY 16-17 interest and dividends. Reserved for ROPS 19-20 Item #1
5	ROPS 17-18 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 17-18 PPA form submitted to the CAC		No entry required			96,808	G: Includes \$78,343 PPA 17-18 and \$18,465 PPA 16-17

6	Ending Actual Available Cash Balance (06/30/18) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$-	\$51,317	\$-	
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Pleasant Hill
Recognized Obligation Payment Schedule (ROPS 20-21) - Notes
July 1, 2020 through June 30, 2021

Item #	Notes/Comments
1	
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COUNTYWIDE OVERSIGHT BOARD OF CONTRA COSTA COUNTY

TO: COUNTYWIDE OVERSIGHT BOARD
FROM: Maureen Toms, Oversight Board Secretary
DATE: 01/27/2020
SUBJECT: Richmond Successor Agency-ROPS
AGENDA ITEM: C.13

Recommendation(s)

Adopt Resolution 2020/19 Approving the Recognized Obligation Payment Schedule for July 1, 2020 – June 30, 2021 (ROPS 20-21) and Administrative Budget for the Richmond Successor Agency.

Background

Please see attached staff report.

Attachments

Resolution 2020/19
Richmond ROPS 20-21 Staff Report
Richmond ROPS 20-21
Richmond Administrative Budget (Exhibit B)

RESOLUTION OF THE COUNTYWIDE OVERSIGHT BOARD
FOR THE COUNTY OF CONTRA COSTA

Adopted this Resolution on 01/27/2020 by the following vote:

AYE: ☐
NO: ☐
ABSENT: ☐
ABSTAIN: ☐
RECUSE: ☐



Resolution: 2020/19

A RESOLUTION OF THE BOARD OF THE CONTRA COSTA COUNTYWIDE OVERSIGHT BOARD APPROVING AND ADOPTING THE SUCCESSOR AGENCY TO THE CITY OF RICHMOND COMMUNITY REDEVELOPMENT AGENCY'S RECOGNIZED OBLIGATION PAYMENT SCHEDULE AND ADMINISTRATIVE BUDGET FOR THE PERIOD JULY 1, 2020 THROUGH JUNE 30, 2021 (ROPS 20-21), PURSUANT TO HEALTH AND SAFETY CODE SECTIONS 34177 AND 34171.

WHEREAS, pursuant to Health and Safety Code Section 34173, the City of Richmond created the Successor Agency to the Richmond Community Redevelopment Agency ("Successor Agency") by Resolution No. 4-12 on January 24, 2012; and

WHEREAS, Health and Safety Code Section 34177(o) requires the Successor Agency to prepare a draft recognized obligation payment schedule ("ROPS"), before each annual fiscal period, forward looking to the next twelve months; and

WHEREAS, Health and Safety Code Section 34177(l)(2)(b) requires the Successor Agency to submit the ROPS to the Contra Costa Countywide Oversight Board (the "Oversight Board") for its approval, and upon such approval, the Successor Agency is required to submit a copy of the approved ROPS ("Approved ROPS") to the Contra Costa County Auditor-Controller, the California State Controller, and the State of California Department of Finance, and post the Approved ROPS on the Successor Agency's website; and

WHEREAS, Health and Safety Code Sections 34171(a), (b) and 34177 (j) require the Successor Agency to prepare and submit a separate Administrative Budget covering the same period as each ROPS to the Oversight Board for its approval; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred; and

WHEREAS, on December 17, 2019, the Board of the Successor Agency to the Richmond Community Redevelopment Agency approved by Resolution the Recognized Obligation Payment Schedule (ROPS 20-21) and the Administrative Budget for the period July 1, 2020 through June 30, 2021 pursuant to California Health and Safety Code Sections 34177(o), and 34171(a)(b), and 31477(j), respectively, **WHEREAS**, by the Agenda Report accompanying this Resolution, the Oversight Board has been provided with additional information upon which the findings and actions set forth in this Resolution are based.

NOW, THEREFORE, THE CONTRA COSTA COUNTYWIDE OVERSIGHT BOARD DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 2. CEQA Compliance. The approval of the ROPS through this Resolution does not commit the Successor Agency to any action that may have a significant effect on the environment. As a result, such action does not constitute a project subject to the requirements of the California Environmental Quality Act.

Section 3. Approval of Initial Draft of the ROPS. The Oversight Board hereby approves and adopts the ROPS for the period July 1, 2020 through June 30, 2021 (ROPS 20-21), in substantially the form attached to this Resolution as Exhibit A, as required by Health and Safety Code Section 34177.

Section 4. Approval of Administrative Budget. The Oversight Board hereby approves and adopts the Administrative Budget for the period July 1, 2020 through June 30, 2021, in substantially the form attached to this Resolution as Exhibit B, as required

by Health and Safety Code Sections 34171(a), (b), and 34177(j).

Section 5. Effectiveness. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 27th of January, 2020 by the following vote:

AYES: NOES: ABSENT: ABSTAIN:

ATTEST:

_____ Oversight Board Secretary

Contact:

cc: Richmond - Stacie Plummer, Richmond - ALAN WOLKEN



CONTRA COSTA COUNTYWIDE OVERSIGHT BOARD REPORT

DATE: January 27, 2020

TO: CONTRA COSTA COUNTYWIDE OVERSIGHT BOARD

FROM: THE SUCCESSOR AGENCY TO THE RICHMOND COMMUNITY
REDEVELOPMENT AGENCY

SUBJECT: APPROVAL OF THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE
(ROPS 20-21) AND THE ADMINISTRATIVE BUDGET FOR THE PERIOD JULY 1,
2020 THROUGH JUNE 30, 2021, PURSUANT TO CALIFORNIA HEALTH AND
SAFETY CODE SECTIONS 34177(o), AND 34171(a),(b), AND 34177(j)

STATEMENT OF THE ISSUE:

The Contra Costa Countywide Oversight Board is required to approve a Recognized Obligation Payment Schedule (ROPS) and an administrative budget annually pursuant to California Health and Safety Code Sections 34177(o) and 34171(a),(b), and 34177(j).

RECOMMENDED ACTION:

ADOPT a resolution approving the Successor Agency to the Richmond Community Redevelopment Agency's Recognized Obligation Payment Schedule and administrative budget for the period July 1, 2020 through June 30, 2021 (ROPS 20-21) pursuant to California Health and Safety Code Sections 34177(o) and 34171(a),(b), and 34177(j).

FINANCIAL IMPACT OF RECOMMENDATION:

Adoption of the Recognized Obligation Payment Schedule including the administrative budget is a necessary action for the Successor Agency (Agency) to expend former Richmond Community Redevelopment Agency funds on certain financial obligations of the Agency. Funds not obligated on ROPS 20-21 will be unavailable for Successor Agency debt and other obligations and those funds will be redirected to local taxing entities.

DISCUSSION:

Background

Under Health and Safety Code Section 34177(o), a ROPS must be prepared and submitted on February 1st of every year and list all of the enforceable obligations of the former agency. The ROPS is subject to approval by the Countywide Oversight Board and DOF before the County Auditor-Controller disburses funding for payments on the approved ROPS. Enforceable obligations include: bond payments loans legally required to be repaid pursuant to a payment schedule with mandatory repayment terms payments required by the federal government preexisting obligations to the state or obligations imposed by state law judgments, settlements or binding arbitration decisions that bind the agency legally binding and enforceable agreements or contracts and contracts or agreements necessary for the continued administration or operation of the successor agency, including agreements to purchase or rent office space, equipment and supplies.

After submittal, DOF has until April 15th to review the ROPS and approve or disapprove of any items. The Successor Agency can request additional review by DOF and an opportunity to meet and confer on disputed items. The Successor Agency must make a request within five business days of receiving a DOF determination. DOF is required to notify the Successor Agency and County Auditor-Controller of its final determination of the approved payments at least 15 days prior to the first distribution date of Redevelopment Property Tax Trust Funds (RPTTF) for the ROPS, which is June 1st. RPTTF is distributed twice annually, on June 1st and January 2nd of each year. The annual ROPS can be amended once per year as long as the amendment is received by DOF before October 1st of the applicable fiscal year.

Summary

Recognized Obligation Payment Schedule (ROPS 20-21)

ROPS 20-21 is Exhibit A to the attached Successor Agency resolution. It includes: 1) A summary of the funding request 2) An itemized listing of obligations (ROPS Detail) and 3) A report of cash balances. ROPS 20-21 covers payments due during the period of July 1, 2020 through June 30, 2021.

Obligations with remaining outstanding balances are included on ROPS 20-21, whether previously approved by DOF or in dispute. They are as follows:

Bond, Loan and Other Debt Service Payments	\$29,633,623
Project Management Costs	90,000
Project Costs	3,500,000
Administrative Costs	387,362

ROPS 20-21 Required Funding	\$33,610,985
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Of the total ROPS 20-21 required funding, Reserve Balances held with the bond trustee are estimated to be \$9,539,192. Prior Period RPTTF Reserve balances are estimated to be \$314,398. Current RPTTF is estimated to be \$13,649,715. Administrative RPTTF is estimated to be \$387,362 and other funding is estimated to be \$9,720,318. Other funding includes the following sources: land sale proceeds, property sale proceeds, litigation settlement proceeds, loan repayments, and federal, state and local grants.

Successor Agency Administrative Budget July 1, 2020 through June 30, 2021

Pursuant to Health and Safety Code Sections 34171(a), (b), and 34177(j), the Successor Agency must prepare a budget for administrative expenses each fiscal year (Administrative Budget). In accordance with the Dissolution Act, the Successor Agency's RPTTF administrative cost allowance cap is the greater of 3% of the prior year RPTTF distribution or \$250,000 annually. For the period July 1, 2020 through June 30, 2021, the RPTTF administrative cost allowance cap is \$387,362. The Administrative Budget is Exhibit B to the attached Successor Agency resolution.

ROPS 20-21 is consistent with the final determinations of DOF to date, and is required to be submitted to DOF by February 1, 2020 to avoid daily penalties. Upon receiving the Oversight Board's approval, staff will submit ROPS 20-21 to the County Auditor-Controller, the State Controller, and the DOF.

DOCUMENTS ATTACHED:

Attachment 1 Resolution

Attachment 2 Exhibit A to Resolution (ROPS 20-21)

Attachment 3 Exhibit B to Resolution (Administrative Budget)

Recognized Obligation Payment Schedule (ROPS 20-21) - Summary
Filed for the July 1, 2020 through June 30, 2021 Period

Successor Agency: Richmond
County: Contra Costa

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	20-21A Total (July - December)	20-21B Total (January - June)	ROPS 20-21 Total
A Enforceable Obligations Funded as Follows (B+C+D)	\$ 10,576,792	\$ 8,682,718	\$ 19,259,510
B Bond Proceeds	-	-	-
C Reserve Balance	8,559,292	979,900	9,539,192
D Other Funds	2,017,500	7,702,818	9,720,318
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ 5,405,772	\$ 8,945,705	\$ 14,351,477
F RPTTF	5,018,410	8,945,705	13,964,115
G Administrative RPTTF	387,362	-	387,362
H Current Period Enforceable Obligations (A+E)	\$ 15,982,564	\$ 17,628,423	\$ 33,610,987

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

Richmond
Recognized Obligation Payment Schedule (ROPS 20-21) - ROPS Detail
July 1, 2020 through June 30, 2021

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	ROPS 20-21 Total	ROPS 20-21A (Jul - Dec)					ROPS 20-21B (Jan - Jun)					20-21A Total	20-21B Total	
										Fund Sources					Fund Sources							
										Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF			
1	1998 Tax Allocation Refunding Bond	Bonds Issued On or Before 12/31/10	02/01/1998	07/01/2023	US Bank	Refinance a portion of 1991 TARB; fund capital improvement projects	Merged Project Area	\$115,486,900	\$33,610,987	\$-	\$8,559,292	\$2,017,500	\$5,018,410	\$387,362	\$15,982,564	\$-	\$979,900	\$7,702,818	\$8,945,705	\$-	\$17,628,423	
4	2003B Tax Allocation Revenue Bond	Bonds Issued On or Before 12/31/10	08/01/2003	09/01/2025	Union Bank	Fund capital improvement projects	Merged Project Area	8,242,675	\$2,208,420	-	997,625	-	-	-	\$997,625	-	-	-	1,210,795	-	\$1,210,795	
5	2004A Tax Allocation Revenue Bond (2/3)	Bonds Issued On or Before 12/31/10	10/01/2004	09/01/2026	Union Bank	Fund capital improvement projects	Merged Project Area	7,897,307	\$1,428,209	-	554,721	-	-	715,275	-	\$1,269,966	-	158,213	-	-	\$158,213	
6	Section 108 Loan	Bonds Issued On or Before 12/31/10	11/22/2004	08/01/2026	HUD	Finance costs related to the Ford Assembly Building Project	Merged Project Area	1,404,410	\$246,648	-	-	-	-	220,168	-	\$220,168	-	-	-	26,480	\$26,480	
7	2010A Tax Allocation Refunding Bond	Bonds Issued On or Before 12/31/10	04/01/2010	03/01/2037	Union Bank	Refund all outstanding 2007A Bonds	Merged Project Area	36,404,318	\$5,399,829	-	2,145,483	-	-	2,432,659	-	\$4,578,142	-	821,687	-	-	\$821,687	
8	SERAF Payment	SERAF/ERAF	05/09/2011	05/10/2021	State of California	Finance SERAF	Merged Project Area	9,966,022	\$9,966,022	-	-	-	-	-	-	\$-	-	-	6,185,318	3,780,704	-	\$9,966,022
11	2004A Tax Allocation Revenue Bond (1/3 Housing)	Bonds Issued On or Before 12/31/10	10/01/2004	09/01/2026	Union Bank	Fund low/moderate income housing projects	Merged Project Area	3,948,654	\$356,467	-	-	-	-	277,360	-	\$277,360	-	-	-	79,107	\$79,107	
12	2004B Tax Allocation Revenue Bond (Housing)	Bonds Issued On or Before 12/31/10	10/01/2004	09/01/2026	Union Bank	Fund low/moderate income housing projects	Merged Project Area	960,600	\$257,263	-	118,963	-	-	-	-	\$118,963	-	-	-	138,300	\$138,300	
13	Section 108 Loan (Housing)	Third-Party Loans	07/25/2005	08/01/2025	HUD	Finance costs related to the North Richmond Iron Triangle Project	Merged Project Area	2,006,302	\$331,767	-	-	-	-	297,948	-	\$297,948	-	-	-	33,819	\$33,819	
14	2007B Tax Allocation Capital Appreciation	Bonds Issued On or Before 12/31/10	07/01/2007	09/01/2036	Union Bank	Finance low and moderate income housing activities	Merged Project Area	17,890,000	\$2,445,000	-	1,415,000	-	-	1,030,000	-	\$2,445,000	-	-	-	-	\$-	

A	Item #	B	C	D	E	F	G	H	I	J	K	ROPS 20-21A (Jul - Dec)				ROPS 20-21B (Jan - Jun)				V	W					
												L	M	N	Fund Sources			O	P			Q	R	S	T	U
															Bond Proceeds	Reserve Balance	Other Funds									
		Bond (Housing)																					20-21B Total			
16		Employee Costs	Project Management Costs	07/01/2016	06/30/2020	Employees of Agency	Project Managers, Accountants, Analysts, Attorney	Merged Project Area	90,000	N	\$90,000	-	-	-	45,000	-	-	-	-	45,000	-	-	\$45,000			
55		Metrowalk Phase II and BART and Garage Project	OPA/DDA/ Construction	04/11/2002	06/30/2019	Various	Developer agreement	Merged Project Area	-	Y	\$-	-	-	-	-	-	-	-	-	-	-	-	\$-			
56		Metrowalk Phase II (Housing)	OPA/DDA/ Construction	04/11/2002	06/30/2020	Various	Developer agreement	Merged Project Area	5,000,000	N	\$-	-	-	-	-	-	-	-	-	-	-	-	\$-			
61		Bradley A Moody Memorial Underpass Project	Improvement/ Infrastructure	05/04/2009	06/30/2019	Various	Grant agreement	Merged Project Area	-	Y	\$-	-	-	-	-	-	-	-	-	-	-	-	\$-			
62		Miraflores Project - Remediation	Remediation	01/15/2011	06/30/2019	PES Environmental	Remediation Costs	Merged Project Area	-	Y	\$-	-	-	-	-	-	-	-	-	-	-	-	\$-			
66		Miraflores Project - Remediation	Remediation	06/01/2011	06/30/2019	Department of Toxic Substance Control	Remediation Costs	Merged Project Area	-	Y	\$-	-	-	-	-	-	-	-	-	-	-	-	\$-			
68		Miraflores Project (Housing)	Improvement/ Infrastructure	10/18/2010	06/30/2020	Various	80 units Sr Housing, 190 units market rate housing, historical resources preservation	Merged Project Area	3,000,000	N	\$3,000,000	-	-	-	-	1,500,000	-	-	1,500,000	-	-	-	\$1,500,000			
113		Terminal One Project - Litigation Settlement	Litigation	09/28/2005	06/30/2020	Various	Remediation costs funded by litigation settlement payments	Merged Project Area	500,000	N	\$500,000	-	-	-	-	500,000	-	-	-	-	-	-	\$-			
115		Admin allowance	Admin Costs	07/01/2016	06/30/2020	Various	Administrative costs	Merged Project Area	387,362	N	\$387,362	-	-	-	-	-	387,362	-	-	-	-	-	\$-			
121		2014 A Refunding Bonds - Tax Exempt	Bonds Issued On or Before 12/31/10	04/11/2014	03/01/2026	Trustee	Refinance outstanding bonds	Merged Project Area	14,304,250	N	\$4,659,000	-	-	-	-	2,177,500	-	-	-	2,481,500	-	-	\$2,481,500			
122		2014 B Refunding Bonds -	Bonds Issued On or Before 12/31/10	04/11/2014	09/01/2018	Trustee	Refinance outstanding bonds	Merged Project Area	-	Y	\$-	-	-	-	-	-	-	-	-	-	-	-	\$-			

A Item #	B Project Name	C Obligation Type	D Agreement Execution Date	E Agreement Termination Date	F Payee	G Description	H Project Area	I Total Outstanding Obligation	J Retired	K ROPS 20-21 Total	ROPS 20-21A (Jul - Dec)				ROPS 20-21B (Jan - Jun)				Q 20-21A Total	R Bond Proceeds	S Reserve Balance	T Other Funds	U RPTTF	V Admin RPTTF	W 20-21B Total	
											Fund Sources				Fund Sources											
											L Bond Proceeds	M Reserve Balance	N Other Funds	O RPTTF	P Admin RPTTF	R Bond Proceeds	S Reserve Balance	T Other Funds								U RPTTF
123	Miraflores Housing/ Baxter Creek	OPA/DDA/ Construction	10/18/ 2010	06/30/2020	Various	Miraflores Housing Development - Baxter Creek Historical Preservation and Restoration		-	Y	\$-	-	-	-	-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
125	Bond Trustee/ Disclosure/ Other Fees	Bonds Issued On or Before 12/31/10	07/01/ 2016	06/30/2020	Trustee	Bond Trustee/ Disclosure/ Other Fees		35,000	N	\$35,000	-	-	17,500	-	-	-	-	17,500	-	\$17,500	-	-	-	-	-	\$17,500
126	Retiree Health Insurance	Unfunded Liabilities	07/06/ 2011	12/31/2026	Various	Retiree Medical Reimbursement, retired RDA employees		-	Y	\$-	-	-	-	-	-	-	-	-	\$-	-	-	-	-	-	\$-	
128	Miraflores Remediation Litigation Expenses	Litigation	12/01/ 2017	06/30/2020	Various	Litigation expenses related to Miraflores Project remediation		-	Y	\$-	-	-	-	-	-	-	-	-	\$-	-	-	-	-	-	\$-	

Richmond
Recognized Obligation Payment Schedule (ROPS 20-21) - Report of Cash Balances
July 1, 2017 through June 30, 2018
 (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.									
A	B		C	D	E	F	G	H	
	ROPS 17-18 Cash Balances (07/01/17 - 06/30/18)		Fund Sources			Other Funds	RPTTF	Comments	
			Bond Proceeds		Reserve Balance				
			Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin		
1	Beginning Available Cash Balance (Actual 07/01/17) RPTTF amount should exclude "A" period distribution amount.		18,986,880	-	2,965,376	4,816,260	2,583,290		
2	Revenue/Income (Actual 06/30/18) RPTTF amount should tie to the ROPS 17-18 total distribution from the County Auditor-Controller		697,848	-		7,185,707	13,275,091		
3	Expenditures for ROPS 17-18 Enforceable Obligations (Actual 06/30/18)		40,774	-		3,713,322	12,960,693		
4	Retention of Available Cash Balance (Actual 06/30/18) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)		19,643,954		2,965,376	2,795,262	2,583,290		
5	ROPS 17-18 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 17-18 PPA form submitted to the CAC				No entry required		314,398		
6	Ending Actual Available Cash Balance (06/30/18) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)		\$-	\$-	\$-	\$5,493,383	\$-		

Richmond
Recognized Obligation Payment Schedule (ROPS 20-21) - Notes
July 1, 2020 through June 30, 2021

Item #	Notes/Comments
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Recognized Obligation Payment Schedule (ROPS 20-21) - Summary
Filed for the July 1, 2020 through June 30, 2021 Period

Successor Agency: Richmond

County: Contra Costa

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	20-21A Total (July - December)	20-21B Total (January - June)	ROPS 20-21 Total
A Enforceable Obligations Funded as Follows (B+C+D)	\$ 10,576,792	\$ 8,682,718	\$ 19,259,510
B Bond Proceeds	-	-	-
C Reserve Balance	8,559,292	979,900	9,539,192
D Other Funds	2,017,500	7,702,818	9,720,318
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ 5,405,772	\$ 8,945,705	\$ 14,351,477
F RPTTF	5,018,410	8,945,705	13,964,115
G Administrative RPTTF	387,362	-	387,362
H Current Period Enforceable Obligations (A+E)	\$ 15,982,564	\$ 17,628,423	\$ 33,610,987

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



COUNTYWIDE OVERSIGHT BOARD OF CONTRA COSTA COUNTY

TO: COUNTYWIDE OVERSIGHT BOARD
FROM: Maureen Toms, Oversight Board Secretary
DATE: 01/27/2020
SUBJECT: San Pablo Successor Agency-ROPS
AGENDA ITEM: C.14

Recommendation(s)

Adopt Resolution 2020/20 Approving the Recognized Obligation Payment Schedule and Administrative Budget for July 1, 2020 – June 30, 2021 (ROPS 20– 21) and Administrative Budget for the San Pablo Local Successor Agency.

Background

Please see attached staff report.

Attachments

Resolution 2020/20
San Pablo ROPS 20-21 Staff Report
San Pablo ROPS 20-21 Attachment
San Pablo Administrative Budget

RESOLUTION OF THE COUNTYWIDE OVERSIGHT BOARD
FOR THE COUNTY OF CONTRA COSTA

Adopted this Resolution on 01/27/2020 by the following vote:

AYE: ☐
NO: ☐
ABSENT: ☐
ABSTAIN: ☐
RECUSE: ☐



Resolution: 2020/20

**RESOLUTION OF THE COUNTYWIDE OVERSIGHT BOARD FOR THE COUNTY OF CONTRA COSTA
APPROVING AN ADMINISTRATIVE BUDGET AND RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR
FISCAL YEAR 2020-21 ("ROPS 20-21") FOR THE SAN PABLO LOCAL SUCCESSOR AGENCY**

WHEREAS, pursuant to Part 1.85 of Division 24 of the California Health and Safety Code (Health and Safety Code Section 34170 *et seq.*; the "Dissolution Act"), all redevelopment agencies in the State of California, including the Redevelopment Agency of the City of San Pablo (the "Redevelopment Agency"), were dissolved as of February 1, 2012;

WHEREAS, pursuant to the Dissolution Act, the City of San Pablo (the "City") became the local successor agency (the "San Pablo LSA") to the former Redevelopment Agency and, by operation of law under Section 34175(b) of the Dissolution Act, all assets, properties, contracts, leases, books and records, buildings, and equipment of the former Redevelopment Agency (the "redevelopment assets") were transferred to the San Pablo LSA, on February 1, 2012;

WHEREAS, the San Pablo LSA is responsible for winding down the activities of the former Redevelopment Agency;

WHEREAS, as of July 1, 2018, the Countywide Oversight Board to the Successor Agencies of the Redevelopment Agencies within Contra Costa County (the "Countywide Oversight Board") is the responsible oversight board for all successor agencies in the County, including the San Pablo LSA;

WHEREAS, Section 34177(j) of the Dissolution Act requires the San Pablo LSA to prepare a proposed administrative budget for the upcoming fiscal year for submittal to the Countywide Oversight Board for its approval;

WHEREAS, Section 34177(o) of the Dissolution Act requires the San Pablo LSA to prepare a Recognized Obligation Payment Schedule ("ROPS") for each fiscal year, which lists the outstanding obligations of the former Redevelopment Agency, states the amounts required to be paid and the source of funds for the payments, for submittal to the Countywide Oversight Board for its approval;

WHEREAS, San Pablo LSA has prepared an administrative budget and a ROPS for Fiscal Year 2020-21 ("ROPS 20-21");

WHEREAS, pursuant to Section 34180(g) of the Dissolution Act, the Countywide Oversight Board must approve ROPS 20-21; and

WHEREAS, pursuant to Health and Safety Code Section 34177(o), ROPS 20-21 as approved by the Countywide Oversight Board must be submitted by the San Pablo LSA to the State Department of Finance and the County Auditor-Controller no later than February 1, 2020.

NOW, THEREFORE, the Countywide Oversight Board for the County of Contra Costa does hereby resolve as follows:

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

Section 2. Approval of San Pablo LSA Administrative Budget. The Countywide Oversight Board hereby approves the administrative budget for the San Pablo LSA in the amount of \$250,000 for Fiscal Year 2020-21, in the form attached to this resolution.

Section 3. Adoption of ROPS for Fiscal Year 2020-2021. The Countywide Oversight Board hereby adopts the ROPS for Fiscal Year 2020-21, designated "ROPS 20-21," in the forms attached to this resolution.

Section 4. Posting and Transmittal. The Countywide Oversight Board hereby authorizes and directs the San Pablo LSA to transmit ROPS 20-21 to the Contra Costa County Chief Administrative Officer, Contra Costa County Auditor-Controller, and the State Department of Finance.

PASSED AND ADOPTED this 27th of January, 2020 by the following vote:

AYES: NOES: ABSENT: ABSTAIN:

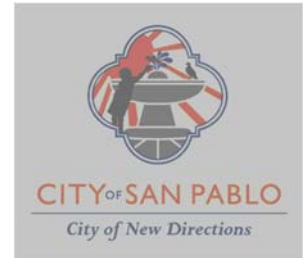
ATTEST:

_____ Oversight Board Secretary

Contact:

cc: San Pablo - CHARLES CHING, San Pablo - JENNIFER LUONG, San Pablo - KELLY SESSIONS

COUNTYWIDE OVERSIGHT BOARD REPORT



DATE: JANUARY 27, 2020

TO: COUNTYWIDE OVERSIGHT BOARD

FROM: MATT RODRIGUE, EXECUTIVE DIRECTOR

**SUBJECT: SAN PABLO LOCAL SUCCESSOR AGENCY RECOGNIZED OBLIGATION
PAYMENT SCHEDULE AND ADMINISTRATIVE BUDGET FOR FISCAL
YEAR 2020-21**

RECOMMENDATION

Adopt resolution approving an administrative budget and the Recognized Obligation Payment Schedule for Fiscal Year 2020-21 (ROPS 20-21) for the San Pablo Local Successor Agency.

BACKGROUND

The San Pablo Local Successor Agency (LSA) is responsible for winding down the activities of the former Redevelopment Agency of the City of San Pablo (the former Redevelopment Agency) pursuant to the requirements of Part 1.85 of Division 24 of the California Health and Safety Code (Health and Safety Code Section 34170 *et seq.* the Dissolution Act).

Section 34177(o) of the Dissolution Act requires the LSA to adopt a ROPS for each fiscal year, which is to be presented to the Countywide Oversight Board for approval. The ROPS functions as the LSA's claim for tax increment, and general authorization, to pay enforceable obligations. ROPS also lists the outstanding obligations of the former Redevelopment Agency and the funding source for each obligation. The LSA may only pay, and will only be allocated tax increment by the County Auditor-Controller for payments of, obligations listed on the ROPS. Obligations that will be funded by other sources, such as existing fund balances, must also be listed on the ROPS.

The San Pablo LSA's ROPS 20-21 is attached to the resolution accompanying this staff report.

Administrative Cost Allowance and Administrative Budget

Pursuant to Section 34171(b), the LSA is to receive an administrative cost allowance (ACA) for the staff costs to administer the wind down of the former Redevelopment Agency. These costs include staff time in preparing for and attending Countywide Oversight Board meetings and staff costs related to preparing reports and documents required by the Dissolution Act. The ACA is the greater of \$250,000 or 3% of the property tax revenues allocated to the LSA

in the preceding fiscal year to pay approved enforceable obligations (after first deducting from said allocated property tax revenues the amount of the LSA's ACA for the preceding fiscal year and any loan repayments to the City during said preceding fiscal year).

Each ROPS is to include the amount of the ACA for the LSA. In addition, Section 34177(j) of the Dissolution Act requires the LSA to prepare an administrative budget for each six-month fiscal period, and to submit the budget to the Countywide Oversight Board for its approval. The budget shall include:

- Estimated amounts for LSA administrative costs
- Proposed sources of payment for the LSA administrative costs and
- Proposals for arrangements for administrative and operations services provided by a city or other entity.

The LSA's ACA for ROPS 20-21 will be \$250,000, which is the minimum amount. These funds will be the sole source of payment for the LSA's administrative costs. City staff serves as the staff for the LSA.

The proposed administrative budget for the San Pablo LSA is attached to the resolution for this item and covers all of Fiscal Year 2020-21. The budget also shows the estimated breakdown of the ACA for staff and consultant costs.

City/LSA Loan and Repayment Agreement

Section 34173(h) of the Dissolution Act provides that the City of San Pablo (the "City") may loan funds to the LSA for administrative costs, enforceable obligations, or project-related expenses, subject to approval by the Countywide Oversight Board, and that an enforceable obligation shall be deemed to be created for the repayment of those loans. In August 2012, the City and LSA entered into a Loan and Repayment Agreement ("Agreement") to provide a formal mechanism for loans by the City to the LSA and repayment by the LSA to the City.

Under the Agreement, the City agreed to loan funds to the LSA in any ROPS period up to the portion of the LSA's ACA that is not paid to the LSA from the RPTTF, with interest to be charged at the annual rate provided for the California State Treasurer's Local Agency Investment Fund on the date of the respective loan. The City may also loan, to the extent that City funds are available, amounts necessary to pay any enforceable obligations listed on the ROPS that will not be funded from the RPTTF revenues available for that ROPS period.

No loan is being requested for ROPS 20-21, as the LSA expects that there will be sufficient RPTTF.

ROPS Approval Procedure

Following the Countywide Oversight Board's approval of a ROPS, the LSA must submit it to the County Auditor-Controller, the State Controller and the State Department of Finance ("DOF"), and post it on the LSA's website.

Section 34177(o) states that the LSA must submit a ROPS to DOF, after approval by the Countywide Oversight Board, no later than February 1, 2020.

DOF shall make its determinations regarding the enforceable obligations and the amounts and funding sources of the enforceable obligations no later than April 15, 2020. Section 34177(o) provides for a meet and confer period if the LSA disputes DOF's determinations.

Section 34177(o) also provides for significant penalties if a ROPS is submitted late. The City of San Pablo could be subject to a civil penalty of \$10,000 per day for each day a ROPS is not submitted to the DOF, and if a ROPS is not submitted within 10 days of the deadline, the maximum ACA of the LSA for the ROPS period could be reduced by 25%.

FISCAL IMPACT

The approval of ROPS 20-21 by the Countywide Oversight Board is part of the procedure of adopting a valid ROPS for Fiscal Year 2020-21 pursuant to Section 34177(o), and obtaining the funds to make payments on obligations listed on that ROPS. The approval of the LSA's administrative budget provides the supporting detail for the LSA's claim for ACA on ROPS 20-21.

Attachments:

Exhibit A Oversight Board Resolution OB2020-□□□, with Administrative Budget and ROPS 20-21 attached.

San Pablo
ROPS [2020-21](#) Annual

<u>Summary.</u>		<u>Detail</u>	<u>Cash Balances</u>	<u>Submission</u>	
Requested Funding for Obligations			20-21A Total	20-21B Total	ROPS Total
A	Obligations Funded as Follows (B+C+D)		0	0	0
B	Bond Proceeds		0	0	0
C	Reserve Balance		0	0	0
D	Other Funds		0	0	0
E	Redevelopment Property Tax Trust Fund (RPTTF) (F+G)		1,803,680	5,430,250	7,233,930
F	RPTTF		1,678,680	5,305,250	6,983,930
G	Administrative RPTTF		125,000	125,000	250,000
H	Current Period Obligations (A+E)		1,803,680	5,430,250	7,233,930

San Pablo
ROPS 2020-21 Annual

<div>SummaryDetailCash BalancesSubmission</div>										
Filter								Export to Excel		
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	Item #	Obligation Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Total Outstanding Obligation	Total Requested Funding	Notes
	5	JPFA/ 2004 Tax Allocation Bond	Bonds Issued On or Before 12/31/10	03/18/2004	12/01/2019	Wells Fargo Bank	Non-Housing Projects	-	-	
	18	Payment Plan Authorized by State of CA/ DOF	Third-Party Loans	05/26/2011	05/10/2021	Contra Costa County Auditor-Controller	Indebtedness for 2010-11 SERAF Payment	611,430	611,430	
	20	Trustee Fees	Fees	06/10/1999	12/01/2032	Wells Fargo Bank	Trustee for RDA Bonds	144,000	12,000	
	29	Administrative Fees	Admin Costs	07/01/2017	06/30/2018	LSA	3% of total or \$250,000 per fiscal year	250,000	250,000	
	36	Property Maintenance Costs	Property Maintenance	07/01/2017	06/30/2018	City of San Pablo	Landscaping, utilities, property insurance, repairs of LSA property	5,000	5,000	
	38	2014 Tax Allocation Refunding Bonds / Series 2014A	Refunding Bonds Issued After 6/27/12	06/02/2014	06/15/2031	Wells Fargo Bank	Refunding Bonds / Interest Payment	46,999,250	4,271,250	
	39	2014 Tax Allocation Refunding Bonds / Series 2014B	Refunding Bonds Issued After 6/27/12	09/04/2014	06/15/2023	Wells Fargo Bank	Refunding Bonds / Interest Payment	6,152,000	2,054,250	
	45	JPFA / 2016 Tax Allocation Bond / CAB's	Refunding Bonds Issued After 6/27/12	11/01/2016	06/15/2029	Wells Fargo Bank	Non-Housing Projects	3,700,000	-	
	46	Property Disposition	Property Dispositions	07/01/2017	06/30/2018	City of San Pablo	Appraisal, signs, marketing, recording fees	30,000	30,000	

San Pablo
ROPS 2020-21 Annual

Summary	Detail	Cash Balances	Submission
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4:

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 [Cash Balance Tips](#).

Export to Excel

Note: Cash Balances data is auto-saved.

- 1. Yellow highlights: From TB Summary for Fund 402
- 2. G3: Actual Expenditures on PPA 1718 (Reference: C) - G4
- 3. G4: Expenditures Authorized on PPA 1718 (Reference: D)
- 4. C1,C4: Bank Recon spreadsheet (Reserve accounts only)
- 5. C2: C4 - C1
- 6. E1,E3: Available RPTTF on PPA 1718 (Reference: A)

July 1, 2017 through June 30, 2018
(Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H
	ROPS 17-18 Cash Balances (07/01/17 - 06/30/18)	Fund Sources					Comments
		Bond Proceeds		Reserve Balance	Other Funds	RPTTF	
		Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, Grants, Interest, etc.	Non-Admin and Admin	
1	Beginning Available Cash Balance (Actual 07/01/17) RPTTF amount should exclude "A" period distribution amount	3,121,443		3,956,073	568,793		C1=Funds 455,457 & 465 Reserve account balance. These funds are kept by the trustee WFB as all RPTTF payments go directly to them
2	Revenue/Income (Actual 06/30/18) RPTTF amount should tie to the ROPS 17-18 total distribution from the County Auditor- Controller	29,450			795,802	7,249,096	G2 = January & June RPTTF Distributions & Transfer from Trustee (402)
3	Expenditures for ROPS 17-18 Enforceable Obligations (Actual 06/30/18)	0		3,956,073	385,999	1,902,567	Actual Expenditure (FY17-18) minus RPTTF Expenditures Authorized (PPA FY17-18)
4	Retention of Available Cash Balance (Actual 06/30/18) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)	3,150,893				5,950,606	RPTTF Expenditures Authorized (PPA FY17-18)
5	ROPS 17-18 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 17-18 PPA form submitted to the CAC	No entry required					

6	Ending Actual Available Cash Balance (06/30/18) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$ 0	\$ 0	\$ 0	\$ 978,596	\$ (604,077)	
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San Pablo Successor Agency - Administrative Budget

July 2020 - June 2021

ROPS 20-21

Administrative Cost Allowance Determination:

July 2020 - June 2021	\$ 250,000	Minimum of \$250,000 per fiscal year
	<u>\$ 250,000</u>	

City of San Pablo Successor Agency Costs to be Reimbursed:

Staffing Cost Allocations of Payroll Charges:

City Manager	\$ 32,617	July 2020- June 2021 Payroll Allocated at 10%
Assistant City Manager	\$ 29,019	July 2020- June 2021 Payroll Allocated at 10%
Administrative Service Director	\$ 40,673	July 2020- June 2021 Payroll Allocated at 15%
Deputy City Clerk	\$ 5,679	July 2020- June 2021 Payroll Allocated at 5%
Community & Economic Development Director	\$ 30,445	July 2020- June 2021 Payroll Allocated at 15%
Accounting Manager	\$ 14,233	July 2020- June 2021 Payroll Allocated at 10%
Management Analyst	\$ 21,573	July 2020- June 2021 Payroll Allocated at 15%
Accounting Technician	\$ 21,926	July 2020- June 2021 Payroll Allocated at 20%
Murphy & Associates PC (Legal Support)	\$ 40,000	
Maze & Associates (Audit)	\$ 6,000	
Incidental Support Charges & Office Supplies	\$ 7,835	
Estimate of Administrative Costs to be Expended	<u>\$ 250,000</u>	



COUNTYWIDE OVERSIGHT BOARD OF CONTRA COSTA COUNTY

TO: COUNTYWIDE OVERSIGHT BOARD
FROM: Maureen Toms, Oversight Board Secretary
DATE: 01/27/2020
SUBJECT: Walnut Creek Successor Agency-ROPS
AGENDA ITEM: C.15

Recommendation(s)

Adopt Resolution 2020/21 Approving the Recognized Obligation Payment Schedule for July 1, 2020 – June 30, 2021 (ROPS 20 – 21) for the Walnut Creek Successor Agency.

Background

Please see attached staff report.

Attachments

Resolution 2020/21
Walnut Creek ROPS 20-21 Staff Report
Walnut Creek ROPS 20-21 Attachment

**RESOLUTION OF THE COUNTYWIDE OVERSIGHT BOARD
FOR THE COUNTY OF CONTRA COSTA**

Adopted this Resolution on 01/27/2020 by the following vote:

AYE: ☐
NO: ☐
ABSENT: ☐
ABSTAIN: ☐
RECUSE: ☐



Resolution: 2020/21

A RESOLUTION OF THE CONTRA COSTA COUNTYWIDE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE DISSOLVED REDEVELOPMENT AGENCY OF THE CITY OF WALNUT CREEK, APPROVING RECOGNIZED OBLIGATION PAYMENT SCHEDULE/ADMINISTRATIVE BUDGET PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177(I)

WHEREAS, pursuant to Health and Safety Code Section 34173(d), the City of Walnut Creek ("RDA Successor Agency") is the successor agency to the dissolved Redevelopment Agency of the City of Walnut Creek ("Agency"), confirmed by Resolution No. 12-04 adopted on January 17, 2012; and

WHEREAS, pursuant to Health and Safety Code Section 34180(g) the Oversight Board must approve establishment of each ROPS prior to submission of the ROPS to the California Department of Finance ("DOF") and

WHEREAS, the Oversight Board is the RDA Successor Agency's oversight board pursuant to Health and Safety Code Section 34179(j); and

WHEREAS, Health and Safety Code Sections 34177(o) and 34180 requires the RDA Successor Agency to prepare a "recognized obligation payment schedule" ("ROPS") listing outstanding obligations of the Agency to be performed by the RDA Successor Agency on an annual basis for the Recognized Obligation Payment Schedule covering the period from July 1, 2020, to June 30, 2021 inclusive, and for each period from July 1 to June 30, inclusive, thereafter; which is due by February 1, 2020; and

WHEREAS, Health and Safety Code Section 34177(l)(2) requires the RDA Successor Agency to submit the ROPS certified by the external auditor to the Oversight Board for approval and, upon such approval, the RDA Successor Agency is required to submit a copy of such approved ROPS to the County of Contra Costa Auditor-Controller, the California State Controller, and the State of California Department of Finance and post the Approved ROPS on the RDA Successor Agency's website; and

WHEREAS, Health and Safety Code Section 34180(g) requires the Oversight Board to approve the RDA Successor Agency's establishment of the ROPS prior to the RDA Successor Agency acting upon the ROPS;

NOW, THEREFORE, the Countywide Oversight Board for the County of Contra Costa does hereby resolve as follows:

SECTION 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

SECTION 2. CEQA Compliance. The approval of the ROPS through this Resolution does not commit the Oversight Board to any action that may have a significant effect on the environment. As a result, such action does not constitute a project subject to the requirements of the California Environmental Quality Act.

SECTION 3. Approval of the ROPS. The Oversight Board hereby approves and adopts the ROPS including the administrative budget set forth therein, in substantially the form attached to this Resolution as Exhibit A pursuant to Health and Safety Code Section 34177.

SECTION 4. Implementation. The Oversight Board hereby directs the RDA Successor Agency to submit copies of the ROPS approved by the Oversight Board to the County of Contra Costa Auditor-Controller, the State of California Controller and the State of California Department of Finance after the effective date of this Resolution or, if the State of California Department of Finance requests review of the ROPS prior to the effective date of this Resolution, upon approval of the ROPS by the State of California Department of Finance, and to post the ROPS on the RDA Successor Agency's website.

SECTION 5.Severability. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Oversight Board declares that the Oversight Board would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

SECTION 6.Certification. The Secretary of the Contra Costa Countywide Oversight Board for the Walnut Creek RDA Successor Agency shall certify to the adoption of this Resolution.

SECTION 7.Effective Date. Pursuant to Health and Safety Code Section 34179(h), all actions taken by the Oversight Board may be reviewed by the State of California Department of Finance, and, therefore, this Resolution shall not be effective for three (3) business days, pending a request for review by the State of California Department of Finance.

PASSED AND ADOPTED this 27th of January, 2020 by the following vote:

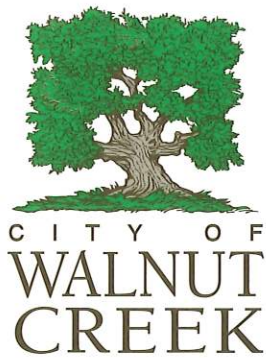
AYES: NOES: ABSENT: ABSTAIN:

ATTEST:

_____ Oversight Board Secretary

Contact:

cc: Walnut Creek - Mohlenkamp, Walnut Creek - Roselyn Taormina, Walnut Creek - Steve Mattas, Walnut Creek - M. Meneses (Meyers Nave), Walnut Creek - Amy Cunningham



Agenda Report

DATE: January 27, 2020

TO: CONTRA COSTA COUNTYWIDE OVERSIGHT BOARD TO THE
SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY
OF WALNUT CREEK

FROM: ADMINISTRATIVE SERVICES DEPARTMENT – FINANCE

SUBJECT: A RESOLUTION APPROVING THE RECOGNIZED OBLIGATION
PAYMENT SCHEDULE FOR JULY 1, 2020 THROUGH JUNE 30, 2021

STATEMENT OF ISSUE:

Successor Agency Staff has prepared the attached Recognized Obligation Payment Schedule (ROPS), for the ROPS period from July 1, 2020 through June 30, 2021 (ROPS 20-21). This ROPS is the fourteenth period report prepared for the Successor Agency of the Walnut Creek Redevelopment Agency and is the fifth annual ROPS to be prepared as required by the State Department of Finance (DOF) with passage into law of SB 107 effective September 22, 2015.

RECOMMENDED ACTION:

Approve the attached Resolution authorizing the July 1, 2020 through June 30, 2021, Recognized Obligation Payment Schedule (ROPS 20-21) which includes the administrative budget.

DISCUSSION:

The ROPS includes the debt service payments, administrative costs, and the maximum repayment allowed for the approved reimbursement agreement to repay past advances. Unless otherwise noted, the items on this ROPS are the same as those submitted on the ROPS 19-20 (July 1, 2019 – June 30, 2020) which was approved by the Oversight Board on January 28, 2019. Except for items adjusted based on review and application of the law, the DOF approved all (remaining) items listed on the ROPS 19-20. Cash Balances were available to fund the items approved on the ROPS 19-20, therefore Redevelopment Property Tax Trust Fund (RPTTF) distributions to the Successor Agency by the County Auditor-Controller were not necessary.

The City of Walnut Creek Successor Agency balance of past advances made by the City of Walnut Creek to the former Redevelopment Agency in the amount of \$274,544 (line 23, page 3) is included as an enforceable obligation on the ROPS. Per review of information and documentation provided to the Department of Finance (DOF) during the Meet and Confer process conducted in late 2014, the DOF indicated that provided there were residual balances available pursuant to HSC Section 34191.4 (b), the Successor agency may request funding on

future ROPS. A request to use available Cash Balances to fund the repayment amount is included on ROPS 20-21.

Recognized Obligation Payments Schedule July 1, 2020 through June 30, 2021

Per provisions of SB 107 passed into law on September 22, 2015 and effective immediately, beginning with fiscal year July 1, 2016 through at least June 30, 2021, ROPS will be submitted annually on February 1 of each year. DOF will issue determinations on the annual ROPS by April 1. Annual ROPS can only be amended once and no later than October 1. As of July 1, 2018, the local Oversight Board has been replaced with a Countywide Oversight Board.

As required under Health and Safety Code section 34177 and 34180, staff of the Successor Agency to the Walnut Creek Redevelopment Agency has prepared the fourteenth Recognized Obligation Payment Schedule (ROPS 20-21). The deadline for submission of ROPS 20-21 to the DOF is February 1, 2020. Funding (provided all available cash balances have been exhausted) will come from property tax apportionment which the County Controller is required to make to the Successor Agency by June 2020 and January 2021.

The proposed ROPS includes all obligation for balance needed for the payment of debt service for the entire (fiscal) year of 2020-21, direct staff and legal services costs for performance of those responsibilities through June 2021, the administrative costs to the County Auditor and repayment of the balance of past advances made by the City of Walnut Creek to the former Redevelopment Agency for a total of \$533,985.

ENVIRONMENTAL REVIEW:

The actions set forth in the recommended accompanying resolution, as summarized above, are exempt under Guideline 15378(b)(4) of the California Environmental Quality Act (CEQA) in that the actions do not constitute a "project," but instead are required to continue a governmental funding mechanism for enforceable obligations of the former Redevelopment Agency and to perform statutorily mandated unwinding of the assets, liabilities and functions of the former Redevelopment Agency pursuant to the Dissolution Act. A notice of exemption will be filed with the County Clerk in accordance with the CEQA guidelines.

DOCUMENTS:

Attachment 1:	ROPS
Attachment 2:	Resolution Approving ROPS

**OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE WALNUT CREEK
REDEVELOPMENT AGENCY ACTION RECOMMENDED:**

Approval of the attached Resolution approving the Recognized Obligation Payment Schedule (ROPS) which covers the period of July 1, 2020 through June 30, 2021.

STAFF CONTACTS: Roselyn Taormina
(925) 943-5899 X2134
taormina@walnut-creek.org

3158161.1

Recognized Obligation Payment Schedule (ROPS 20-21) - Summary
Filed for the July 1, 2020 through June 30, 2021 Period

Successor Agency: Walnut Creek

County: Contra Costa

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	20-21A Total (July - December)	20-21B Total (January - June)	ROPS 20-21 Total
A Enforceable Obligations Funded as Follows (B+C+D)	\$ 6,520	\$ 527,465	\$ 533,985
B Bond Proceeds	-	237,130	237,130
C Reserve Balance	1,452	290,335	291,787
D Other Funds	5,068	-	5,068
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ -	\$ -	\$ -
F RPTTF	-	-	-
G Administrative RPTTF	-	-	-
H Current Period Enforceable Obligations (A+E)	\$ 6,520	\$ 527,465	\$ 533,985

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

Walnut Cree█
Recognized Obligation Payment Schedule (ROPS 20-21) - ROPS Detail
July 1, 2020 through June 30, 2021

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 20-21 Total	ROPS 20-21A (Jul - Dec)					20-21A Total	ROPS 20-21B (Jan - Jun)					20-21B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$537,006		\$533,985	\$-	\$1,452	\$5,068	\$-	\$-	\$6,520	\$237,130	\$290,335	\$-	\$-	\$-	\$527,465
1	2000 Tax Allocation Bonds Series 2000	Bonds Issued On or Before 12/31/10	03/01/2000	08/15/2021	Bank of New York ellon	Seismic Upgrade of parking structure	ERGED	7,130	N	\$7,130	-	-	-	-	-	\$-	-	7,130	-	-	-	\$7,130
2	2000 Tax Allocation Bonds Series 2000	Fees	03/01/2000	08/15/2021	Bank of New York ellon	Bond Indebtedness Trustee Fees 2012-2022	ERGED	3,062	N	\$2,041	-	-	-	-	-	\$-	-	2,041	-	-	-	\$2,041
7	Public Improvement Block C	OPA/DDA/ Construction	08/05/2008	01/31/2019	BH Development/ City of Walnut Creek	Design and Construction per PI&AH Reimbursement Agreement	ERGED	-	Y	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
8	Public Improvement Parking Garage	OPA/DDA/ Construction	02/15/2011	01/31/2019	City of Walnut Creek	Land Purchase per PI&AH Reimbursement Agreement	ERGED	-	Y	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
9	Contract for Auditing Services	Admin Costs	06/10/2013	06/30/2019	Vavrinek,Trine,Day & Co.,LLP	Professional Services	ERGED	-	Y	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
10	Contract for Legal Services	Admin Costs	03/27/2012	06/30/2022	Best Best & Krieger LLP	Professional Services	ERGED	4,000	N	\$2,000	-	1,000	-	-	-	\$1,000	-	1,000	-	-	-	\$1,000
11	Employee Costs	Admin Costs	07/01/2012	06/30/2022	Finance anager	Reimbursement of administrative costs per bond indentures	ERGED	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
12	Employee Costs	Admin Costs	07/01/2012	06/30/2022	Senior Accountant	Reimbursement of administrative costs per bond indentures	ERGED	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
13	Employee Costs	Admin Costs	07/01/2012	06/30/2022	Accountant II	Reimbursement of administrative costs per bond indentures	ERGED	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 20-21 Total	ROPS 20-21A (Jul - Dec)					20-21A Total	ROPS 20-21B (Jan - Jun)					20-21B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
16	Successor Agency Admin Budget	Admin Costs	01/01/2014	06/30/2022	City of Walnut Creek	Reimbursement for City staff & operating expenses	☐ ERGED	11,040	N	\$11,040	-	452	5,068	-	-	\$5,520	-	5,520	-	-	-	\$5,520
17	2000 TAB Series Reserve Pledged Revenues for upcoming payment August 15, 2021	Bonds Issued On or Before 12/31/10	03/01/2000	08/15/2021	Bank of New York ☐ ellon	Indenture of Trust requirement to deposit all revenues pledged to the tax allocation bonds received (in excess of the amount required) in Special Fund for upcoming payments. The requirement enforces bond holder's senior lien position on the revenues. For 2000 bonds, funds for the entire year must be reserved. Deposits to the Special Fund must be made before RPTTF funds are available for satisfaction of other subordinate obligations.	☐ ERGED	237,130	N	\$237,130	-	-	-	-	-	\$-	237,130	-	-	-	-	\$237,130
23	Advance from City of Walnut Creek	City/County Loans After 6/27/11	06/07/1988	06/30/2021	City of Walnut Creek	Balance as of 2/28/11 of General fund loan to RDA for ☐ t.Diablo Blvd. street widening undergrounding of utilities	☐ ERGED	274,644	N	\$274,644	-	-	-	-	-	\$-	-	274,644	-	-	-	\$274,644

Walnut Cree
Recognized Obligation Payment Schedule (ROPS 20-21) - Report of Cash Balances
July 1, 2017 through June 30, 2018
 (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.							
A	B	C	D	E	F	G	H
	ROPS 17-18 Cash Balances (07/01/17 - 06/30/18)	Fund Sources					Comments
		Bond Proceeds		Reserve Balance	Other Funds	RPTTF	
		Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	
1	Beginning Available Cash Balance (Actual 07/01/17) RPTTF amount should exclude "A" period distribution amount.	233,878		208,236	-	225,152	RPTTF IS PPA 16-17 \$225,152
2	Revenue/Income (Actual 06/30/18) RPTTF amount should tie to the ROPS 17-18 total distribution from the County Auditor-Controller				5,068	568,181	OTHER FUNDS IS INTEREST EARNINGS
3	Expenditures for ROPS 17-18 Enforceable Obligations (Actual 06/30/18)	105,940		24,873		55,848	RESERVE BALANCE INCL 2003A BONDS DS FOR 8/15/18 \$24,873 PER 17-18 ROPS REVIEW
4	Retention of Available Cash Balance (Actual 06/30/18) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)					215,747	RPTTF EALS 2000 BONDS DS P&I DUE 8/15/18
5	ROPS 17-18 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 17-18 PPA form submitted to the CAC		No entry required			168,648	
6	Ending Actual Available Cash Balance (06/30/18) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$127,938	\$-	\$183,363	\$5,068	\$353,090	RPTTF INCL 17-18B OVERPA FOR 2003A TABs DS 8/15/18 \$127,938

Walnut Cree □
Recognized Obligation Payment Schedule (ROPS 20-21) - Notes
July 1, 2020 through June 30, 2021

Item #	Notes/Comments
1	
2	
7	
8	
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17	
23	



COUNTYWIDE OVERSIGHT BOARD OF CONTRA COSTA COUNTY

TO: COUNTYWIDE OVERSIGHT BOARD
FROM: Maureen Toms, Oversight Board Secretary
DATE: 01/27/2020
SUBJECT: Contra Costa County Successor Agency-ROPS
AGENDA ITEM: C.16

Recommendation(s)

Adopt Resolution 2020/22 Approving the Recognized Obligation Payment Schedule for July 1, 2010 – June 30, 2021 (ROPS 20-21) for the County of Contra Costa.

Background

Please see attached staff report.

Attachments

Resolution 2020/22
CCC-ROPS 20-21 Staff Report
CCC ROPS 20-21

RESOLUTION OF THE COUNTYWIDE OVERSIGHT BOARD

FOR THE COUNTY OF CONTRA COSTA

Adopted this Resolution on 01/27/2020 by the following vote:

AYE: ☐

NO: ☐

ABSENT: ☐

ABSTAIN: ☐

RECUSE: ☐



Resolution: 2020/22

IN THE MATTER OF THE COUNTYWIDE OVERSIGHT BOARD FOR THE COUNTY OF CONTRA COSTA SUCCESSOR AGENCIES APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD JULY 2020 THROUGH JUNE 2021 FOR CONTRA COSTA COUNTY SUCCESSOR AGENCY.

WHEREAS, the California state legislature enacted Assembly Bill x1 26 (the "Dissolution Act") to dissolve redevelopment agencies formed under the Community Redevelopment Law (Health and Safety Code Section 33000 et seq.); and

WHEREAS, on January 17, 2012 and pursuant to Health and Safety Code Section 34173, the Board of Supervisors of the County of Contra Costa (the "Board of Supervisors") declared that the County of Contra Costa, a political subdivision of the State of California (the "County"), would act as successor agency (the "Successor Agency") for the dissolved Redevelopment Agency of the County of Contra Costa (the "Dissolved RDA") effective February 1, 2012; and

WHEREAS, on February 1, 2012, the RDA was dissolved pursuant to Health and Safety Code Section 34172; 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, pursuant to Assembly Bill 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 County of Contra Costa; and

WHEREAS, on July 18, 2013, the Department of Finance issued the Successor Agency a "finding of completion" pursuant to Health and Safety Code Section 34179.7 and as a result of the issuance of the finding of completion, pursuant to 34191.4 the Successor Agency is authorized to: (1) place loan agreements between the Dissolved RDA and the County on the Recognized Obligation Payment Schedule ("ROPS") and (2) utilize proceeds derived from bonds issued prior to January 1, 2011, in a manner consistent with the original bond covenants; and

WHEREAS, the Proposed ROPS 20-21 must be submitted by the Successor Agency to the Oversight Board for the Oversight Board's approval in accordance with the Dissolution Act; and

WHEREAS, in accordance with Health and Safety Section 34179.6, the Proposed ROPS 20-21 was submitted by the Successor Agency to the Contra Costa County Administrative Officer, the Contra Costa County Auditor-Controller, and the State Department of Finance; and

WHEREAS, the Successor Agency is charged with paying for and completing the enforceable obligations of the Dissolved RDA (each as further defined in Health and Safety Code Section 34171(d)), disposing of the properties and other assets of the Dissolved RDA, and unwinding the affairs of the Dissolved RDA; and

WHEREAS, the accompanying staff report provides supporting information upon which the actions set forth in this Resolution are based.

NOW, THEREFORE, the Countywide Oversight Board for the County of Contra Costa does hereby finds, resolves, approves, and determines that the foregoing recitals are true and correct, and together with information provided by the Successor Agency staff and the public, form the basis for the approvals, findings, resolutions and determinations set forth below.

BE IT FURTHER RESOLVED that under Health and Safety Code Section 34180(g), the Oversight Board must approve establishment of a ROPS for the Successor Agency.

BE IT FURTHER RESOLVED in accordance with the Dissolution Act, the Oversight Board hereby approves ROPS 20-21 in the form on file with the Oversight Board's Designated Contact Official (the "ROPS 20-21"), including the agreements and obligations described on the ROPS 20-21, and hereby determines that such agreements and obligations constitute "enforceable obligations" and "recognized obligations" for all purposes of the Dissolution Act. In connection with such approval, the Oversight Board makes the specific findings set forth below.

PASSED AND ADOPTED this 27th of January, 2020 by the following vote:

AYES: NOES: ABSENT: ABSTAIN:

ATTEST:

_____ Oversight Board Secretary

Contact:

cc:



CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION & DEVELOPMENT
30 Muir Road
Martinez, CA 94553
Telephone: (925) 674-7878

TO: Countywide Oversight Board

FROM: Maureen Toms, AICP, Deputy Director

DATE: January 27, 2020

SUBJECT: Recognized Obligation Payment Schedule for July 2020 - June 2021 (ROPS 20-21)

Recommendation

ADOPT Resolution No. 2020-22, approving the Recognized Obligation Payment Schedule for the period of July 1, 2020 – June 30, 2021 (“ROPS 20-21”), both of which are attached.

Background

The ROPS 20-21, which is a condensed version of both the “A” and “B” six-month periods, is due to the State Department of Finance (the “DOF”) by February 1, 2020.

As required under Health and Safety Code Section 34179.6, ROPS 20-21 will be submitted to the DOF, the County Administrator and the Contra Costa County Auditor-Controller and posted on the Successor Agency's website in accordance with the requirements thereunder.

ROPS 20-21 authorizes all payments to be made by the Successor Agency for enforceable obligations for the twelve -month time period between July 1, 2020 and June 30, 2021. The payments noted on the ROPS are estimates. In most cases, assumptions made for ROPS 20-21 were based on actual expenditures in the prior ROPS and expected expenditures in the upcoming period.

The title page of ROPS 20-21 shows that enforceable obligations require \$7,804,758 from the Redevelopment Property Tax Trust Fund (the “RPTTF”), \$330,000 from Reserves, and \$250,000 for Administrative RPTTF. This amount assumes the RPTTF has already set aside pass-through payments to taxing entities and administrative costs for the County Auditor-Controller.

Recognized Obligation Payment Schedule (ROPS 20-21) - Summary
Filed for the July 1, 2020 through June 30, 2021 Period

Successor Agency: Contra Costa County

County: Contra Costa

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	20-21A Total (July - December)	20-21B Total (January - June)	ROPS 20-21 Total
A Enforceable Obligations Funded as Follows (B+C+D)	\$ 330,000	\$ -	\$ 330,000
B Bond Proceeds	-	-	-
C Reserve Balance	330,000	-	330,000
D Other Funds	-	-	-
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ 3,351,752	\$ 4,453,006	\$ 7,804,758
F RPTTF	3,226,752	4,328,006	7,554,758
G Administrative RPTTF	125,000	125,000	250,000
H Current Period Enforceable Obligations (A+E)	\$ 3,681,752	\$ 4,453,006	\$ 8,134,758

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

Contra Costa County
Recognized Obligation Payment Schedule (ROPS 20-21) - ROPS Detail
July 1, 2020 through June 30, 2021

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 20-21 Total	ROPS 20-21A (Jul - Dec)					20-21A Total	ROPS 20-21B (Jan - Jun)					20-21B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$145,726,756		\$8,134,758	\$-	\$330,000	\$-	\$3,226,752	\$125,000	\$3,681,752	\$-	\$-	\$-	\$4,328,006	\$125,000	\$4,453,006
46	Placemaking Transit Village	OPA/DDA/ Construction	12/19/ 2005	07/10/2026	Avalon Bay	Placemaking improvements (i.e. parks, etc.)	C	330,000	N	\$330,000	-	330,000	-	-	-	\$330,000	-	-	-	-	-	\$-
60	Bond-License agreement	Professional Services	03/31/ 2006	03/31/2038	DAC	Document repository for bond issues	ALL	6,000	N	\$6,000	-	-	-	3,000	-	\$3,000	-	-	-	3,000	-	\$3,000
61	Bond-Treasurer fees	Fees	07/10/ 1984	08/01/2037	CCC Treasurer	Cash management for bond issues	ALL	10,200	N	\$600	-	-	-	600	-	\$600	-	-	-	-	-	\$-
63	Hookston Station Remediation	Remediation	11/05/ 1997	08/01/2037	Bank Of Amer, Trustee	Remediation of hazardous material	C	865,351	N	\$50,903	-	-	-	50,903	-	\$50,903	-	-	-	-	-	\$-
77	Financial Assistance	OPA/DDA/ Construction	11/01/ 1998	11/01/2028	Bridge Housing	Agency assistance	C	800,000	N	\$100,000	-	-	-	100,000	-	\$100,000	-	-	-	-	-	\$-
78	Financial Assistance	OPA/DDA/ Construction	12/19/ 2005	05/01/2036	Avalon Bay	Agency assistance.	C	19,917,180	N	\$1,327,812	-	-	-	-	-	\$-	-	-	-	1,327,812	-	\$1,327,812
82	I H Trail/ Hookston Remediation (IH Hookston Station)	Professional Services	08/15/ 2012	12/31/2027	Goldfarb Lipman	Remediation of I H corridor parcels (IH Hookston Station)	C	45,000	N	\$10,000	-	-	-	5,000	-	\$5,000	-	-	-	5,000	-	\$5,000
91	Hookston Station Remediation (IH Hookston Station)	Professional Services	01/23/ 2012	06/15/2017	Ensafe	Administrator of haz-mat remediation fund. (IH Hookston Station)	C	34,000	N	\$8,000	-	-	-	4,000	-	\$4,000	-	-	-	4,000	-	\$4,000
94	Administrative Allowance	Admin Costs	07/01/ 2016	05/01/2037	Contra Costa County	Administrative Allowance	ALL	4,500,000	N	\$250,000	-	-	-	-	125,000	\$125,000	-	-	-	-	125,000	\$125,000
104	Iron Horse (IH) Corridor Remediation (IH Hookston Station)	Professional Services	07/01/ 2013	05/01/2027	Contra Costa County	Direct costs for IH Corridor properties, remediation	C	20,000	N	\$5,000	-	-	-	5,000	-	\$5,000	-	-	-	-	-	\$-
109	Bond Arbitrage	Fees	07/01/ 2011	06/30/2037	BLX Group LLC	Arbitrage Rebate	ALL	-	Y	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 20-21 Total	ROPS 20-21A (Jul - Dec)					20-21A Total	ROPS 20-21B (Jan - Jun)					20-21B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
	Rebate Reporting Compliance					Compliance Services																
110	Disclosure Statements Reporting Compliance	Fees	04/20/1999	03/01/2038	Fraser & Associates/ Schiff Harden	Disclosure Statements Compliance Services	ALL	95,000	N	\$10,000	-	-	-	5,000	-	\$5,000	-	-	-	5,000	-	\$5,000
125	Financial Assistance-Escrow	OPA/DDA/Construction	12/19/2005	05/01/2036	Banking/ Escrow Fund TBD	Related to #78, but the escrow payee portion		23,394,719	N	\$68,192	-	-	-	68,192	-	\$68,192	-	-	-	-	-	\$-
126	2017 Series A&B Debt Service	Refunding Bonds Issued After 6/27/12	08/01/2018	08/01/2037	US BANK	Series 2017 A&B Tax Allocation Bonds		95,641,306	N	\$5,960,251	-	-	-	2,981,057	-	\$2,981,057	-	-	-	2,979,194	-	\$2,979,194
127	Trustee fees for 2017 Series A&B	Fees	08/01/2018	08/01/2038	US BANK	Annual administration fees - 2017 Series A&B		68,000	N	\$8,000	-	-	-	4,000	-	\$4,000	-	-	-	4,000	-	\$4,000

Contra Costa County
Recognized Obligation Payment Schedule (ROPS 20-21) - Report of Cash Balances
July 1, 2017 through June 30, 2018
(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.							
A	B	C	D	E	F	G	H
	ROPS 17-18 Cash Balances (07/01/17 - 06/30/18)	Fund Sources					Comments
		Bond Proceeds		Reserve Balance	Other Funds	RPTTF	
		Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	
1	Beginning Available Cash Balance (Actual 07/01/17) RPTTF amount should exclude "A" period distribution amount.		2,810,857	2,042,667	51	99,944	\$99,444 is unspent balance of PPA 1617.
2	Revenue/Income (Actual 06/30/18) RPTTF amount should tie to the ROPS 17-18 total distribution from the County Auditor-Controller		84,888,910		50	9,071,620	RPTTF distribution for ROPS 1718 = \$5,284,545 (A) + \$9,071,620(B) .
3	Expenditures for ROPS 17-18 Enforceable Obligations (Actual 06/30/18)		86,818,093	8,393		8,877,943	No cash retention for RPTTF
4	Retention of Available Cash Balance (Actual 06/30/18) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)		-		-		
5	ROPS 17-18 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 17-18 PPA form submitted to the CAC		No entry required				6. Bond: Ending Bank balance of \$881,674 is reserved to fund August 1, 2018 debt service payment.
6	Ending Actual Available Cash Balance (06/30/18) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$881,674	\$2,034,274	\$101	\$293,621	\$2,327,996 = Total Available cash balance + investment.

Contra Costa County
Recognized Obligation Payment Schedule (ROPS 20-21) - Notes
July 1, 2020 through June 30, 2021

Item #	Notes/Comments
46	Reserve: No additional funding is requested in ROPS 20-21 period. The amount of \$330,000 is expected to be spent within Fiscal Year 2020-21.
60	
61	
63	Estimated expenditures for ROPS 20-21 is \$50,903 annually.
77	
78	
82	
91	
94	
104	Legal counsel related to remediation.
109	Retired for ROPS 20-21 period.
110	
125	
126	Debt Service amount for ROPS 20-21 is total of \$5,960,251.
127	



COUNTYWIDE OVERSIGHT BOARD OF CONTRA COSTA COUNTY

TO: COUNTYWIDE OVERSIGHT BOARD
FROM: Maureen Toms, Oversight Board Secretary
DATE: 01/27/2020
SUBJECT: Pleasant Hill Successor Agency
AGENDA ITEM: C.17

Recommendation(s)

Adopt Resolution 2020/24 Approving the Administrative Budget for the Fiscal Year 2020-2021 period for the Pleasant Hill Successor Agency.

Background

Please see attached staff report.

Attachments

Resolution 2020/24
Pleasant Hill-Administrative Budget Staff Report

**RESOLUTION OF THE COUNTYWIDE OVERSIGHT BOARD
FOR THE COUNTY OF CONTRA COSTA**

Adopted this Resolution on 01/27/2020 by the following vote:

AYE: ☐
NO: ☐
ABSENT: ☐
ABSTAIN: ☐
RECUSE: ☐



Resolution: 2020/24

A RESOLUTION OF THE COUNTYWIDE OVERSIGHT BOARD CONTRA COSTA COUNTY APPROVING THE ADMINISTRATIVE BUDGET FOR FISCAL YEAR 2020-21 FOR THE CITY OF PLEASANT HILL REDEVELOPMENT SUCCESSOR AGENCY.

WHEREAS, the Contra Costa County Consolidated Oversight Board ("Oversight Board") has been established to direct the Successor Agency to the Pleasant Hill Redevelopment Agency ("Successor Agency") to take certain actions to wind down the affairs of the Redevelopment Agency in accordance with the Dissolution Act (enacted by Assembly Bills 26, 471 and 1484 and Senate Bill 107, as codified in the California Health and Safety Code); and

WHEREAS, Section 34179 of the Dissolution Act provides that the Oversight Board has fiduciary responsibilities to holders of enforceable obligations and the taxing entities that benefit from distributions of property tax and other revenues pursuant to Section 34188 of Part 1.85 of the Dissolution Act; and

WHEREAS, Section 34177(j) of the Dissolution Act requires the Successor Agency to prepare a proposed administrative budget and submit it to the Oversight Board for approval; and

WHEREAS, the Successor Agency's proposed Fiscal Year 2020-21 Administrative Budget for the period July 1, 2020 to June 30, 2021, attached hereto as Exhibit A, has been reviewed and by this Resolution the Oversight Board desires to approve such Administrative Budget; and

WHEREAS, the Administrative Budget, when and as approved by the Oversight Board, will be provided to the County of Contra Costa Auditor-Controller pursuant to Section 34177(k) so that the Successor Agency's estimated administrative costs in the approved Administrative Budget will be paid from property tax revenues deposited into the Redevelopment Property Tax Trust Fund.

NOW, THEREFORE, the Countywide Oversight Board for the County of Contra Costa does hereby resolve as follows:

1. The Recitals set forth above are true and correct and incorporated herein by reference; and
2. The Oversight Board hereby approves the Fiscal Year 2020-21 Administrative Budget for the period July 1, 2020 to June 30, 2021 submitted herewith as Exhibit A, which is incorporated herein by this reference.
3. Successor Agency staff is hereby authorized to send the Administrative Budget to the Contra Costa County Auditor-Controller and post it on the Successor Agency's website.
4. The Oversight Board Secretary shall certify to the adoption of this Resolution

PASSED AND ADOPTED this 27th of January, 2020 by the following vote:

AYES: NOES: ABSENT: ABSTAIN:

Contact:

cc: Pleasant Hill - ANDREW MURRAY,

Pleasant Hill - DANIELLE HABER,

Pleasant Hill - C NICOLE MURPHY,

Pleasant Hill - SUZY KIM

ATTEST:

Oversight Board Secretary



**PLEASANT HILL REDEVELOPMENT
SUCCESSOR AGENCY STAFF REPORT
TO THE COUNTYWIDE OVERSIGHT BOARD
CONTRA COSTA COUNTY**

Meeting Date: January 27, 2020

TO: COUNTYWIDE OVERSIGHT BOARD MEMBERS

SUBJECT: PLEASANT HILL RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) AND ADMINISTRATIVE BUDGET FOR JULY 1, 2020 THROUGH JUNE 30, 2021 (ROPS 20-21)

SYNOPSIS

The City of Pleasant Hill Redevelopment Successor Agency (Successor Agency) is required to prepare a Recognized Obligation Payment Schedule (ROPS) and Administrative Budget for each twelve-month fiscal period. The documents must be submitted to and approved by the Countywide Oversight Board of Contra Costa County (Oversight Board) and the California Department of Finance (DOF). Approval of the ROPS is required to receive property tax increment revenues to pay down approved enforceable obligations and administrative costs. The Successor Agency requests the Oversight Board's adoption of the attached resolutions approving the ROPS and Administrative Budget for the period of July 1, 2020 through June 30, 2021.

DISCUSSION

Background

The City of Pleasant Hill became the Successor Agency to the former Pleasant Hill Redevelopment Agency (Agency) following the dissolution of redevelopment in California on February 1, 2012 through ABX1 26. The Successor Agency is responsible for winding down and paying off the debts of the former Agency. The ongoing financial operations of the Successor Agency are subject to the approval of the Oversight Board. The actions of the Oversight Board are subject to the approval of DOF.

The Successor Agency is required to prepare a ROPS for each twelve-month period of its operations (July through December (ROPS A)), and January through June (ROPS B)), which it submits to the Oversight Board for approval. The ROPS lists all projected financial obligations of the former Agency due over the coming twelve-month period and the amount of property tax increment revenue (formally called “Redevelopment Property Tax Trust Fund” or “RPTTF” revenue) needed to pay those obligations. The Successor Agency is also required to prepare an Administrative Budget for each twelve-month period and submit it to the Oversight Board for approval.

Analysis

Recognized Obligation Payment Schedule

The proposed ROPS 20-21 for July 1, 2020 through June 30, 2021, attached as Exhibit A to the accompanying Oversight Board resolution, consists of four components:

- The Summary section (page 1) summarizes the Successor Agency’s request for funding of enforceable obligations;
- The ROPS Detail section (page 2) contains the complete list of enforceable obligation payments that are projected to be due during the twelve-month funding period;
- The Report of Cash Balances section (page 3) provides details of any cash balances carried over from prior periods; and
- The Notes section (page 4) contains explanatory notes regarding specific enforceable obligations listed in the ROPS Detail section.

Summary

The Successor Agency estimates that its costs for July 2020 through June 2021 will total \$3,134,993, of which \$2,884,993 would be paid against its enforceable obligations and \$250,000 would be for administrative costs. All obligations are requested to be paid with RPTTF revenues.

ROPS Detail

The ROPS Detail page lists the Agency’s remaining enforceable obligations. Items highlighted in red, by DOF, were the subject of previous DOF inquiries and, though resolved, may be subject to further scrutiny in the future.

Items 1 through 7 are obligations that must be paid according to set debt service schedules or developer reimbursement agreements entered by the former Agency. The Successor Agency is requesting \$2,554,567 in total for these items.

Item 10 relates to a loan of \$1,906,348 made in fiscal year 2009-10 from the former Agency's Low-Moderate Income Housing Fund to the Agency's general fund. The proceeds were used to finance the Agency's payment to the State for the Supplemental Educational Revenue Augmentation Fund (SERAF). Per the Dissolution Act, this loan may be placed on the ROPS as an enforceable obligation to deposit repayments into the Pleasant Hill's Low and Moderate Income Housing Asset Fund. The Dissolution Act sets a maximum annual repayment amount based on the amount of Residual RPTTF distributed in the prior fiscal year. A \$321,426 payment has been requested on the ROPS 20-21, which is the maximum annual payment based on a statutory calculation.

Item 13 relates to required deposits into the former Agency's Low- and Moderate-Income Housing Fund that the former Agency deferred to finance other Agency priorities. No payment is requested on the ROPS 20-21 because the maximum City loan repayment amount is requested for the SERAF loan. Staff anticipates there will be enough RPTTF revenue generated to repay these deferrals in fiscal year 2022-23.

Item 24 is the Administrative Allowance that the Successor Agency is entitled to claim to support its wind-down activities. The Successor Agency is requesting \$250,000 for the ROPS 20-21.

Items 25 through 29 are required bond trustee and disclosure payments related to ROPS items 1 and 2, the Tax Allocation Refunding Bonds and the Downtown CFD #1 Bonds. The Successor Agency is requesting a total of \$9,000 for these four items on the ROPS 20-21.

Item 30 relates to deferred taxing entity payments. This item was paid off on the ROPS 19-20 and will be retired.

Report of Cash Balances

The Report of Cash Balances identifies any cash balances of the Successor Agency remaining from prior fiscal years.

Column C reports bond reserve funds for the Tax Allocation Refunding Bonds, which are not available to fund enforceable obligations.

Column F reports an "Other Funds" surplus of \$51,317, which it earned through interest income and dividends.

Column G reports \$18,465 in RPTTF applied as a Prior Period Adjustment to fund ROPS 19-20 obligations. It also reports \$78,343 in RPTTF revenues received but not spent in fiscal year 2017-18. Staff anticipates the County Auditor-Controller to apply this as a Prior Period Adjustment to fund ROPS 20-21 obligations.

Administrative Budget

The Dissolution Act provides that the Successor Agency is allowed an annual Administrative Budget of up to \$250,000. An Administrative Budget for the twelve-month period is attached as Exhibit A to the accompanying resolution.

FISCAL IMPACT

Approval of the ROPS is required to pay fiscal year 2020-21 Successor Agency enforceable obligations totaling an estimated \$3.1 million.

RECOMMENDED BOARD ACTION

Successor Agency staff recommends that the Oversight Board adopt resolutions approving the ROPS and corresponding Administrative Budget of the Pleasant Hill Redevelopment Successor Agency for July 1, 2020 through June 30, 2021.

ALTERNATIVES TO RECOMMENDED ACTION

Alternatives include not approving the proposed ROPS or revising the identified line items or funding amounts.

Prepared by: Mary McCarthy, Finance Manager

Attachments: Proposed Resolution of the Oversight Board for the Successor Agency to the Pleasant Hill Redevelopment Agency Approving the Recognized Obligation Payment Schedule for the Period July 1, 2020 through June 30, 2021

Exhibit A Pleasant Hill Redevelopment Successor Agency Recognized
Obligation Payment Schedule July 1, 2020 through June 30, 2021
(ROPS 20-21)

Proposed Resolution of the Oversight Board for the Successor Agency to the
Pleasant Hill Redevelopment Agency Approving the Administrative Budget of the
Successor Agency for the Period July 1, 2020 through June 30, 2021

Exhibit A Pleasant Hill Redevelopment Successor Agency Administrative
Budget July 1, 2020 through June 30, 2021



COUNTYWIDE OVERSIGHT BOARD OF CONTRA COSTA COUNTY

TO: COUNTYWIDE OVERSIGHT BOARD
FROM: Maureen Toms, Oversight Board Secretary
DATE: 01/27/2020
SUBJECT: Adopt Resolution 2020/25 Approving Reinstatement and Repayment of Certain Loans
AGENDA ITEM: C.18

Recommendation(s)

Adopt Resolution 2020/25 Approving the reinstatement and repayment of certain prior loans made to the former Lafayette Redevelopment Agency by the City of Lafayette.

Background

Please see attached staff report.

Attachments

Resolution 2020/25
Lafayette Loan Staff Report

RESOLUTION OF THE COUNTYWIDE OVERSIGHT BOARD
FOR THE COUNTY OF CONTRA COSTA

Adopted this Resolution on 01/27/2020 by the following vote:

AYE: ☐
NO: ☐
ABSENT: ☐
ABSTAIN: ☐
RECUSE: ☐



Resolution: 2020/25

A RESOLUTION OF THE COUNTYWIDE OVERSIGHT BOARD CONTRA COSTA COUNTY APPROVING REINSTATEMENT AND REPAYMENT OF CERTAIN PRIOR LOANS MADE TO THE FORMER LAFAYETTE REDEVELOPMENT AGENCY BY THE CITY OF LAFAYETTE; FINDING THE PRIOR LOANS WERE FOR LEGITIMATE REDEVELOPMENT PURPOSES PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.4(b); AND MAKING CERTAIN FINDINGS IN CONNECTION THEREWITH

WHEREAS, the former Lafayette Redevelopment Agency (the "Agency") was established as a redevelopment agency that was previously organized and existing under the California Community Redevelopment Law, Health and Safety Code Section 33000, *et seq.* (the "CRL"), and previously authorized to transact business and exercise powers of a redevelopment agency pursuant to action of the City Council of the City of Lafayette (the "City"); and

WHEREAS, on February 1, 2012 the Agency was dissolved pursuant to Assembly Bill 1X26 (Stats. 2011, 1st Ex. Sess., Ch. 5) ("AB 26"), and its rights, powers, duties and obligations were transferred to a "successor agency" (as defined by CRL Section 34171 U) and Section 34173); and

WHEREAS, the City Council elected to act as the Agency's successor agency ("Successor Agency") under CRL Section 34173, and, as such, is charged with administering the retirement of the former Agency's debts and other obligations; and

WHEREAS, the Successor Agency administers the enforceable obligations of the former Agency and otherwise unwinds the Agency's affairs, all subject to the review and approval by a countywide oversight board ("Oversight Board"); and

WHEREAS, AB 1484 added Health and Safety Code Section 34191.4 to the Dissolution Act, which allows reinstatement of loans previously made by the City to Agency, under certain conditions; and

WHEREAS, pursuant to Health and Safety Code Section 34191.4(b), loan agreements entered into between the Agency and the City may be considered enforceable obligations; provided that the following conditions are satisfied: (1) the Department of Finance ("DOF") must have issued a Finding of Completion to the Successor Agency; (2) the Oversight Board must find that the loans were made for legitimate redevelopment purposes and must approve repayment of the loans as enforceable obligations in the Recognized Obligation Payment Schedule ("ROPS"); and (3) the Oversight Board's action is subject to review and approval by the DOF; and

WHEREAS, the DOF issued the Finding of Completion to the Successor Agency on May 15, 2013, and

WHEREAS, prior to the dissolution of the Agency, the City loaned money to the Agency from time to time (collectively, the "Prior Loans"); and

WHEREAS, the Prior Loans were disbursed over the course of several years and were structured to come due every June 30; if not paid, then principal and accrued interest owed by the former Agency to the City were included in a new loan for the next fiscal year, which would become due and payable the following June 30; and

WHEREAS, as of February 1, 2012, the date the Agency was dissolved, the Agency owed the City the Prior Loans in the principal amounts (the "Loan Amount") as follows:

1. Parking Fund Loan - \$540,000
2. General Fund Loans - \$3,343,612

WHEREAS, proceeds of the Prior Loans were disbursed to the Agency over the course of several years and were used by the Agency to purchase real property for redevelopment projects, fund capital projects in the Redevelopment Area and to pay certain operating costs of the former Agency; and

WHEREAS, the City and Successor Agency desire to reinstate the Prior Loans previously made by the City to the Agency by entering into that certain *Loan Agreements for Reinstated City/Agency Loans Pursuant to Health and Safety Code Section 34191.4* in substantially the form attached hereto as Exhibit A and incorporated herein (the "Loan Agreement"); and

WHEREAS, after reinstatement of the Prior Loans pursuant to Health and Safety Code Section 34191.4(b), AB 1484 restricts the repayment of the Prior Loans in accordance with the formula set forth in Health and Safety Code Section 34191.4(b).

NOW, THEREFORE, the Countywide Oversight Board for the County of Contra Costa does hereby resolve as follows:

Section 1. The Oversight Board hereby finds and determines, based on all the evidence in the record before it, that the Prior Loans were validly entered into in accordance with the California Community Redevelopment Law, Health and Safety Code Section 33000, *et seq.*, including without limitation Health and Safety Code Sections 33132 and 33220, for valid redevelopment purposes, and that the Prior Loans were therefore made for legitimate redevelopment purposes. The foregoing finding is based on evidence that the proceeds of the Prior Loans were used by the Agency to purchase real property for redevelopment projects pursuant to the California Community Redevelopment Law. Other proceeds of the Prior Loan were used by the Agency to complete capital projects within the Redevelopment Area. Finally, certain proceeds of the Prior Loan were used to pay operating costs of the former Agency, without which the Agency could not have continued to pursue its redevelopment activities under the Redevelopment Plan and the CRL.

Section 2. The Oversight Board further finds and determines, based on all the evidence in the record before it, that upon approval thereof by the Oversight Board and the DOF, the Loan Agreements shall constitute enforceable obligations within the meaning of Section 34171(d) of the Dissolution Act.

Section 3. The Oversight Board hereby finds and determines, based on all the evidence in the record before it, that the Prior Loans, as reinstated pursuant to the Loan Agreements, constitute an enforceable obligation eligible for payment through the ROPS from Redevelopment Property Tax Trust Fund ("RPTTF") moneys, in accordance with the formula set forth in Health and Safety Code Section 34191.4(b).

Section 4. The Oversight Board hereby approves the reinstatement of the Prior Loans pursuant to the Loan Agreement, including the recalculation of interest on the Prior Loans at a 3% interest rate from the date of origination on a quarterly basis. The Successor Agency Executive Director is hereby authorized and directed to create and update a defined payment schedule from time to time, as appropriate, to reflect the actual amount of RPTTF moneys available for payment to the taxing entities (and therefore available for payment of amounts due under the Loan Agreements) in each fiscal year following reinstatement of the Prior Loans pursuant to this Agreement. Such defined payment schedule shall reflect the recalculation of interest on the unpaid balance of the Prior Loans from the date of origination of the Prior Loans and thereafter as described in the Loan Agreements.

Section 5. The Oversight Board hereby directs the Successor Agency to include repayment of the Prior Loans on the annual ROPS covering the period from July 1, 2018 through June 30, 2019 and to take all actions necessary and appropriate to accomplish the repayment of the Prior Loans to the City, including without limitation including the Prior Loans and the Loan Agreements on each ROPS until the Loan Amount, including interest, is repaid to the City in full (including all required deposits into the Low and Moderate Income Housing Asset Fund held by the housing successor, as provided by Health and Safety Code Section 34191.4(b)(3)(C)).

Section 6. All unpaid amounts owing under the Loan Agreement shall continue to accrue interest and shall either be paid from excess available RPTTF moneys in future ROPS periods or the defined payment schedule for the Prior Loans shall be extended to provide for payment of such unpaid amounts, in the option of the City. In such event, the defined payment schedules shall be modified to reflect the method of repayment of such unpaid amounts.

Section 7. The Chair and Secretary of the Oversight Board shall sign the passage and adoption of this Resolution and thereupon the same shall take effect and be in force. **Section 8.** The Successor Agency Executive Director is hereby directed to transmit this Resolution and the accompanying staff report and all exhibits thereto, each of which is incorporated herein, to the DOF pursuant to Health and Safety Code Section 34179(h).

PASSED AND ADOPTED this 27th of January, 2020 by the following vote:

AYES: NOES: ABSENT: ABSTAIN:

ATTEST:

Contact:

cc: Lafayette - Jennifer Wakeman, Lafayette - Tracy Robinson

Oversight Board Secretary



City of Lafayette Staff Report

Contra Costa County Oversight Board

Date: January 27, 2020

Staff: Tracy Robinson, City of Lafayette, Administrative Services Director

Subject: City Lafayette Redevelopment Successor Agency ROPS 20-21 (Items #12, #13, & #16)

The Lafayette Successor Agency has the following debt obligations for loans made from the General Fund to the Redevelopment Agency:

1. (ROPS Items #12 & #13) – General Fund Loans

These are loans made from the City's General Fund to the former Redevelopment Agency over course of a number of years since the RDA was established. The loans include funds for operating expenses incurred to startup the RDA, for various capital projects in the RDA as well money to help fund the Lafayette Library and Learning Center and the Veteran's Memorial Building. As of February 1, 2012 when the Agency was dissolved, the combined principal amount of these two loans was \$3,343,612. The amount of the current outstanding obligation includes the statutory 3% interest allowed by the legislation.

2. (ROPS Items #16) – Parking Fund Loan

This loan was made from the City's Parking Fund to buy real property in order to construct a parking lot at the Lafayette Library and Learning Center. As of February 1, 2012 when the Agency was dissolved, the principal amount of this loan was \$540,000. The amount of the current outstanding obligation includes the statutory 3% interest allowed by the legislation.