

1. Meeting Materials

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[AGENDA JANUARY 26, 2017.PDF](#)

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AGENDA

Redevelopment Successor Agency Oversight Board Meeting

Board Chambers, Chowchilla City Hall
130 S. Second Street, Chowchilla, CA 93610

January 26, 2017

9:00 a.m.

CALL TO ORDER:

ROLL CALL

Board Chair: Manfredi

Vice Chair: Haworth

Board Members: Allison, Rogers, Green, Cox

City staff and contract employees present at the meeting will be noted in the minutes

PUBLIC ADDRESS

This time is reserved for members of the audience to address the Redevelopment Successor Agency Oversight Board on items of interest that are **not** on the Agenda and that are within the subject matter jurisdiction of the Council.

It is recommended that speakers limit their comments to **no more than 3 minutes** each and it is requested that no comments be made during this period on items on the Agenda. Members of the public wishing to address the Council on items on the Agenda should notify the Mayor when that Agenda item is called.

The Council is prohibited by law from taking any action on matters discussed that are not on the Agenda. No adverse conclusions should be drawn if the Council does not respond to public comment at this time.

Speakers are asked to please **use the microphone and provide their name for the record**. Prior to addressing the Council, any handouts are to be provided to Board Clerk who will distribute them to the Council and the appropriate staff.

BOARD AND STAFF REPORTS – Section 1

1.1 BOARD REPORTS
Oral / Written Reports

1.2 STAFF REPORTS
Written/Oral Reports

CONSENT CALENDAR – Section 2

All items listed under Consent Calendar are considered to be routine and will be enacted by one motion. For discussion of any Consent Item, it will be made a part of the Regular Agenda at the request of any member of the Agency Board or any person in the audience.

2.1 Approval of the May 26, 2016 Redevelopment Successor Agency Oversight Board Meeting Minutes (McClendon)

PUBLIC HEARINGS – Section 3

DEFERRED BUSINESS – Section 4

NEW BUSINESS – Section 5

- 5.1 Redevelopment Successor Agency Oversight Board Resolution # -17, Approving the Annual Recognized Obligation Payment Schedule 17/18 for the period from July 1, 2017 – June 30, 2018 for the Successor Agency of the Chowchilla Redevelopment Agency (Pruett)**

ANNOUNCEMENTS – Section 6

Feb 23 Redevelopment Successor Agency Oversight Board Meeting

ADJOURNMENT

PUBLIC NOTIFICATION

I, Joann McClendon, CMC, Board Clerk, do hereby declare under penalty of perjury that the foregoing agenda was posted at the Chowchilla City Hall, 130 S Second Street, Chowchilla, CA and made available for public review on this 17th day of January 2017 at or before 5:00 p.m.

Joann McClendon, CMC
Board Clerk



AGENDA

Redevelopment Successor Agency Oversight Board Meeting

Board Chambers, Chowchilla City Hall
130 S. Second Street, Chowchilla, CA 93610

January 26, 2017

9:00 a.m.

CALL TO ORDER:

ROLL CALL

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Vice Chair: Haworth

Board Members: Allison, Rogers, Green, Cox

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2.1 Approval of the May 26, 2016 Redevelopment Successor Agency Oversight Board Meeting Minutes (McClendon)

PUBLIC HEARINGS – Section 3

DEFERRED BUSINESS – Section 4

NEW BUSINESS – Section 5

- 5.1 Redevelopment Successor Agency Oversight Board Resolution # -17, Approving the Annual Recognized Obligation Payment Schedule 17/18 for the period from July 1, 2017 – June 30, 2018 for the Successor Agency of the Chowchilla Redevelopment Agency (Pruett)**

ANNOUNCEMENTS – Section 6

Feb 23 Redevelopment Successor Agency Oversight Board Meeting

ADJOURNMENT

PUBLIC NOTIFICATION

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Joann McClendon, CMC
Board Clerk



MINUTES
Redevelopment Successor Agency Oversight Board Meeting

Board Chambers, Chowchilla City Hall
130 S. Second Street, Chowchilla, CA 93610

May 26, 2016

CALL TO ORDER: 9:22 a.m.

ROLL CALL

Board Chair: Manfredi (absent)

Vice Chair: Haworth

Board Members: Allison (absent), Rogers, Green, Cox

City staff and contract employees present: Finance Director Rod Pruett, Board Clerk Joann McClendon.

PUBLIC ADDRESS

None.

BOARD AND STAFF REPORTS – Section 1

1.1 BOARD REPORTS

Legislative Items

Oral / Written Reports

1.2 STAFF REPORTS

Written/Oral Reports

CONSENT CALENDAR – Section 2

2.1 Approval of the January 28, 2015 Redevelopment Successor Agency Oversight Board Meeting Minutes (McClendon)

Motion by Board Member Cox, Seconded by Board Member Green to Approve the Consent Calendar as presented. Motion passed unanimously by voice vote with Board Members Allison and Manfredi absent.

PUBLIC HEARINGS – Section 3

None

DEFERRED BUSINESS – Section 4

None

NEW BUSINESS – Section 5**5.1 Redevelopment Successor Agency Oversight Board Resolution # 03-16, Approving the Issuance of Refunding Bonds in Order to Refund Certain Outstanding Obligations of the Former Chowchilla Redevelopment Agency, Approving the Execution and Delivery of an Indenture of Trust and an Escrow Agreement Relating Thereto, Requesting Oversight Board Approval of the Issuance of the Refunding Bonds, Requesting Certain Determinations by the Oversight Board, and Providing for Other Matters Relating Thereto (Pruett)**

Motion by Rogers, Seconded by Green, to Approve Redevelopment Successor Agency Oversight Board Resolution #03-16, Approving the Issuance of Refunding Bonds in Order to Refund Certain Outstanding Obligations of the Former Chowchilla Redevelopment Agency, Approving the Execution and Delivery of an Indenture of Trust and an Escrow Agreement Relating Thereto, Requesting Oversight Board Approval of the Issuance of the Refunding Bonds, Requesting Certain Determinations by the Oversight Board, and Providing for Other Matters Relating Thereto. Motion passed unanimously by roll call vote with Board Members Allison and Manfredi absent.

ANNOUNCEMENTS – Section 6

June 23 Redevelopment Successor Agency Oversight Board Meeting

ADJOURNMENT

Motion by Board Member Rogers to adjourn the May 26, 2016 Chowchilla Redevelopment Successor Agency Oversight Board meeting at 9:55 a.m. motion passed unanimously by voice vote with Allison absent.

ATTEST:**APPROVED:**

Joann McClendon, CMC
Board Clerk

Dennis Haworth
Board Vice-Chair



REPORT TO THE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD

Meeting of: January 26, 2017

AGENDA SECTION: New Business

SUBJECT: Consideration of a Resolution Approving the Annual Recognized Obligation Payment Schedule 17/18 for the period from July 1, 2017 – June 30, 2018 for the Successor Agency of the Chowchilla Redevelopment Agency

PREPARED BY: Sherri Dueker, Accounting Manager

ATTACHMENTS: Resolution
2017/2018 ROPS

RECOMMENDATION:

That the Redevelopment Successor Agency Oversight Board adopt the resolution for Recognized Obligation Payment Schedule (ROPS) for period of July 1, 2017 thru June 30, 2018.

BACKGROUND:

In accordance with AB 1484 which was enacted to clarify the intent of ABx1 26, the law that dissolved all redevelopment agencies, the Successor Agency (City of Chowchilla) is required to adopt a Recognized Obligation Payment Schedule (ROPS) each year for the Successor Agency's fiscal operations for the following fiscal year. The Department of Finance allows for one amendment of the annual ROPS which is due no later than October 1 of every year.

The ROPS packet, designated as ROPS 17/18, includes the estimated obligations and expenditures spreadsheet, the report of cash balances and a summary page. The deadline for submitting this form to the California State Department of Finance is February 1, 2017. Upon submitting to the Department of Finance, the information is subject to a review period to a maximum of 45 days.

REASON FOR RECOMMENDATION:

To meet the requirements from Department of Finance Assembly Bill 1484.

FISCAL IMPACT:

None.

ALTERNATIVES:

None.

ACTIONS FOLLOWING APPROVAL:

Sign and return to the Department of Finance for submission.

**REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD
RESOLUTION # -17**

**RESOLUTION OF THE REDEVELOPMENT SUCCESSOR AGENCY OF THE
OVERSIGHT BOARD OF THE CITY OF CHOWCHILLA, CALIFORNIA APPROVING
THE ANNUAL RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE
PERIOD FROM JULY 1, 2017 – JUNE 30, 2018, ON BEHALF OF THE SUCCESSOR
AGENCY OF THE CHOWCHILLA REDEVELOPMENT AGENCY**

WHEREAS, the City of Chowchilla designated itself to be the Successor Agency of the Chowchilla Redevelopment Agency in accordance with AB x1 26; and,

WHEREAS, the legislation enacted under AB x1 26 and clarified under AB 1484 requires the Successor Agency to adopt the Annual Recognized Obligation Payment Schedule (ROPS 17/18) covering the 12 month period from July 1, 2017 – June 30, 2018; and,

WHEREAS, the City Council, as the Successor Agency, has considered the proposed ROPS for the period of July 1, 2017 – June 30, 2018.

NOW THEREFORE, THE REDEVELOPMENT SUCCESSOR AGENCY OF THE OVERSIGHT BOARD OF THE CITY OF CHOWCHILLA does hereby resolve, find and order as follows:

1. The above recitals are true and correct.
2. The Recognized Obligation Payment Schedule (ROPS 17/18) for the period of July 1, 2017 – June 30, 2018, is hereby approved and accepted.
3. This resolution is effective immediately upon adoption.

PASSED AND ADOPTED by the Redevelopment Successor Agency Oversight Board of the City of Chowchilla at a regular meeting held on the 26th day of January, 2017 by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Stell Manfredi, Chair

Joann McClendon, CMC
Board Clerk

Recognized Obligation Payment Schedule (ROPS 17-18) - Summary

Filed for the July 1, 2017 through June 30, 2018 Period

Successor Agency:

Chowchilla

County:

Madera

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	17-18A Total (July - December)	17-18B Total (January - June)	ROPS 17-18 Total
A Enforceable Obligations Funded as Follows (B+C+D):	\$ -	\$ 196,224	\$ 196,224
B Bond Proceeds	-	191,224	191,224
C Reserve Balance	-	-	-
D Other Funds	-	5,000	5,000
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G):	\$ 415,457	\$ 131,800	\$ 547,257
F RPTTF	290,457	6,800	297,257
G Administrative RPTTF	125,000	125,000	250,000
H Current Period Enforceable Obligations (A+E):	\$ 415,457	\$ 328,024	\$ 743,481

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

Chowchilla Recognized Obligation Payment Schedule (ROPS 17-18) - ROPS Detail

July 1, 2017 through June 30, 2018

(Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	I	J	K	17-18A (July - December)					17-18B (January - June)					
										Fund Sources					Fund Sources					
										Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	17-18A Total	Bond Proceeds	Reserve Balance	Other Funds	Admin RPTTF	17-18B Total
Item #	Project Name/Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Total Outstanding Debt or Obligation	Retired	ROPS 17-18 Total											
							\$ 6,515,724		\$ 743,481	\$ -	\$ -	\$ -	\$ 290,457	\$ 125,000	\$ 415,457	\$ 191,224	\$ -	\$ 5,000	\$ 125,000	\$ 328,024
1	2005 TAX ANTICIPATION	Bonds Issued On or Before	10/4/2005	12/31/2039	US BANK	ANNUAL P&I PAYMENTS	6,190,000	N	\$ 177,757				177,757		\$ 177,757					\$ -
3	PROPERTY TAX ADMIN FEES	Professional Services	1/1/2013	12/31/2039	MADERA COUNTY	PROPERTY TAX ADMIN FEES		N												
4	LEGAL FEES	Legal	9/28/2010	12/31/2039	COTA COLE	LEGAL FEES FOR ADMINISTRATION OF AGENCY		N	\$ -						\$ -					\$ -
5	LEGAL FEES - GREENHILLS/KWAN	Litigation	9/28/2010	12/31/2015	GOLDFARB, LIPMAN/COTA COLE	DEFENSE FROM PROPERTY OWNER SUIT		N	\$ -						\$ -					\$ -
6	LEGAL FEES - HIGH SPEED RAIL	Admin Costs	9/28/2010	12/31/2015	WULFSBERG, REESE/COTA COLE	SUIT TO STOP PROPERTY VALUE LOSS	10,000	N	\$ 10,000				5,000		\$ 5,000					\$ 5,000
7	LEGAL FEES - CDCR	Litigation	9/28/2010	12/31/2014	WULFSBERG, REESE/COTA COLE	SUIT TO STOP PRISON CONVERSION/BLIGHT		N												
8	LEGAL FEES - ANTENUCCI'S	Litigation	9/28/2010	12/31/2014	COTA COLE	SUIT TO COLLECT ON LOAN OWED TO AGENCY		N	\$ -						\$ -					\$ -
9	PROPERTY TAX	Miscellaneous	1/1/2010	12/31/2039	MADERA COUNTY	PARCEL TAX ON PROPERTY OPERATED BY AGENCY		N	\$ -						\$ -					\$ -
11	PROPERTY DEVELOP/SALE FEES	Property Dispositions	1/1/2010	1/1/2020	CITY OF CHOWCHILLA	COSTS FOR PREPPING FOR SALE BY AGENCY		N	\$ -						\$ -					\$ -
12	LIABILITY INSURANCE PREMIUM	Miscellaneous	1/1/2010	12/31/2039	CENTRAL SAN JOAQUIN VALLEY RMA	ANNUAL, PRORATED PREMIUM		N	\$ -						\$ -					\$ -
13	BOND TRUSTEE FEES	Fees	12/1/2005	2/28/2038	US BANK	ANNUAL BOND TRUST ACCOUNT MTCE FEES	1,800	N	\$ 1,800						\$ -					\$ 1,800
14	ANNUAL BOND DISCLOSURE REPORTING	Fees	3/1/2007	1/15/2039	NBS	ANNUAL BOND DISCLOSURE REPORTING FEES	2,000	N	\$ -						\$ -					\$ -
15	ANNUAL HOUSING REPORT FOR HCD	Fees	1/1/2007	12/31/2016	CITY OF CHOWCHILLA	TIME/MATERIALS FOR PREPARING REPORT		N												
17	ANNUAL FINANCIAL AUDITS	Miscellaneous	2/8/2010	3/31/2013	PRICE, PAIGE / OTHERS	FEE FOR ON-GOING AUDIT OF SUCCESSOR AGY	8,000	N	\$ 8,000						\$ -				8,000	\$ 8,000
18	ENVIRONMENTAL STUDY OF PARCEL	Improvement/Infrastructure	12/1/1996	6/30/2013	TECHNICON	EIR REPORT ON PARCEL TO BE SOLD		N	\$ -						\$ -					\$ -
20	SETTLEMENT AGREEMENT FOR CFD	Litigation	3/27/2012	6/30/2013	COMMUNITY FACILITY DISTRICT	PYMT TO SETTLE OUTSTANDING OBLIGATION FOR PR YR ASSESS.		N	\$ -						\$ -					\$ -
22	LOW/MOD HOUSING SUPPORT CONTRACT	Professional Services	7/25/2011	7/25/2014	SELF HELP ENTERPRISES	LOAN PORTFOLIO MANAGEMENT FEES AS GRANT MATCH		N												
24	CURB/GUTTER/SIDEWALK PROJECT	Improvement/Infrastructure	10/21/2009	12/31/2016	VARIOUS VENDORS	1001 ROBERTSON BOULEVARD REPAIRS		N	\$ -						\$ -					\$ -
25	STORMWATER PROJECT PAYMENT	Improvement/Infrastructure	1/1/2010	12/31/2020	VARIOUS VENDORS	COMMERCE AVENUE PROJECT		N												
27	DOWNTOWN STREETScape	Professional Services	1/1/2010	12/31/2020	VARIOUS VENDORS	PROJECT DESIGN WORK		N												
29	SA ADMIN ALLOWANCE	Admin Costs	1/1/2010	12/31/2039	SA left payee empty	SA EMPLOYEE & ADMINISTRATIVE COST		N	\$ 242,000					125,000	\$ 125,000				117,000	\$ 117,000
30	BOND FUNDED PROJECT PRE-2011	Bond Funded Project – Pre-2011	4/26/2013	12/31/2039	VARIOUS VENDORS	WELL#14 / METERS	191,224	N	\$ 191,224						\$ -	191,224				\$ 191,224
31	LONG TERM PROPERTY MANAGEMENT PLAN	Property Dispositions	10/26/2013	12/31/2039	VARIOUS VENDORS	PROPERTY MANAGEMENT	10,000	N					5,000		5,000			5,000		5,000
32	LOAN REPAY TO GF	RPTTF Shortfall	5/15/2015	12/31/2030	CITY OF CHOWCHILLA	Reimbursement of Expense to GF		N												
33	GREENHILLS HOLDINGS	Litigation	11/29/2013	9/8/2016	GREENHILLS HOLDINGS	PAYMENT TO SETTLE OUTSTANDING OBLIGATION		N	\$ -						\$ -					\$ -
34	SA ADMIN ALLOWANCE SHORTFALL 15/16	Admin Costs	7/1/2015	6/30/2016	SA left payee empty	102700	102,700	N	\$ 102,700				102,700		\$ 102,700					\$ -

Chowchilla Recognized Obligation Payment Schedule (ROPS 17-18) - ROPS Detail

July 1, 2017 through June 30, 2018

(Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	I	J	K	L	M	N	O	P	Q	R	S	T	V	W
Item #	Project Name/Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Total Outstanding Debt or Obligation	Retired	ROPS 17-18 Total	17-18A (July - December)					17-18A Total	17-18B (January - June)				17-18B Total
										Fund Sources						Fund Sources				
										Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	Admin RPTTF	
35								N	\$ -						\$ -					\$ -
37								N	\$ -						\$ -					\$ -
38								N	\$ -						\$ -					\$ -
39								N	\$ -						\$ -					\$ -
40								N	\$ -						\$ -					\$ -
41								N	\$ -						\$ -					\$ -
42								N	\$ -						\$ -					\$ -
43								N	\$ -						\$ -					\$ -
44								N	\$ -						\$ -					\$ -
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87								N	\$ -						\$ -					\$ -
88								N	\$ -						\$ -					\$ -

**Chowchilla Recognized Obligation Payment Schedule (ROPS 17-18) - Report of Cash Balances
(Report Amounts in Whole Dollars)**

Pursuant to Health and Safety Code section 34177 (l), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation. For tips on how to complete the Report of Cash Balances Form, [see Cash Balance Tips Sheet.](#)

A	B	C	D	E	F	G	H	I	
		Fund Sources							
		Bond Proceeds		Reserve Balance		Other	RPTTF		
	Cash Balance Information by ROPS Period	Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS period balances and DDR RPTTF balances retained	Prior ROPS RPTTF distributed as reserve for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	Comments	
ROPS 15-16B Actuals (01/01/16 - 06/30/16)									
1	Beginning Available Cash Balance (Actual 01/01/16)	191,224					90,981	CB as of 12/31/2015	
2	Revenue/Income (Actual 06/30/16) RPTTF amounts should tie to the ROPS 15-16B distribution from the County Auditor-Controller during January 2016					467			
3	Expenditures for ROPS 15-16B Enforceable Obligations (Actual 06/30/16)						265,091		
4	Retention of Available Cash Balance (Actual 06/30/16) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)								
5	ROPS 15-16B RPTTF Balances Remaining	No entry required							
6	Ending Actual Available Cash Balance C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 - 5)	\$ 191,224	\$ -	\$ -	\$ -	\$ 467	\$ (174,110)		

Chowchilla Recognized Obligation Payment Schedule (ROPS 17-18) - Notes July 1, 2017 through June 30, 2018

Item #	Notes/Comments
34	Requesting reimbursement of Admin Allowance shortfall in the 15/16 FY. DOF approved ROPS 15/16A for \$478,714.00 Received \$345,861 from CAO
	Pera Todd at DOF, the City can request the shortfall as a line item in 17/18 annual ROPS
6	Due to ongoing dispute, the City is requesting approval of this line item. Expenditures are incurred due to meetings held at state and local levels. This includes
	ongoing communication with City Attorney regarding HSR issues
30	Recover costs associated with maintenance of properties by outside vendors and salaries and benefits of city employees