ALL CELL PHONES AND ELECTRONIC DEVICES MUST BE TURNED OFF IN THE COUNCIL CHAMBERS

AGENDA

OVERSIGHT BOARD FOR SUCCESSOR AGENCY TO THE CITY OF REEDLEY REDEVELOPMENT AGENCY

SPECIAL MEETING

2:00 P.M. – TUESDAY, FEBRUARY 24, 2015

Meeting will be held at:

City of Reedley Council Chambers
845 "G" Street
Reedley, California 93654

The Council Chambers are accessible to the physically disabled. Requests for additional accommodations for the disabled, including auxiliary aids or services, should be made one week prior to the meeting by contacting the City Clerk at 637-4200 ext. 212.

City of Reedley's Internet Address: www.reedley.com

Board Members
Lawrence Wilder, County of Fresno Representative
Steve Mulligan, Special District Representative
Richard Martin, County Superintendent of Schools Representative
Andy Souza, State Center Community College District Representative
Valerie Pieroni, County of Fresno Representative
Paul Melikian, City of Reedley Representative
Kevin Fabino, City of Reedley Representative

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENT

At this time any member of the public may address the board on items of interest which are not already on the agenda this evening. You will be permitted a single visit to the podium to state your comments, please state your name and address and limit your comments to three (3) minutes. No action shall be taken on any item not appearing on the agenda.

CONSENT AGENDA

1. MINUTES OF MEETING, SEPTEMBER 23, 2014 – Recommend Oversight Board approve.

BUSINESS ITEM

1. ADOPT RESOLUTION NO. 2015-001 OF THE OVERSIGHT BOARD OF SUCCESSOR AGENCY TO THE FORMER REEDLEY REDEVELOPMENT AGENCY APPROVING A RECOGNIZED OBLIGATIONS PAYMENT SCHEDULE FOR JULY 1st THRU DECEMBER 31st, 2015.

2. CONSIDERATION AND APPROVAL OF DOCUMENTS PERTAINING TO THE TRANSFER OF REAL PROPERTY TO THE CITY OF REEDLEY

   A) APPROVE ENVIRONMENTAL ASSESSMENTS NO. 2015-2, 2015-3, 2015-4, 2015-5 & 2015-6, CATEGORICAL EXEMPTIONS UNDER SECTION 15312 (CLASS 12/SURPLUS GOVERNMENT PROPERTY SALES) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES

B) ADOPT RESOLUTION NO. 2015-002 OF THE OVERSIGHT BOARD OF SUCCESSOR AGENCY TO THE FORMER REEDLEY REDEVELOPMENT AGENCY APPROVING THE TRANSFER OF REAL PROPERTIES TO THE CITY OF REEDLEY LOCATED AT 1761 11th ST, 1021 "F" ST, 1045 "F" ST, STORMWATER PONDING BASIN LOCATED AT BUTTONWILLOW & OLSON AVE, AND A VACANT PARCEL LOCATED AT BUTTONWILLOW & HUNTSMAN AVE

RECIEVE INFORMATION & REPORTS

1. UPDATE ON DISSOLUTION PROCESS.

ADJOURNMENT

Certification of posting the Agenda
I declare under penalty of perjury that I am employed by the City of Reedley and that I posted this agenda on the bulletin board at City Hall, 845 G Street, Reedley, CA 93654, on February 18, 2015, at 5:00 p.m. by Kaitlin Underwood, Administrative Assistant.

ITEM NO. 1

REEDLEY OVERSIGHT BOARD SPECIAL MEETING – September 23, 2014 (Unofficial Minutes)

A special meeting of the Reedley Oversight Board was held Tuesday, September 23, 2014, in the City of Reedley Council Chambers, 845 "G" Street, Reedley. Chairman Wilder called the special meeting to order at 2:02 p.m.

ROLL CALL

Board Members Present:	Lawrence Wilder, Steve Mulligan, Richard Martin, Valerie Pieroni, Paul Melikian, Kevin Fabino.
Board Members Excused:	Andy Souza.
City Staff Present:	Kaitlin Underwood, Administrative Assistant.
Others Present:	Dr. John Quinto, KCUSD Assistant Superintendent.

PUBLIC COMMENT

Kenneth Zech, Tony Jewell, Fitzgerald Kelly, and Kathy Omachi spoke.

CONSENT AGENDA

1. MINUTES OF MEETING, August 19, 2014

Board Member Pieroni moved, Board Member Melikian seconded, to approve the MINUTES OF August 19, 2014 MEETING. Motion carried unanimously.

BUSINESS ITEM

2. CONSIDERATION AND APPROVAL OF DOCUMENTS PERTAINING TO THE SALE & TRANSFER OF REAL PROPERTY TO THE KINGS CANYON UNIFIED SCHOOL DISTRICT

A) APPROVE ENVIRONMENTAL EVALUATION NO. 2014-19, A CATEGORICAL EXEMPTION UNDER SECTION 15312 (CLASS 12/SURPLUS GOVERNMENT PROPERTY SALES) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES

B) ADOPT RESOLUTION NO. 2014-004 OF THE OVERSIGHT BOARD OF SUCCESSOR AGENCY TO THE FORMER REEDLEY REDEVELOPMENT AGENCY APPROVING A SALE OF REAL PROPERTY LOCATED AT 1801 10th ST. REEDLEY, CA APNs 368-010-35T & 368-010-85T TO THE KINGS CANYON UNIFIED SCHOOL DISTRICT

Board Member Mulligan asked questions, Board Member Melikian answered.

Board Member Melikian moved to approve to both items 2A and 2B, Board Member Pieroni seconded, motion carried unanimously.

3. THE FORMER REEDLEY REDEVELOPMENT AGENCY APPROVING A RECOGNIZED OBLIGATIONS PAYMENT SCHEDULE FOR JANUARY 1st THRU JUNE 30th, 2015

Board Members asked questions, Board Member Melikian answered. Board Member Martin moved, Board Member Pieroni seconded, motion carried unanimously.

RECIEVE INFORMATION & REPORTS

None.

ADJOURNMENT

Board Member Pieroni moved, Board Member Melikian seconded, to adjourn the meeting. Motion carried unanimously. The meeting adjourned at 2:35 p.m.

Lawrence Wilder, Chairman
Reedley Oversight Board

ATTEST:

Paul Melikian, Secretary

REEDLEY OVERSIGHT BOARD

- ☐ Consent
- ☒ Regular Item
- ☐ Workshop
- ☐ Closed Session
- ☐ Public Hearing

ITEM NO: _____

DATE: February 24, 2015

TITLE: ADOPT RESOLUTION NO. 2015-001 OF THE OVERSIGHT BOARD OF SUCCESSOR AGENCY TO THE FORMER REEDLEY REDEVELOPMENT AGENCY APPROVING A RECOGNIZED OBLIGATIONS PAYMENT SCHEDULE FOR JULY 1st THRU DECEMBER 31st, 2015

SUBMITTED: Paul A. Melikian, Director of Finance & Administrative Services

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RECOMMENDATION

That the Oversight Board adopt Resolution 2015-001 approving the Recognized Obligations Payment Schedule for July 1st thru December 31st, 2015, also known as 'ROPS 15-16A'.

EXECUTIVE SUMMARY

The attached ROPS requests $555,049 in Redevelopment Property Tax Trust Funds (RPTTF) for the July to December 2015 period, also known as ROPS 15-16A. The requested ROPS amount of $555,049 is broken down as follows:

- $ 430,049 for bond debt service
- $ 125,000 for Administrative Allowance

Requested RPTTF funding reflects an available offset (reduction) of $1,755 derived from monthly interest payments on the sole remaining loan owed to the former RDA to Limitless Living. The final payment for the taxable portion of the 2011 RDA bonds was made in November 2014, therefore RPTTF will only be requested for the *tax-exempt* portion going forward. The Successor Agency is expecting the return of a small portion of the overall bond reserve held with the bond trustee (BNY Mellon) of approximately $51,500. Once received, that amount would be used as a one-time offset to the RPTTF amount required to cover enforceable obligations.

The Successor Agency continues to have only one loan outstanding at July 1, 2015 to "Limitless Living". Monthly interest payments from that loan will continue to be used to pay for a portion of enforceable obligations as long as they are received. When the principle is paid off, due February 2016, the repayment will be used to offset enforceable obligations at that time.

FISCAL IMPACT:

No new enforceable obligations have been added to the Successor Agency ROPS. For the 15-16A period, anticipated six-month Redevelopment Property Tax Trust Funds are expected to be sufficient to cover enforceable obligations and administrative allowance amounts.

ATTACHMENTS

Resolution No. OB 2015-001
Exhibit A - Recognized Obligations Payment Schedule July 1st thru December 31st, 2015

RESOLUTION NO. OB 2015-001

A RESOLUTION OF THE OVERSIGHT BOARD OF SUCCESSOR AGENCY TO THE FORMER REEDLEY REDEVELOPMENT AGENCY APPROVING A RECOGNIZED OBLIGATIONS PAYMENT SCHEDULE FOR JULY 1st THRU DECEMBER 30st, 2015

WHEREAS, AB1X26 ("AB 26") and AB1X27 ("AB 27") were passed by the State Legislature on June 15, 2011 and signed by the Governor on June 28, 2011; and

WHEREAS, on December 29, 2011, the Supreme Court issued a ruling upholding AB 26 as a proper exercise of the legislative power and striking down AB 27 as unconstitutional, eliminating all redevelopment agencies effective February 1, 2012; and

WHEREAS, the legislation requires that the Successor Agency must adopt a Recognized Obligation Payment Schedule ("ROPS") for each successive six month period; and

WHEREAS, the Oversight Board of Successor Agency to the Former Reedley Redevelopment Agency previously approved ROPS for the periods of January 1st thru June 30th, 2012, July 1st thru December 31, 2012, January 1st thru June 30th, 2013, July 1st thru December 31st, 2013, January 1st thru June 30, 2014, and July 1st thru December 31, 2014; January 1st thru June 30th, 2015 and

WHEREAS, the Successor Agency must submit an electronic copy of the ROPS for the period of July 1st thru December 31st, 2015 to the Fresno County Administrative Officer, County Auditor-Controller, and the Department of Finance at the same time it submits the ROPS for Oversight Board approval; and

WHEREAS, the Successor Agency must submit a copy of the Oversight Board approved ROPS to the Department of Finance by March 3, 2015; and

NOW, THEREFORE, the Oversight Board of Successor Agency to the former Reedley Redevelopment Agency of the City of Reedley does hereby resolve as follows:

Section 1. The Oversight Board hereby finds and determines that the foregoing recitals are true and correct.

Section 2. Hereby, approves and authorizes transmittal of the ROPS covering the period of July 1, 2015 through December 31, 2015, also known as ROPS 15-16A, in substantially the form attached hereto as Exhibit A; and

Section 3. The Successor Agency is hereby authorized and directed to transmit a copy of the approved ROPS to the State Department of Finance.

PASSED, APPROVED, AND ADOPTED by the Oversight Board of successor agency to the former Reedley Redevelopment Agency at a special meeting held on February 24, 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

Lawrence Wilder
Chairman, Oversight Board

ATTEST:

Paul A. Melikian
Secretary, Oversight Board

EXHIBIT A

Recognized Obligation Payments Schedule for January 1st thru June 30th, 2015

Recognized Obligation Payment Schedule (ROPS 15-16A) - Summary

Filed for the July 1, 2015 through December 31, 2015 Period

Name of Successor Agency: **Reedley**

Name of County: Fresno

	Current Period Requested Funding for Outstanding Debt or Obligation	Six-Month Total
A	**Enforceable Obligations Funded with Non-Redevelopment Property Tax Trust Fund (RPTTF) Funding Sources (B+C+D):**	**$ 1,755**
B	Bond Proceeds Funding (ROPS Detail)	-
C	Reserve Balance Funding (ROPS Detail)	-
D	Other Funding (ROPS Detail)	1,755
E	**Enforceable Obligations Funded with RPTTF Funding (F+G):**	**$ 555,049**
F	Non-Administrative Costs (ROPS Detail)	430,049
G	Administrative Costs (ROPS Detail)	125,000
H	**Current Period Enforceable Obligations (A+E):**	**$ 556,804**

	Successor Agency Self-Reported Prior Period Adjustment to Current Period RPTTF Requested Funding	
I	Enforceable Obligations funded with RPTTF (E):	555,049
J	Less Prior Period Adjustment (Report of Prior Period Adjustments Column S)	-
K	**Adjusted Current Period RPTTF Requested Funding (I-J)**	**$ 555,049**

	County Auditor Controller Reported Prior Period Adjustment to Current Period RPTTF Requested Funding	
L	Enforceable Obligations funded with RPTTF (E):	555,049
M	Less Prior Period Adjustment (Report of Prior Period Adjustments Column AA)	-
N	**Adjusted Current Period RPTTF Requested Funding (L-M)**	**555,049**

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

Lawrence Wilder	Oversight Board Chairman
Name	Title
/s/	1/30/2015
Signature	Date

Recognized Obligation Payment Schedule (ROPS 15-16A) - ROPS Detail
July 1, 2015 through December 31, 2015
(Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
										Funding Source					
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	Six-Month Total
								$ 17,995,316		$ -	$ -	$ 1,755	$ 430,049	$ 125,000	$ 556,804
1	2011 Tax Exempt Bonds	Bonds Issued After	2/23/2011	5/1/2042	Bank of New York	Bond Debt Service	RDA Project Area	17,870,316	N			1,755	430,049		$ 431,804
3	Bond Reserve	Reserves	1/1/2014	6/30/2014	Bank of New York	Bond Reserve for November 2014 Debt Service	RDA Project Area All		N						$ -
7	2011 Tax Allocation Bond	Bonds Issued After 12/31/10	2/23/2011	5/1/2042	Various	Remaining Bond Proceeds - Reedley Improv Projs	RDA Project Area All	-	Y						$ -
17	ROPS 14-15A Admin Allowance Staff Costs	Admin Costs	7/1/2014	12/31/2014	City of Reedley	Administrative Oversight Staff Allocation	RDA Project Area All	-	Y						$ -
18	ROPS 14-15A Admin Allowance Operations & Maintenance	Admin Costs	7/1/2014	12/31/2014	Various	Administrative Oversight Operations & Maintenance	RDA Project Area All	-	Y						$ -
19	Annual Single Audit	Admin Costs	7/1/2014	12/31/2014	Sanborn & Sanborn Accountancy Corporation	Annual Single Audit	RDA Project Area All		N						$ -
20	AB 471 Housing Entity Administrative Cost Allowance	Housing Entity Admin Cost	7/1/2014	12/31/2014	City of Reedley & Various Vendors	Housing Entity Administrative Oversight Operations & Maintenance	RDA Project Area All		N						$ -
21	ROPS 14-15B Admin Allowance Staff Costs	Admin Costs	1/1/2015	6/30/2015	City of Reedley	Administrative Oversight Staff Allocation		-	N						$ -
22	ROPS 14-15B Admin Allowance Operations & Maintenance	Admin Costs	1/1/2015	6/30/2015	Various	Administrative Oversight Operations & Maintenance		-	N						$ -
23	13-14A RPTTF Shortfall	RPTTF Shortfall	7/1/2013	12/31/2013	Various	RPTTF Shortfall		-	N						$ -
24	ROPS 15-16A Admin Allowance Staff Costs	Admin Costs	7/1/2015	6/30/2015	City of Reedley	Administration Oversight Operations		105,000	N		-	-		105,000	$ 105,000
25	ROPS 15-16A Admin Allowance Operation & Maintenance	Admin Costs	7/1/2015	6/30/2015	Various	Administration Oversight Operations		20,000	N					20,000	$ 20,000
26									N						$ -
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Recognized Obligation Payment Schedule (ROPS 15-16A) - Report of Cash Balances

(Report Amounts in Whole Dollars)

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

A	B	C	D	E	F	G	H	I
		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 14-15A Actuals (07/01/14 - 12/31/14)								
1	**Beginning Available Cash Balance (Actual 07/01/14)**		5,484,772	21,386		44,158	1,907	
2	**Revenue/Income (Actual 12/31/14)** RPTTF amounts should tie to the ROPS 14-15A distribution from the County Auditor-Controller during June 2014		13,366				459,510	
3	**Expenditures for ROPS 14-15A Enforceable Obligations (Actual 12/31/14)** RPTTF amounts, H3 plus H4 should equal total reported actual expenditures in the Report of PPA, Columns L and Q			21,386		44,158	499,817	
4	**Retention of Available Cash Balance (Actual 12/31/14)** RPTTF amount retained should only include the amounts distributed as reserve for future period(s)							
5	**ROPS 14-15A RPTTF Prior Period Adjustment** RPTTF amount should tie to the self-reported ROPS 14-15A PPA in the Report of PPA, Column S	No entry required						
6	**Ending Actual Available Cash Balance** **C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 - 5)**	**$ -**	**$ 5,498,138**	**$ -**	**$ -**	**$ -**	**$ (38,400)**	
ROPS 14-15B Estimate (01/01/15 - 06/30/15)								
7	**Beginning Available Cash Balance (Actual 01/01/15)** **(C, D, E, G = 4 + 6, F = H4 + F4 + F6, and H = 5 + 6)**	**$ -**	**$ 5,498,138**	**$ -**	**$ -**	**$ -**	**$ (38,400)**	
8	**Revenue/Income (Estimate 06/30/15)** RPTTF amounts should tie to the ROPS 14-15B distribution from the County Auditor-Controller during January 2015		6,000			1,755	433,052	
9	**Expenditures for ROPS 14-15B Enforceable Obligations (Estimate 06/30/15)**		-	-	-	1,755	433,433	
10	**Retention of Available Cash Balance (Estimate 06/30/15)** RPTTF amount retained should only include the amounts distributed as reserve for future period(s)							
11	**Ending Estimated Available Cash Balance (7 + 8 - 9 -10)**	**$ -**	**$ 5,504,138**	**$ -**	**$ -**	**$ -**	**$ (38,781)**	

Recognized Obligation Payment Schedule (ROPS 15-16A) - Report of Prior Period Adjustments
Reported for the ROPS 14-15A (July 1, 2014 through December 31, 2014) Period Pursuant to Health and Safety Code (HSC) section 34186 (a)
(Report Amounts in Whole Dollars)

ROPS 14-15A Successor Agency (SA) Self-reported Prior Period Adjustments (PPA): Pursuant to HSC Section 34186 (a), SAs are required to report the differences between their actual available funding and their actual expenditures for the ROPS 14-15A (July through December 2014) period. The amount of Redevelopment Property Tax Trust Fund (RPTTF) approved for the ROPS 15-16A (July through December 2015) period will be offset by the SA's self-reported ROPS 14-15A prior period adjustment. HSC Section 34186 (a) also specifies that the prior period adjustments self-reported by SAs are subject to audit by the county auditor-controller (CAC) and the State Controller.

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T
		Non-RPTTF Expenditures						RPTTF Expenditures											
		Bond Proceeds		Reserve Balance		Other Funds		Non-Admin					Admin					Net SA Non-Admin and Admin PPA (Amount Used to Offset ROPS 15-16A Requested RPTTF)	
Item #	Project Name / Debt Obligation	Authorized	Actual	Authorized	Actual	Authorized	Actual	Authorized	Available RPTTF (ROPS 14-15A distributed + all other available as of 07/1/14)	Net Lesser of Authorized / Available	Actual	Difference (If K is less than L, the difference is zero)	Authorized	Available RPTTF (ROPS 14-15A distributed + all other available as of 07/1/14)	Net Lesser of Authorized / Available	Actual	Difference (If total actual exceeds total authorized, the total difference is zero)	Net Difference (M+R)	SA Comments
		$ -	$ -	$ 71,763	$ 21,388	$ 38,208	$ 44,158	$ 331,993	$ 329,304	$ 329,304	$ 374,421	$ -	$ 125,000	$ 125,000	$ 125,000	$ 125,396	$ -	$ -	
1	2011 Tax Exempt	-		46,771	-	-		331,993	329,304	$ 329,304	374,421	$ -						$ -	
2	2011 Taxable	-		24,992	21,388	38,208	44,158	-		$ -		$ -						$ -	
3	Bond Reserve	-		-		-		-		$ -		$ -						$ -	
7	2011 Tax Allocation Bond	-		-		-		-		$ -		$ -						$ -	
17	ROPS 14-15A Admin Allowance Staff Costs	-		-		-		-		$ -		$ -				105,210		$ -	
18	ROPS 14-15A Admin Allowance Operations & Maintenance	-		-		-		-		$ -		$ -				20,186		$ -	
20	AB 471 Housing Entity Administrative Cost Allowance	-		-		-		-		$ -		$ -						$ -	
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ROPS 14-15A CAC PPA: To be completed by the CAC upon submittal of the ROPS 15-16A by the SA to Finance and the CAC. Note that CACs will need to enter their own formulas at the line item level pursuant to the manner in which they calculate the PPA. Also note that the Admin amounts do not need to be listed at the line item level and may be entered as a lump sum.

U	V	W	X	Y	Z	AA	AB
RPTTF Expenditures							
Non-Admin CAC			Admin CAC			Net CAC Non-Admin and Admin PPA (Amount Used to Offset ROPS 15-16A Requested RPTTF)	
Net Lesser of Authorized / Available	Actual	Difference	Net Lesser of Authorized / Available	Actual	Difference	Net Difference	CAC Comments
		$ -			$ -	$ -	

REEDLEY OVERSIGHT BOARD

- ☐ Consent
- ☒ Regular Item
- ☐ Workshop
- ☐ Closed Session
- ☐ Public Hearing

ITEM NO: _____

DATE: February 24, 2015

TITLE: CONSIDERATION AND APPROVAL OF DOCUMENTS PERTAINING TO THE TRANSFER OF REAL PROPERTIES TO THE CITY OF REEDLEY

A) APPROVE ENVIRONMENTAL ASSESSMENTS NO. 2015-2, 2015-3, 2015-4, 2015-5 & 2015-6, CATEGORICAL EXEMPTIONS UNDER SECTION 15312 (CLASS 12/SURPLUS GOVERNMENT PROPERTY SALES) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES

B) ADOPT RESOLUTION NO. 2015-002 OF THE OVERSIGHT BOARD OF SUCCESSOR AGENCY TO THE FORMER REEDLEY REDEVELOPMENT AGENCY APPROVING THE TRANSFER OF REAL PROPERTIES TO THE CITY OF REEDLEY LOCATED AT 1761 11th ST, 1021 "F" ST, 1045 "F" ST, STORMWATER PONDING BASIN LOCATED AT BUTTONWILLOW & OLSON AVE, AND A VACANT PARCEL LOCATED AT BUTTONWILLOW & HUNTSMAN AVE

SUBMITTED: Paul A. Melikian, Director of Finance & Administrative Services

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RECOMMENDATION

That the Oversight Board A) approve Environmental Assessments No. 2015-2, 2015-3, 2015-4, 2015-5, & 2015-6, finding that the disposition and transfers of real property located at 1761 11th St, 1021 "F" St, 1045 "F" St, a stormwater ponding basin located at Buttonwillow & Olson Ave, and a vacant parcel located at Buttonwillow & Huntsman Ave are all categorically exempt from the preparation of environmental documents pursuant to Article 19 of State CEQA guidelines; and B) adopt Resolution 2015-002 approving a transfer of the subject properties to the City of Reedley, in accordance with the Successor Agency's Revised Long-Range Property Management Plan approved by the State Department of Finance on September 2, 2014.

EXECUTIVE SUMMARY

The Successor Agency received approval on its Long Range Property Management Plan from the State Department of Finance on September 2, 2014. This approval allows the Successor Agency to proceed with the disposition of all properties owned by the former RDA in accordance with the findings in the plan. In September 2014, the Oversight Board approved the sale and transfer of real property located at 1801 10th St., APNs 368-010-35T & 368-010-85T (the Granger Building site and adjacent vacant parcel), to the Kings Canyon Unified School District for development into a district administration office and training center. Approval of the attached Environmental Assessments and Resolution No. 2015-002 authorizes the transfer of the remaining properties owned by the former RDA to the City of Reedley. All properties will be retained for governmental use, and their use will not change. The subject properties include two parking lots, an established stormwater ponding basin and a 0.12 acre triangle shape parcel.

ENVIRONMENTAL REVIEW

Environmental Assessments were prepared for this project in accordance with the requirements of the California Environmental Quality Act (CEQA) Guidelines. Environmental Assessments No. 2015-2, 2015-3, 2015-4, 2015-5, & 2015-6 determine and find that these projects/transfers are all categorical exempt under Section 15312 (Class 12/Surplus Government Property Sales) of the California Environmental Quality Act (CEQA) Guidelines. .

CEQA exempts, pursuant to the provisions of Section 15312 (Class 12/Surplus Government Property Sales), a project characterized as property that does not have significant value or other environmental purposes. Pursuant to CEQA Section 15312, the proposed projects are disposing of surplus property, pursuant to the long-range property management plan addressing the disposition and use of the real property of the former Reedley Redevelopment Agency, which has been approved by the State of California (Health and Safety Code Section 34191.5(b)), and has been deemed to be appropriate and supported findings based upon the facts presented.

PUBLIC NOTICE

HSC 34181(f) requires that all Oversight Board action approving disposition of real property must be at a public meeting after at least 10 days public notice of the proposed action. The public notice was published in the Reedley Exponent on February 12, 2015, and was also posted at City Hall and the successor agency's website (HSC 34179(f)).

FISCAL IMPACT

There is no additional fiscal impact of transferring the remaining properties owned by the Successor Agency to the City of Reedley.

ATTACHMENTS

Letter from Department of Finance Dated September 2, 2014 re: LRPMP Approval
Environmental Assessments No. 2015-2, 2015-3, 2015-4, 2015-5, & 2015-6
Resolution 2015-002
Aerial Photos & Parcel Maps of subject properties

DEPARTMENT OF FINANCE
EDMUND G. BROWN JR. • GOVERNOR
915 L STREET ■ SACRAMENTO CA ■ 95814-3706 ■ WWW.DOF.CA.GOV

September 2, 2014

Mr. Paul Melikian, Director of Finance & Administrative Services
City of Reedley
1717 9th Street
Reedley, CA 93654

Dear Mr. Melikian:

Subject: Long-Range Property Management Plan

Pursuant to Health and Safety Code (HSC) section 34191.5 (b), the Reedley Successor Agency (Agency) submitted a Long-Range Property Management Plan (LRPMP) to the California Department of Finance (Finance) on November 12, 2013. The Agency subsequently submitted a revised LRPMP to Finance on July 10, 2014 and an Addendum on August 20, 2014. Finance has completed its review of the LRPMP, which may have included obtaining clarification for various items.

The Agency received a Finding of Completion on May 24, 2013. Further, based on our review and application of the law, we are approving the Agency's use or disposition of all the properties listed on the LRPMP.

In accordance with HSC section 34191.4, upon receiving a Finding of Completion from Finance and approval of a LRPMP, all real property and interests in real property shall be transferred to the Community Redevelopment Property Trust Fund of the Agency, unless that property is subject to the requirements of an existing enforceable obligation. Pursuant to HSC section 34191.3 the approved LRPMP shall govern, and supersede all other provisions relating to, the disposition and use of all the real property assets of the former redevelopment agency.

Agency actions taken pursuant to a Finance approved LRPMP which requires the Agency to enter into a new agreement are subject to oversight board (OB) approval per HSC section 34181 (f). Any OB action approving a new agreement in connection with the LRPMP should be submitted to Finance for approval.

Please direct inquiries to Nichelle Thomas, Supervisor, or Alex Watt, Lead Analyst at (916) 445-1546.

Sincerely,

for

JUSTYN HOWARD
Assistant Program Budget Manager

cc: on the following page

CITY OF REEDLEY
CATEGORICAL EXEMPTION
ENVIRONMENTAL ASSESSMENT NO. EA-2015-2

THE PROJECT DESCRIBED HEREIN IS DETERMINED TO BE CATEGORICALLY EXEMPT FROM THE PREPARATION OF ENVIRONMENTAL DOCUMENTS PURSUANT TO ARTICLE 19 OF THE STATE CEQA GUIDELINES.

APPLICANT: Successor Agency To The Former Redevelopment Agency of the City of Reedley
1733 Ninth Street
City of Reedley, California 93654

PROJECT LOCATION: Said property is identified by Assessor Parcel No. 368-162-13T, located at 1761 11th Street, on the northern side of 11th Street, between G Street and the Reedley Parkway.

PROJECT DESCRIPTION: The Agency wishes to dispose of surplus property, pursuant to the long-range property management plan addressing the disposition and use of the real property of the former Reedley Redevelopment Agency, which has been approved by the State of California (Health and Safety Code Section 34191.5(b)).

This project is exempt under Section 15312 (Class 12/Surplus Government Property Sales) of the California Environmental Quality Act (CEQA) Guidelines.

EXPLANATION: Section 15312 (Class 12/Surplus Government Property Sales), exempts from the provisions of CEQA projects characterized as property that is sold as surplus government property that does not have significant value or other environmental purposes. The property being sold qualifies for other exemptions under another class of categorical exemption in the CEQA Guidelines (e.g. §15332/In-Fill Development Projects).

The proposed project is disposing of surplus property, pursuant to the long-range property management plan addressing the disposition and use of the real property of the former Reedley Redevelopment Agency, which has been approved by the State of California (Health and Safety Code Section 34191.5(b)), and qualifies for other environmental exemptions under other classes of categorical exemptions in the CEQA Guidelines, which is an exemption characterized under Section 15312 (Class 12/Surplus Government Property Sales) of the California Environmental Quality Act (CEQA) Guidelines.

Date: January 27, 2015

Submitted by: _____

Ellen Moore, Assistant Planner
City of Reedley
Community Development Department
(559) 637-4200 ext. 222

CITY OF REEDLEY
CATEGORICAL EXEMPTION
ENVIRONMENTAL ASSESSMENT NO. EA-2015-3

THE PROJECT DESCRIBED HEREIN IS DETERMINED TO BE CATEGORICALLY EXEMPT FROM THE PREPARATION OF ENVIRONMENTAL DOCUMENTS PURSUANT TO ARTICLE 19 OF THE STATE CEQA GUIDELINES.

APPLICANT: Successor Agency To The Former Redevelopment Agency of the City of Reedley
1733 Ninth Street
City of Reedley, California 93654

PROJECT LOCATION: Said property is identified by Assessor Parcel No. 368-171-02T and Assessor Parcel No. 368-171-03T, located at 1021 F Street, on the south side of F Street, between 10th Street and 11th Street.

PROJECT DESCRIPTION: The Agency wishes to dispose of surplus property, pursuant to the long-range property management plan addressing the disposition and use of the real property of the former Reedley Redevelopment Agency, which has been approved by the State of California (Health and Safety Code Section 34191.5(b)).

This project is exempt under Section 15312 (Class 12/Surplus Government Property Sales) of the California Environmental Quality Act (CEQA) Guidelines.

EXPLANATION: Section 15312 (Class 12/Surplus Government Property Sales), exempts from the provisions of CEQA projects characterized as property that is sold as surplus government property that does not have significant value or other environmental purposes. The property being sold qualifies for other exemptions under another class of categorical exemption in the CEQA Guidelines (e.g. §15332/In-Fill Development Projects).

The proposed project is disposing of surplus property, pursuant to the long-range property management plan addressing the disposition and use of the real property of the former Reedley Redevelopment Agency, which has been approved by the State of California (Health and Safety Code Section 34191.5(b)), and qualifies for other environmental exemptions under other classes of categorical exemptions in the CEQA Guidelines, which is an exemption characterized under Section 15312 (Class 12/Surplus Government Property Sales) of the California Environmental Quality Act (CEQA) Guidelines.

Date: January 27, 2015

Submitted by: _____

Ellen Moore, Assistant Planner
City of Reedley
Community Development Department
(559) 637-4200 ext. 222

CITY OF REEDLEY
CATEGORICAL EXEMPTION
ENVIRONMENTAL ASSESSMENT NO. EA-2015-4

THE PROJECT DESCRIBED HEREIN IS DETERMINED TO BE CATEGORICALLY EXEMPT FROM THE PREPARATION OF ENVIRONMENTAL DOCUMENTS PURSUANT TO ARTICLE 19 OF THE STATE CEQA GUIDELINES.

APPLICANT: Successor Agency To The Former Redevelopment Agency of the City of Reedley
1733 Ninth Street
City of Reedley, California 93654

PROJECT LOCATION: Said property is identified by Assessor Parcel No. 368-171-23T, located at 1045 F Street, on the south side of F Street, between 10th Street and 11th Street.

PROJECT DESCRIPTION: The Agency wishes to dispose of surplus property, pursuant to the long-range property management plan addressing the disposition and use of the real property of the former Reedley Redevelopment Agency, which has been approved by the State of California (Health and Safety Code Section 34191.5(b)).

This project is exempt under Section 15312 (Class 12/Surplus Government Property Sales) of the California Environmental Quality Act (CEQA) Guidelines.

EXPLANATION: Section 15312 (Class 12/Surplus Government Property Sales), exempts from the provisions of CEQA projects characterized as property that is sold as surplus government property that does not have significant value or other environmental purposes. The property being sold qualifies for other exemptions under another class of categorical exemption in the CEQA Guidelines (e.g. §15332/In-Fill Development Project).

The proposed project is disposing of surplus property, pursuant to the long-range property management plan addressing the disposition and use of the real property of the former Reedley Redevelopment Agency, which has been approved by the State of California (Health and Safety Code Section 34191.5(b)), and qualifies for other environmental exemptions under other classes of categorical exemptions in the CEQA Guidelines, which is an exemption characterized under Section 15312 (Class 12/Surplus Government Property Sales) of the California Environmental Quality Act (CEQA) Guidelines.

Date: January 27, 2015

Submitted by: _____

Ellen Moore, Assistant Planner
City of Reedley
Community Development Department
(559) 637-4200 ext. 222

CITY OF REEDLEY
CATEGORICAL EXEMPTION
ENVIRONMENTAL ASSESSMENT NO. EA-2015-5

THE PROJECT DESCRIBED HEREIN IS DETERMINED TO BE CATEGORICALLY EXEMPT FROM THE PREPARATION OF ENVIRONMENTAL DOCUMENTS PURSUANT TO ARTICLE 19 OF THE STATE CEQA GUIDELINES.

APPLICANT: Successor Agency To The Former Redevelopment Agency of the City of Reedley
1733 Ninth Street
City of Reedley, California 93654

PROJECT LOCATION: Said property is identified by Assessor Parcel No. 370-350-07T, located near the northeastern corner of South Buttonwillow Avenue and Olson Avenue, approximately 300 feet north of the terminus of Olson Avenue.

PROJECT DESCRIPTION: The Agency wishes to dispose of surplus property, pursuant to the long-range property management plan addressing the disposition and use of the real property of the former Reedley Redevelopment Agency, which has been approved by the State of California (Health and Safety Code Section 34191.5(b)).

This project is exempt under Section 15312 (Class 12/Surplus Government Property Sales) of the California Environmental Quality Act (CEQA) Guidelines.

EXPLANATION: Section 15312 (Class 12/Surplus Government Property Sales), exempts from the provisions of CEQA projects characterized as property that is sold as surplus government property that does not have significant value or other environmental purposes. The property being sold qualifies for other exemptions under another class of categorical exemption in the CEQA Guidelines (e.g. §15332/In-Fill Development Project).

The proposed project is disposing of surplus property, pursuant to the long-range property management plan addressing the disposition and use of the real property of the former Reedley Redevelopment Agency, which has been approved by the State of California (Health and Safety Code Section 34191.5(b)), and qualifies for other environmental exemptions under other classes of categorical exemptions in the CEQA Guidelines, which is an exemption characterized under Section 15312 (Class 12/Surplus Government Property Sales) of the California Environmental Quality Act (CEQA) Guidelines.

Date: February 6, 2015

Submitted by: _____

Ellen Moore, Assistant Planner
City of Reedley
Community Development Department
(559) 637-4200 ext. 222

CITY OF REEDLEY
CATEGORICAL EXEMPTION
ENVIRONMENTAL ASSESSMENT NO. EA-2015-6

THE PROJECT DESCRIBED HEREIN IS DETERMINED TO BE CATEGORICALLY EXEMPT FROM THE PREPARATION OF ENVIRONMENTAL DOCUMENTS PURSUANT TO ARTICLE 19 OF THE STATE CEQA GUIDELINES.

APPLICANT: Successor Agency To The Former Redevelopment Agency of the City of Reedley
1733 Ninth Street
City of Reedley, California 93654

PROJECT LOCATION: Said property is identified by Assessor Parcel No. 370-350-16T, located on South Buttonwillow Avenue, at the southeastern corner of South Buttonwillow Avenue and East Huntsman Avenue.

PROJECT DESCRIPTION: The Agency wishes to dispose of surplus property, pursuant to the long-range property management plan addressing the disposition and use of the real property of the former Reedley Redevelopment Agency, which has been approved by the State of California (Health and Safety Code Section 34191.5(b)).

This project is exempt under Section 15312 (Class 12/Surplus Government Property Sales) of the California Environmental Quality Act (CEQA) Guidelines.

EXPLANATION: Section 15312 (Class 12/Surplus Government Property Sales), exempts from the provisions of CEQA projects characterized as property that is sold as surplus government property that does not have significant value or other environmental purposes. The property being sold qualifies for other exemptions under another class of categorical exemption in the CEQA Guidelines (e.g. §15332/In-Fill Development Projects).

The proposed project is disposing of surplus property, pursuant to the long-range property management plan addressing the disposition and use of the real property of the former Reedley Redevelopment Agency, which has been approved by the State of California (Health and Safety Code Section 34191.5(b)), and qualifies for other environmental exemptions under other classes of categorical exemptions in the CEQA Guidelines, which is an exemption characterized under Section 15312 (Class 12/Surplus Government Property Sales) of the California Environmental Quality Act (CEQA) Guidelines.

Date: January 27, 2015

Submitted by: _____

Ellen Moore, Assistant Planner
City of Reedley
Community Development Department
(559) 637-4200 ext. 222

OB RESOLUTION NO. 2015-002

A RESOLUTION OF THE OVERSIGHT BOARD OF SUCCESSOR AGENCY TO THE FORMER REEDLEY REDEVELOPMENT AGENCY APPROVING THE TRANSFER OF REAL PROPERTIES TO THE CITY OF REEDLEY LOCATED AT 1761 11TH ST, 1021 "F" ST, 1045 "F" ST, STORMWATER PONDING BASIN LOCATED AT BUTTONWILLOW & OLSON AVE, AND A VACANT PARCEL LOCATED AT BUTTONWILLOW & HUNTSMAN AVE

WHEREAS, as authorized by applicable law, the City of Reedley has elected to serve as the Successor Agency to the former Reedley Redevelopment Agency; and

WHEREAS, Health and Safety Code Section 34191.5(b) requires a successor agency to prepare long-range property management plans to address the disposition and use of the real property of the former Reedley Redevelopment Agency; and

WHEREAS, the Successor Agency prepared a long-range property management plan ("Plan") in accordance with Health and Safety Code Section 34191.5, and received a letter from the California Department of Finance ("DOF") dated September 2, 2014 approving the Agency's use or disposition of all the properties listed on the Plan; and

WHEREAS, a prior action of the approved Plan was to sell real property located at 1801 10th St. Reedley, CA, APNs 368-010-35T & 368-010-85T (the Granger Building site and adjacent vacant parcel) to the Kings Canyon Unified School District for $1.00, as approved by the Oversight Board on September 23, 2014, and the DOF on October 3, 2014; and

WHEREAS, the Successor Agency is now prepared to transfer ownership of all remaining real property owned by the former Reedley Redevelopment Agency to the City of Reedley for governmental use in accordance with the Plan approved by the DOF.

WHEREAS, the Oversight Board finds that this proposed transfer to the City of Reedley for governmental use is in accordance with the Plan approved by the DOF.

NOW, THEREFORE, the Oversight Board of Successor Agency to the former Reedley Redevelopment Agency does hereby resolve as follows:

Section 1. Finds and determines that the foregoing recitals are true and correct.

Section 2. Approval of the transfer of real property shown below to the City of Reedley, as follows:

APN	Address	Property Type
368-162-13T	1761 11th St	Parking Lot
368-171-02T	1021 "F" Street	Parking Lot
368-171-03T	1021 "F Street	Parking Lot
368-171-23T	1045 "F" Street	Parking Lot
370-350-07T	Buttonwillow & Olson Ave.	Stormwater Ponding Basin
370-350-16T	Buttonwillow & Huntsman Ave.	Vacant Parcel

Section 3. Successor Agency staff and legal counsel are hereby authorized and directed to prepare the necessary documents to consummate the transaction so long as the terms are not inconsistent with those set forth in this resolution.

Section 4. The City Manager of the City of Reedley or their authorized designee is hereby authorized to sign all transfer documents on behalf of the Successor Agency.

The foregoing resolution was introduced and adopted by the Oversight Board of Successor Agency to the former Reedley Redevelopment Agency at a special meeting held on February 24, 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

DATED: February 24, 2015

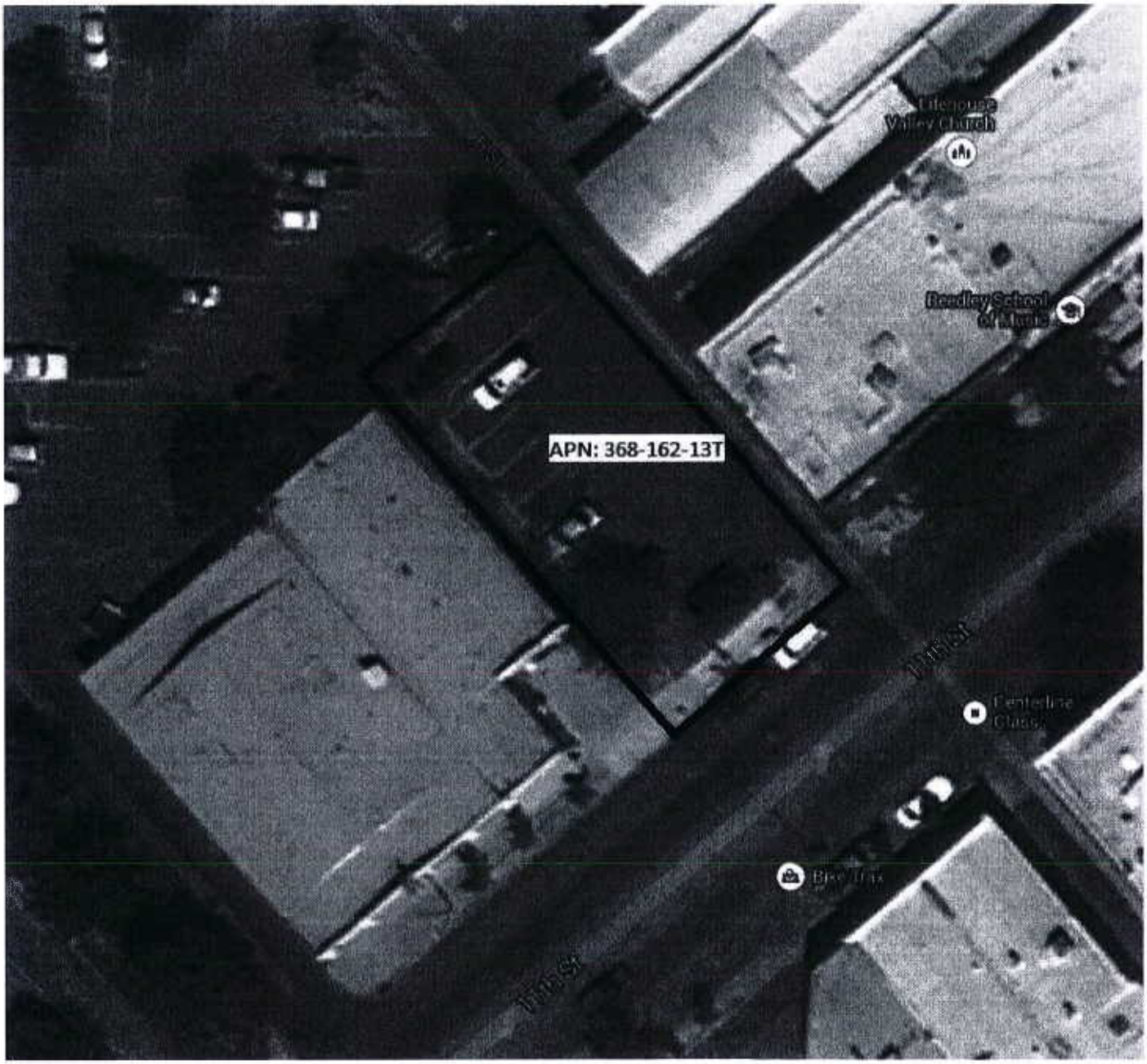
APPROVED:

_____
Lawrence Wilder
Chairman, Oversight Board

ATTEST:

_____
Paul A. Melikian
Secretary, Oversight Board

Public Parking Lot
Located on 11th Street



APN	Address	Approximate Lot Dimensions	Acreage	Existing Land Use	Planned Land Use Designation	Zone District Designation
368-162-13T	1761 11th Street	50' x 87'	0.10 acres	Public Parking Lot	Central Downtown Commercial	CC (*Central & Community Commercial*) Zone District

--- NOTE ---

This map is for Assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

SUBDIVIDED LAND IN POR. SEC. 27, T. 15 S., R. 23 E., M.D.B. & M.

Tax Rate Area
8-029

368-16

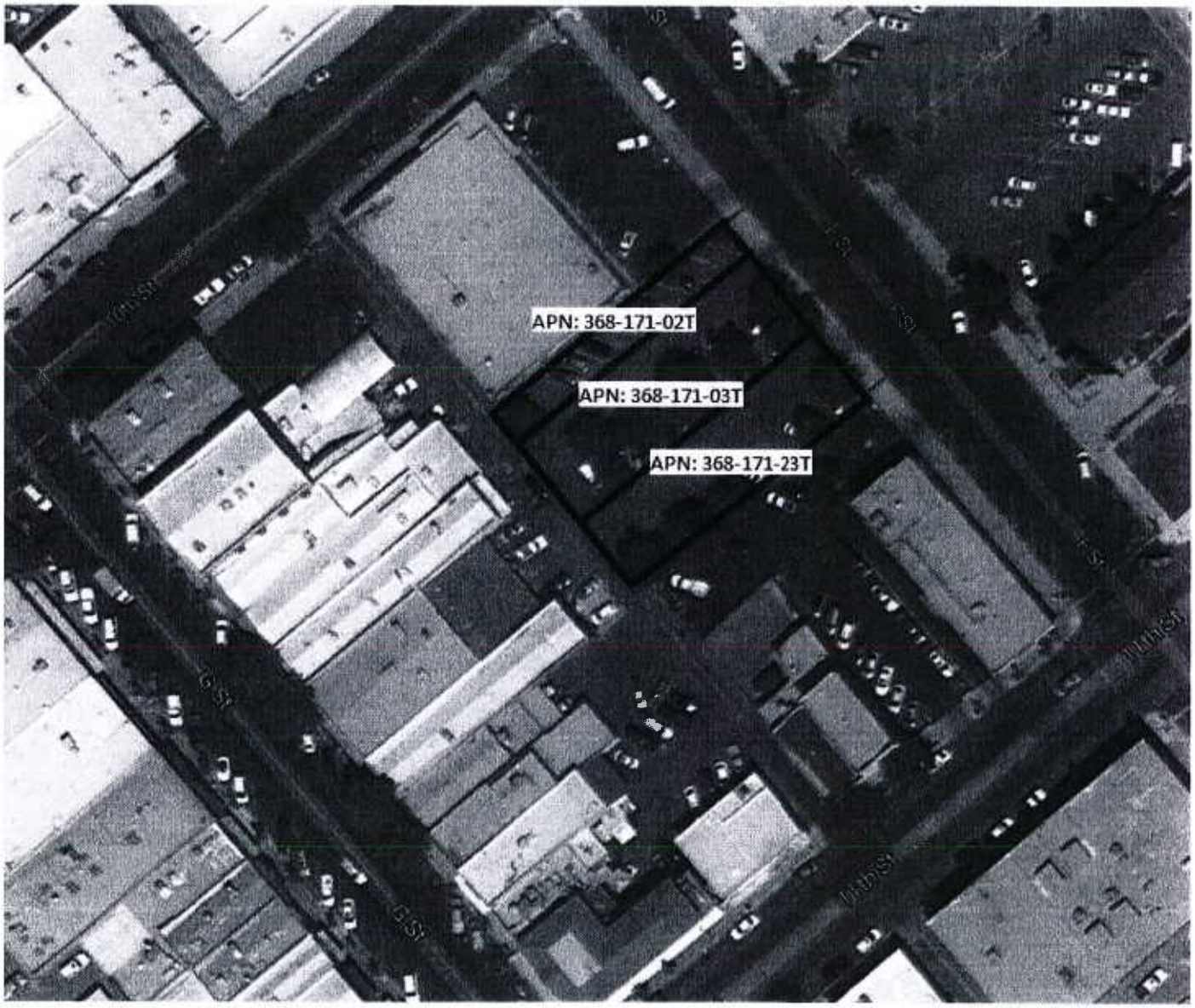
Town of Reedley - Plat Bk. 5, Pg. 6

NOTE -Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk. 368 - Pg. 16
County of Fresno, Calif.

02-08-02

Public Parking Lot
Located on "F" Street



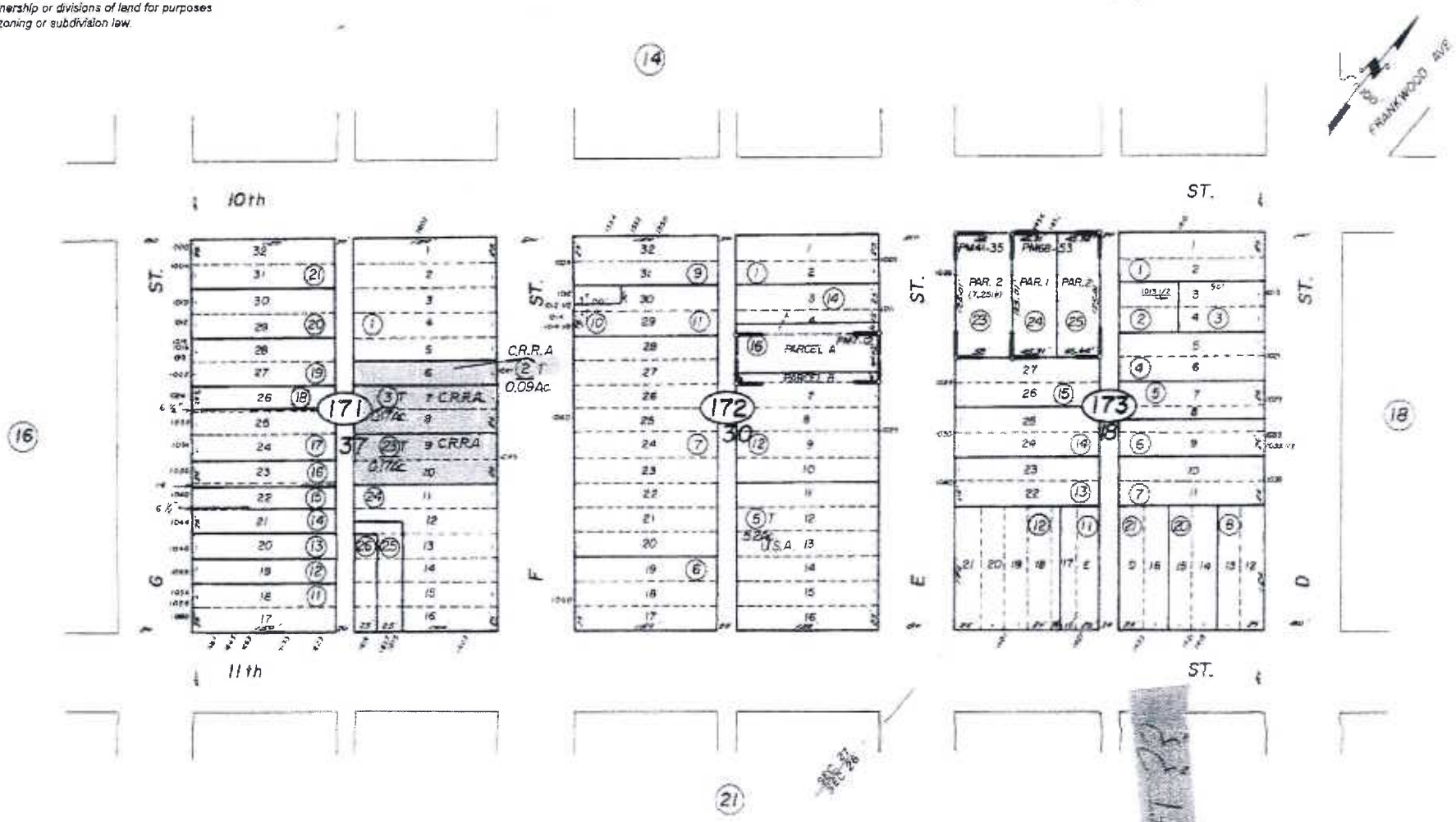
APN	Address	Approximate Lot Dimensions	Acreage	Existing Land Use	Planned Land Use Designation	Zone District Designation
368-171-02T	1021 "F" Street	25' x 150'	.09 acres	Public Parking Lot	Central Downtown Commercial	CC (*Central & Community Commercial*) Zone District
368-171-03T		50' x 150'	0.17 acres	Public Parking Lot	Central Downtown Commercial	CC (*Central & Community Commercial*) Zone District
368-171-23T	1045 "F" Street	50' x 150'	0.17 acres	Public Parking Lot	Central Downtown Commercial	CC (*Central & Community Commercial*) Zone District

— NOTE —
This map is for Assessment purposes only, it is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

SUBDIVIDED LAND IN POR. SECS. 26 & 27, T. 15 S., R. 23E., M.D.B.&M.

Tax Area
8-029

368-17



Parcel Map No. 194 - Bk. 68, Pg. 53
Parcel Map No. 128 - Bk. 41, Pg. 35
Parcel Map No. 38 - Bk. 7, Pg. 12
Town of Reedley - Plat Bk. 5, Pg. 6

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk. 368 - Pg. 17
County of Fresno, Calif.

MAY 15 2012

Stormwater Ponding Basin

APN	***Address***	***Approximate Lot Dimensions***	***Acreage***	***Existing Land Use***	***Planned Land Use Designation***	***Zone District Designation***
370-350-07T		297.11' x 329.11'	2.24 acres	Stormwater Ponding Basin	Public/ Institutional Facility	RCO (*Resource Conservation & Open Space*) Zone District

--- NOTE ---

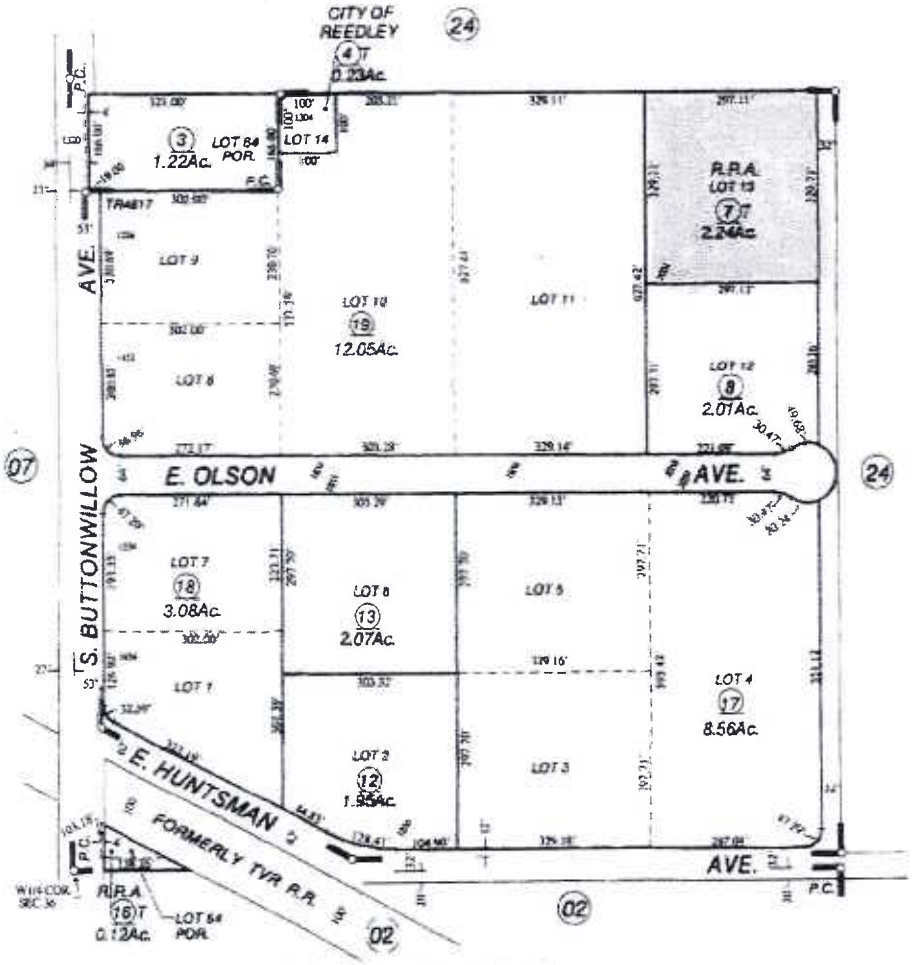
This map is for Assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

SUBDIVIDED LAND IN POR. SEC. 36, T.15 S., R.23 E., M.D.B. & M.

Tax Rate Area
8-052
8-053
8-057

370-35

1" = 200'



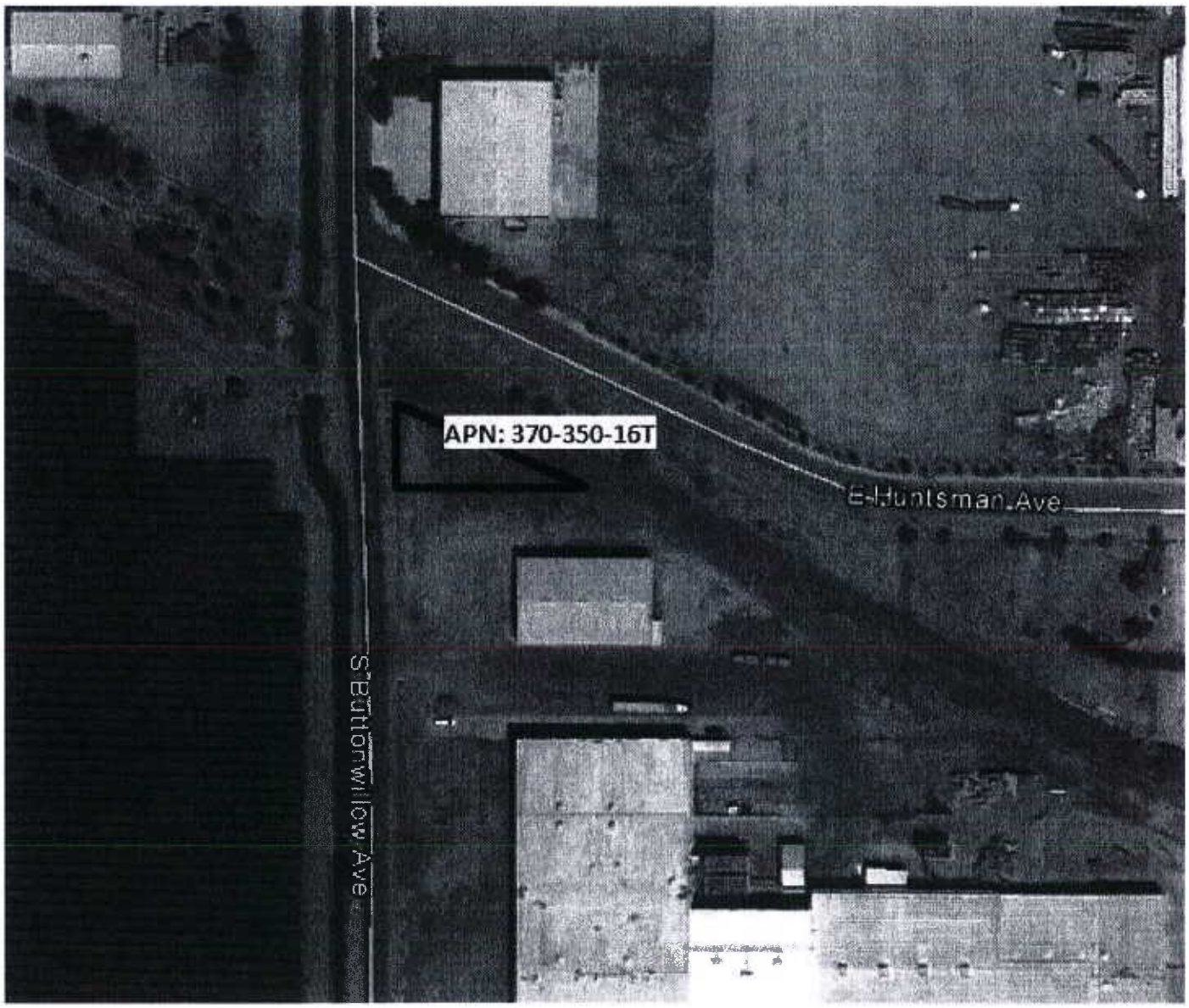
Producer's Colony - R. S. Bk. 2. Pg. 39
Tract Map No. 4817 - Bk. 63, Pgs. 31-32

Assessor's Map Bk. 370 - Pg. 35
County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

02-20-07

Triangular Parcel Along Buttonwillow Avenue



APN	***Address***	***Approximate Lot Dimensions***	***Acreage***	***Existing Land Use***	***Planned Land Use Designation***	***Zone District Designation***
370-350-16T		138.26' X 103.18' (triangular-shaped)	0.12 acres	Vacant	Light Industrial	MH (*Heavy Industrial*) Zone District

--- NOTE ---

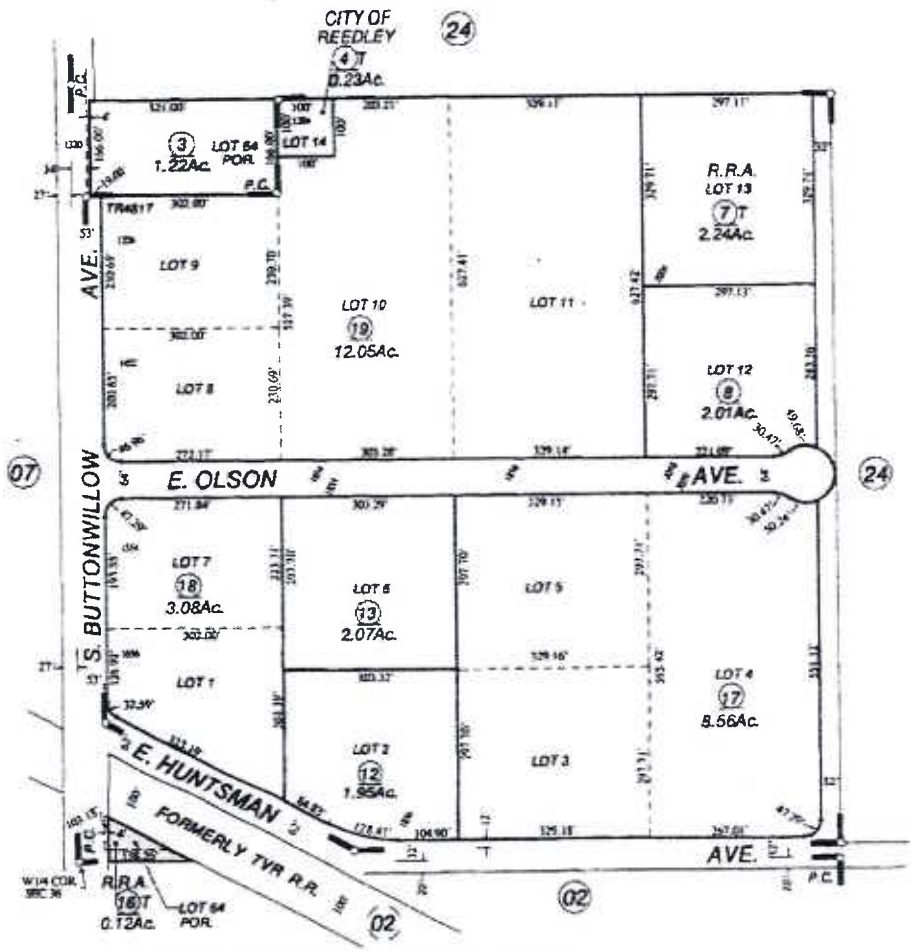
This map is for Assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

SUBDIVIDED LAND IN POR. SEC. 36, T.15 S., R.23 E., M.D.B. & M.

Tax Rate Area
6-052
6-053
6-057

370-35

1"= 200'



Producer's Colony - R. S. Bk. 2. Pg. 39
Tract Map No. 4817 - Bk. 63, Pgs. 31-32

Assessor's Map Bk. 370 - Pg. 35
County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

02-25-07

Department of Finance Presentation

Explanation of the Governor's Budget Proposal Affecting the Redevelopment Dissolution Process

January 12, 2015
2:00 – 3:15 p.m.

LEAGUE® OF CALIFORNIA CITIES

Where We Stand Now

- The state, cities, and counties have all worked tirelessly to successfully implement the challenging and complex dissolution statutes.

- The process has worked remarkably well despite its complexity.

  - 99% of all successor agencies have complied with the July-True Up process
  - 99% of all successor agencies have completed their Due Diligence Reviews
  - 99% of all successor agencies have transferred their Housing Assets
  - 85% of all successor agencies have a Finding of Completion
  - 50% of all successor agencies have an approved property disposition plan

- Work has progressed to the point that the dissolution statutes need to be revisited to add "Finality" to the whole process.

Why Change Things Now?

- Most SAs have reached an understanding with Finance on what is and is not an Enforceable Obligation.
- Some of the statutory mechanisms were prescriptive to ensure uniform implementation of a new and highly complex process.
  - Since the process is now well-established after three years of diligent work, it may be possible to streamline some parts.
- The transition to countywide Oversight Boards on July 1, 2016, will make the current ROPS process cumbersome in most counties.
- Clarifying points of law that some claim are unclear will continue to ensure SAs have sufficient revenue to pay their Enforceable Obligations and will negate the need for costly litigation.

What Are We Proposing To Do?

- Legislation will be introduced to gradually transition the state away from its current detailed oversight role.

- The legislation will meet the following objectives:

  - Minimize the erosion of property tax residuals being returned to the local affected taxing entities (both in the short and long term).
  - Transition the state from detailed reviews of Enforceable Obligations to a streamlined process.
  - Clarify and refine various provisions to eliminate perceived ambiguity without rewarding previous questionable actions.
  - Maintain the expeditious wind-down requirement while adding new incentives for substantial compliance.

What Are We Proposing To Do?

- The Legislation will make the following process changes:
  - Transition ALL SAs to an annual ROPS process beginning in 2016 (corresponding to the ROPS 16-17 A period).
    - The annual ROPS will be mandatory.
    - The first Annual ROPS will be due on February 1, 2016.
  - Allow SAs with a Finding of Completion to transition to an optional "Last and Final" ROPS beginning January 2, 2016 (corresponding to the ROPS 15-16 B period).
    - The Last and Final ROPS will be available to SAs that have reached full agreement with Finance on what items are Enforceable Obligations.
    - Once approved, the SA will no longer submit a ROPS in future periods—Instead, the County Auditor-Controller will remit funds to the SA in accordance with the Last and Final ROPS. Finance will be removed from the process.
    - SAs may propose to accelerate approved loan repayments on their Last and Final ROPS.
    - As now, the city or county may still loan money to the SA to pay Enforceable Obligations if there is insufficient tax revenues. Repayment of the loaned amounts will continue to be Enforceable Obligations.
    - SAs may amend existing agreements, under specified criteria, without having to obtain oversight board or Finance approval.

What Are We Proposing To Do?

- The Legislation will make the following clarifications to resolve any perceived ambiguity in current law:
  - Pre-dissolution statutory tax increment caps and project area time limits do not apply for purposes of paying Enforceable Obligations.
  - Delineate what type of parking lots qualify as governmental purpose assets.
  - RDA and creator agreements involving Bond refinancings that occurred during January and February of 2011, which meet specified conditions, are eligible for payment as an Enforceable Obligation.
  - All statutory and contractual passthrough obligations of the former RDA end when all Enforceable Obligations have been retired.
  - Litigation expenses associated with challenging the dissolution statutes, or decisions attendant, must be paid from the SA's administrative budget and are not stand-alone Enforceable Obligations.
  - Agreements entered or reentered into between the SA and the creator of the RDA are not Enforceable Obligations, unless they were for administrative services.
  - Application of the Administrative Procedures Act.

What Are We Proposing To Do?

- The Legislation will add the following requirements:
  - The administrative cost formula for an SA's administrative budget can not exceed 50 percent of the total RPTTF authorized for Enforceable Obligations.
  - The Meet and Confer process will not be used for issues that are the subject of active litigation.
  - The County Auditor-Controller will staff the countywide Oversight Boards—They will recover their additional costs under the current SB 2557 mechanism.
  - A Successor Agency shall be abolished within 100 days of retiring the last Enforceable Obligation.