

**CITY OF WOODLAND
300 FIRST STREET
WOODLAND, CALIFORNIA**

**JOINT CITY COUNCIL/REDEVELOPMENT AGENCY BOARD
SPECIAL MEETING AGENDA**

JANUARY 31, 2012

6:00 P.M.

- A. CALL TO ORDER
- B. ROLL CALL
- C. PLEDGE OF ALLEGIANCE
- D. COMMUNICATIONS-PUBLIC COMMENT

This an opportunity for the public to speak to the Council on any item other than those listed for public hearing on this agenda. Speakers are requested to use the microphone in front of the Council and to begin by stating their name, whether they reside in Woodland and the name of the organization they represent if any. The Mayor may impose a time limit on any speaker depending on the number of people wanting to speak and time available for the rest of the agenda. In the event comments are related to an item scheduled on the agenda, speakers may be required to wait to make their comments until that item is considered.

- E. COMMUNICATIONS–COUNCIL/STAFF STATEMENTS AND REQUESTS

This is an opportunity for the Council Members and Staff to make comments and announcements, to express concerns, or to request Council's consideration of any items a Council Member would like to have discussed at a future Council meeting.

- F. REPORTS OF THE CITY MANAGER

1. Appoint Member to Serve as City's Representative on the Board of Commissioners for the Housing Authority of the County of Yolo; Authorize City Manager to Notify the County Board of Supervisors for Appointment to the Commission

2. Redevelopment Agency Board Approve Resolution to Amend the Enforceable Obligation Payment Schedule Pursuant to AB IX 26
3. City Council to Introduce by First Reading Ordinance Repealing Ordinance No. 1530 and Resolution Terminating the Remittance Payment

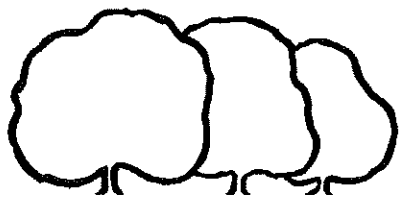
G. ADJOURN

I declare under penalty of perjury that the foregoing Agenda for the Joint City Council/Redevelopment Agency Board special meeting of the City of Woodland scheduled for January 31, 2012 was posted on January 27, 2012, in the outside display case at City Hall, 300 First Street, Woodland, CA, and was available to the public during normal business hours.

Christine Engel
Deputy City Clerk

Upon request, agendas and documents in the agenda packet will be made available in appropriate alternative formats to persons with a disability, as required by law. Any such request must be made in writing to the Office of the City Clerk of the City of Woodland. Requests will be valid for the calendar year in which the request is received, and must be renewed prior to January 1st.

Persons needing disability-related modifications or accommodations in order to participate in public meetings, including persons requiring auxiliary aids or services, may request such modifications or accommodations by calling the Office of the City Clerk (530-661-5806) at least 48 hours prior to the meeting.



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

1.

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: January 31, 2012

SUBJECT: Appoint a Member to Serve as the City's Representative on the Board of Commissioners for the Housing Authority of the County of Yolo and Authorize City Manager to Notify the County Board of Supervisors for Appointment to the Commission

Report in Brief

That the City Council

- 1) Appoint the Mayor, and on a go-forward basis, the Mayor's successor to serve as the City's representative on the Board of Commissioners for the Housing Authority of the County of Yolo (Yolo County Housing, or "YCH") in accordance with Chapter 2 of Article 37 of the Yolo County Code; and
- 2) Authorize the City Manager, or designee, to forward the name to the County Board of Supervisors for appointment to the Commission.

Background

The Housing Authority of the County of Yolo (informally known as "Yolo County Housing" or "YCH") serves the four cities and the unincorporated county of Yolo in the provision of affordable housing. Yolo County Housing (YCH) is a body both corporate and politic and is a political subdivision of the State of California. In 1950, when YCH was created, the Board of Supervisors created an independent Housing Commission to oversee the authority's operations. This Board of Commissioners existed until 2006, when concerns over the Authority's operations resulted in the resignation of the Executive Director and of the members of the Board of Commissioners.

In June 2006, the Board of Supervisors adopted Resolution 06-91 to rescind the February 15, 1950 Resolution and to declare itself to be the Interim Board of Commissioners. Later in 2006, two tenant commissioners were also added to the Board, in conformance with State and Federal legal requirements. Since 2006, this Board has functioned as the Interim Board of Commissioners.

In a 2008 Strategic Planning session, the Interim Board of Commissioners discussed alternatives for its transition to a permanent Board after the stabilization of YCH. The Commissioners appointed an *ad-hoc* subcommittee of members to guide that transition. As a result, the subcommittee brought back a recommendation to the full board that was sent on to the Board of Supervisors. It was recommended that the membership of YCH be broadened to encompass decision-makers from each of the cities that YCH serves, along with the County in order be representative of the areas served by YCH. That recommendation was accepted and YCH and the County began outreach to the cities through its individual city managers and through the existing 2 x 2 process. Through the 2 x 2 process, there was consensus that broadening the Board of YCH to reflect the needs of each of the represented cities made sense both from the perspective of meeting housing needs within the community, as well as from the perspective of shared services and the recent Shared Services Resolutions adopted by each City, the County and by YCH.

On March 1, 2011, the Board of Supervisors held the first reading of the proposed Ordinance, adding Article 37 to Chapter 2 of the Yolo County Code, thereby creating a Housing Commission to oversee YCH. The Board of Supervisors would remain as a five member Board of Governors, with the majority of duties delegated to the new seven member Housing Commission. The 2nd reading and adoption of the ordinance was held on March 15, 2011 and the amendment took effect April 2011.

In July and August 2011, the County and YCH considered timing and transition issues, with the proposed transition taking place in January 2012. The County and YCH are currently recruiting Commissioners for the new Housing Commission.

Housing Commission, Powers and Duties

The new Housing Commission has been created using LAFCO as its model. Accordingly, the new Board of Commissioners will be made up of the following members:

- One representative from each of the four cities, three of whom will sit on the Board of Commissioners with the fourth serving as an alternate (for the first term of the Board the alternate will be the City of Davis);
- Two at-large members from the County, who may be residents of any of the four cities and/or the unincorporated County;
- Two tenant commissioners drawn from either YCH's Voucher or Public Housing programs, one of whom is over the age of 62, in conformance with state and federal requirements.

Each of the cities, the County and YCH will forward its proposed appointments to the Board of Supervisors for appointment to the Housing Commission.

The powers and duties of the Housing Commission and Board of Governors are divided as follows:

The Board of Governors has delegated to the Board of Commissioners the authority set forth in Chapter 3, Part 2, Division 24 of the Health and Safety Code titled the "Housing Operations Law," with the following exceptions:

- The following powers, duties, and functions are not delegated to the Housing Commission:
 - a. Section 3411(a) – Ability to sue and be sued;
 - b. Section 3411(b) - Have a seal and alter it;
 - c. Section 3411(c) - Have perpetual succession;
 - d. Section 34315(d) – Acquisition of real property by eminent domain;
 - e. Section 34316(b) –Purchase of bonds;
 - f. Section 34325 – Eminent domain authority.

The authority to issue bonds pursuant to Article 5, Chapter 1, Part 2, Division 24 of the Health and Safety Code shall be exercised by the Board of Governors of the Housing Authority. The Housing Commission may recommend such action as the issuance of bonds or conditions relating thereto.

Additional communication between the Board of Governors and the Housing Commission would exist, principally through a quarterly 2 x 2 process and annual or bi-annual meeting of the Board of Governors.

The Housing Commission of YCH typically meets eleven (11) times per year.

Fiscal Impact

There is no fiscal impact. Yolo County Housing is a separate public agency with its own funding. Commissioners with YCH are paid a stipend of \$50.00 per meeting, with a maximum of one meeting per month.

Recommendation for Action

That the City Council

- 1) Appoint the Mayor, and on a go-forward basis, the Mayor's successor to serve as the City's representative on the Board of Commissioners for the Housing Authority of the County of Yolo (Yolo County Housing, or "YCH") in accordance with Chapter 2 of Article 37 of the Yolo County Code; and
- 2) Authorize the City Manager, or designee, to forward the name to the County Board of Supervisors for appointment to the Commission.

SUBJECT: Appoint a Member to Serve as the City's Representative on the Board of Commissioners for the Housing Authority of the County of Yolo and Authorize City Manger to Notify the County Board of Supervisors for Appointment to the Commission

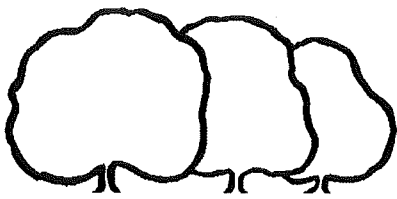
PAGE: 4

ITEM:

Prepared by: Nick Ponticello
Community Development Director

A handwritten signature in black ink, appearing to be 'KO', written over a horizontal line.

Kevin O'Rourke
Interim City Manager



City of Woodland

REPORT TO REDEVELOPMENT AGENCY BOARD

AGENDA ITEM

2.

TO: REDEVELOPMENT AGENCY BOARD

DATE: January 31, 2012

SUBJECT: Consideration of a Resolution of the Redevelopment Agency of the City of Woodland Amending its Enforceable Obligation Payment Schedule Pursuant to AB 1X 26

Report in Brief

In accordance with Health and Safety Code Section 34169, added by Assembly Bill 1X 26, the Redevelopment Agency of the City of Woodland ("Agency") adopted an Enforceable Obligation Payment ("EOPS"), which serves as the basis for the payment of the Agency's outstanding financial obligations. Section 34169 allows that the EOPS may be amended at any public meeting of the Agency.

As a requirement for dissolution of Redevelopment Agencies per Assembly Bill 1X 26, the Agency must update the EOPS prior to February 1, 2012, to reflect payments for Enforceable Obligations prior to the effective date of the Recognized Obligation Payment Schedule (ROPS) of May 1, 2012.

Staff is recommending that the City Redevelopment Agency Board approve the attached Redevelopment Agency Board resolution to amend the EOPS to include all of the current enforceable obligations of the Agency.

Background

The Redevelopment Agency of the City of Woodland ("Agency") was created by the City Council for the purposes of implementing redevelopment activities in the City. On July 5, 1988, the City Council adopted the Redevelopment Plan for the Woodland Redevelopment Project in accordance with the Community Redevelopment Law (Health and Safety Code Section 33000 *et seq.*) ("CRL"). The Woodland Redevelopment Project Area was found to have a significant number of physical and economic blighting conditions that necessitated adoption of the Redevelopment Plan. The Redevelopment Plan authorizes the Agency to receive tax increment revenue to pay for programs and projects that address these conditions consistent with the CRL.

SUBJECT:

Consideration of a Resolution of the Redevelopment
Agency of the City of Woodland Amending its
Enforceable Obligation Payment Schedule Pursuant
to AB 1X 26

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In January, 2011, the Governor announced his intent to eliminate redevelopment agencies as a way to help balance the State budget. The Legislature then enacted, and the Governor signed, Assembly Bill 1X 26 and Assembly Bill 1X 27, which took effect on June 29, 2011.

AB 1X 26 immediately suspended all new redevelopment activities and incurrence of indebtedness, and dissolves redevelopment agencies effective October 1, 2011. AB 1X 27 allows a city or county that had a redevelopment agency to avoid dissolution by adopting an ordinance agreeing to make specified payments to reduce the State budget deficit.

A Petition for Writ of Mandate was filed in the Supreme Court of the State of California on July 18, 2011 (California Redevelopment Association, et al. v. Ana Matosantos, et al., Case No. S194861), challenging the constitutionality of AB 26 and AB 27 on behalf of cities, counties and redevelopment agencies and requesting a stay of enforcement. On August 11, 2011, and August 17, 2011, the Supreme Court stayed portions of AB 1X 26, and stayed AB 1X 27 in its entirety during the pendency of the matter.

The portion of AB 1X 26 that was not stayed required that redevelopment agencies prepare and file an Enforceable Obligations Payment Schedule in August, 2011.

On December 29, 2011, the Supreme Court issued its final decision in the aforesaid litigation, upholding AB 1X 26, invalidating AB 1X 27, and extending all statutory deadlines under AB 1X 26, essentially dissolving all redevelopment agencies throughout the State effective February 1, 2012. Due to these extensions, the Agency must update the EOPS to reflect payments for Enforceable Obligations prior to the effective date of the Recognized Obligation Payment Schedule (ROPS) of May 1, 2012.

Discussion

AB 1X 26 suspended all new redevelopment activities and incurrence of indebtedness by terminating virtually all otherwise legal functions of the Agency and mandating a liquidation of any assets for the benefit of local taxing agencies. Some debts are allowed to be repaid, but any such remittances are to be managed by a successor agency, that would function primarily as a debt repayment administrator. The successor agency cannot continue or initiate any new redevelopment projects or programs. The activities of the successor agency will be overseen by an oversight board, comprised primarily of representatives of other taxing agencies, until such time as the remaining debts of the former redevelopment agency are paid off, all Agency assets liquidated and all property taxes are redirected to local taxing agencies.

Under Health and Safety Code Section 34169, the EOPS must list all of the "enforceable obligations" of the Agency, and is subject to approval by the Department of Finance. "Enforceable Obligations" include: bonds; loans legally required to be repaid pursuant to a payment schedule with mandatory repayment terms; payments required by the federal government, pre-existing 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

SUBJECT:

Consideration of a Resolution of the Redevelopment
Agency of the City of Woodland Amending its
Enforceable Obligation Payment Schedule Pursuant
to AB 1X 26

PAGE: 3**ITEM:**

contracts or agreements necessary for the continued administration or operation of the agency, including agreements to purchase or rent office space, equipment and supplies.

Section 34169 allows that the EOPS may be amended at any public meeting of the Agency. The Agency adopted an EOPS in accordance with AB 1X 26, now desires to amend the EOPS to include all of the current enforceable obligations of the Agency.

Fiscal Impact

Once adopted, the amended EOPS will be the payment schedule for the “winding down” of the Redevelopment Agency. The EOPS is a temporary schedule that will be replaced with a Recognized Obligation Payment Schedule (ROPS) to be submitted to the State by May 1, 2012 as outlined above.

Public Contact

Posting of the City Council/Redevelopment Board agenda on City’s website www.cityofwoodland.org and various city kiosk locations.

Alternative Courses of Action

1. Approve the attached Redevelopment Agency Board resolution to amend the EOPS to include all of the current enforceable obligations of the Agency.
2. None.

Recommendation for Action

Staff recommends that the Agency Board approve Alternative No. 1.

Prepared by: Wendy Ross
Redevelopment Manager

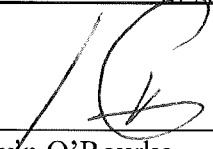
Reviewed by: Nicholas J. Ponticello,
Community Development Director

SUBJECT:

Consideration of a Resolution of the Redevelopment
Agency of the City of Woodland Amending its
Enforceable Obligation Payment Schedule Pursuant
to AB 1X 26

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ITEM:



Kevin O'Rourke
Executive Director

Attachments: Resolution
Amended Enforceable Obligation Payment Schedule (EOPS)

AGENCY RESOLUTION NO.

**A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF
WOODLAND AMENDING ITS ENFORCEABLE OBLIGATION PAYMENT
SCHEDULE TO AB 1X 26**

WHEREAS, in compliance with AB1X 26, enacted by the California State Legislature and signed by the Governor as part of the 2011-2012 State budget bill, the Redevelopment Agency of the City of Woodland adopted an Enforceable Obligation Payment Schedule ("EOPS") to allow the Agency to make payment on debts and obligations listed on the EOPS; and

WHEREAS, Health and Safety Code Section 34169, added as part of AB 1X 26, allows that the EOPS may be amended at any public meeting of the Agency; and

WHEREAS, now desires to amend the EOPS to include all of the current enforceable obligations of the Agency;

NOW, THEREFORE, THE REDEVELOPMENT AGENCY OF THE CITY OF WOODLAND DOES HEREBY RESOLVE AS FOLLOWS:

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

Section 2. Amendment of EOPS. The Agency hereby amends the Enforceable Obligation Payment Schedule, as set forth in the Amended Enforceable Obligations Payment Schedule attached hereto as Exhibit A, as authorized by Health and Safety Code Section 34169.

Section 3. Posting; Transmittal to Appropriate Agencies. The Executive Director is hereby authorized and directed to post a copy of the Amended EOPS on the City's website. The Executive Director is further authorized and directed to transmit, by mail or electronic means, to the Yolo County Auditor-Controller, the State Controller and the Department of Finance, notification providing the website location of the posted Amended EOPS and other information as required by AB 1X 26.

Section 4. Effective Date. Pursuant to Health and Safety Code Section 34169 (i), the Agency's action to amend the EOPS as set forth herein shall not be effective for three (3) business days following adoption of this Resolution, pending a request for review of the Amended EOPS by the Department of Finance.

PASSED AND ADOPTED at a special meeting of the Redevelopment Agency of the City of Woodland on the 31st day of January, 2012 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Redevelopment Agency Chair

ATTEST:

Agency Secretary

AMENDED ENFORCEABLE OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34167 and 34169

Professional Services and Summary Totals

	Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by month						Total
						Jan	Feb	Mar	Apr	May	Jun	
1	Audit	MGO	RDA Report	16,000.00	10,200.00	5,200.00	5,000.00					\$ 10,200.00
2	Legal Services contract	Best Best & Krieger	Redevelopment legal services	100,000.00	88,068.37	15,000.00	15,000.00	15,000.00			13,068.37	\$ 88,068.37
3	State Theatre	Clark-Wolcott	Appraisal	15,650.00	15,650.00	15,650.00						\$ 15,650.00
4												
5												
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26												\$ -
27												\$ -
28												\$ -

Summary

Subtotal -- Professional Services	Page 1	\$ 131,650.00	\$ 113,918.37	\$ 35,850.00	\$ 20,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 13,068.37	\$ 113,918.37
Subtotal -- Debt	Page 2	\$ 23,717,164.61	\$ 3,424,861.73	\$ 27,610.65	\$ 16,687.50	\$ 1,320,583.33	\$ 869,086.31	\$ 811,968.00	\$ 378,925.94	\$ 3,424,861.73	
Subtotal -- Pass-Throughs	Page 3	\$ -	\$ 538,974.09	\$ 269,487.04	\$ -	\$ -	\$ -	\$ 269,487.05	\$ -	\$ 538,974.09	
Subtotal -- Equipment	Page 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Subtotal -- Administrative Support	Page 5	\$ 195,980.60	\$ 195,980.60	\$ 32,663.46	\$ 32,663.46	\$ 32,663.46	\$ 32,663.46	\$ 32,663.46	\$ 32,663.46	\$ 195,980.60	
Subtotal -- Rents and Leases	Page 6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Subtotal -- Insurance	Page 7	\$ 28,127.00	\$ 14,070.00	\$ 2,345.00	\$ 2,345.00	\$ 2,345.00	\$ 2,345.00	\$ 2,345.00	\$ 2,345.00	\$ 14,070.00	
Subtotal -- Property Maintenance	Page 8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Subtotal -- Other O&M	Page 9	\$ 193,236.14	\$ 101,993.07	\$ 17,207.18	\$ 17,207.18	\$ 17,207.18	\$ 17,207.18	\$ 17,207.18	\$ 15,957.18	\$ 101,993.08	
Subtotal -- Taxes and Assessments	Page 10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Subtotal -- Accounts Receivable	Page 11	\$ 7,491,159.22	\$ 40,770.06	\$ 3,629.40	\$ 3,629.40	\$ 3,629.40	\$ 9,960.62	\$ 9,960.62	\$ 9,960.62	\$ 40,770.06	
Subtotal -- CIP	Page 12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Grand Total		\$ 31,757,317.57	\$ 4,430,567.92	\$ 388,792.73	\$ 92,532.54	\$ 1,391,428.37	\$ 946,262.57	#####	\$ 452,920.57	\$ 4,430,567.93	

OTHER OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34167 and 34169

Bond Debt and Agreements

Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by month						Total		
					Jan	Feb	Mar	Apr	May	Jun			
1	DFBT												
2	2007 Bond Series A	Tax allocation bond	12,558,760.00	341,153.00					341,153.00		\$ 341,153.00		
3	2007 Bond Series B	Tax allocation bond	1,228,875.00	245,815.00					245,815.00		\$ 245,815.00		
4											\$ -		
5	AGREEMENTS												
6	Casa Del Sol - HELP	Loan Agreement	1,308,583.33	1,308,583.33			1,308,583.33				\$ 1,308,583.33		
7	Casa Del Sol - CDBG Sec. 108	Loan Agreement	330,690.00	115,230.00	7,615.00					107,615.00	\$ 115,230.00		
8	Fair Plaza East - HELP	Loan Agreement	1,413,053.59	0.00							\$ -		
9	Heritage Oaks Apts - HELP	Loan Agreement	1,871,625.00	0.00							\$ -		
10	Hunt Building	Owner Participation Agreement - Grant	2,000.00	2,000.00			2,000.00				\$ 2,000.00		
11	Jackson Building - Interior	Owner Participation Agreement - Loan	10,831.96	10,831.96	5,831.96	5,000.00					\$ 10,831.96		
12	Jackson Building - Façade	Owner Participation Agreement - Grant	17,627.29	12,000.00	2,913.69			9,086.31			\$ 12,000.00		
13	Muscle World - Interior	Owner Participation Agreement - Loan	100,000.00	100,000.00			100,000.00				\$ 100,000.00		
14	Muscle World - Façade	Owner Participation Agreement - Grant	90,000.00	90,000.00					45,000.00	45,000.00	\$ 90,000.00		
15	Oddfellows Building	Owner Participation Agreement - Loan	12,937.50	12,937.50	11,250.00	1,687.50					\$ 12,937.50		
16	Porter Building	Owner Participation Agreement - Loan	150,969.21	150,969.21		10,000.00	10,000.00	10,000.00	30,000.00	90,969.21	\$ 150,969.21		
17	Well 28 - Well 1B Replacement	Infrastructure Financing Agreement	285,741.73	285,741.73					150,000.00	135,741.73	\$ 285,741.73		
18	Outstanding RDA projects	non-housing bond obligations	4,335,850.00	750,000.00				750,000.00			\$ 750,000.00		
19													
20													
21													
22													
23													
24													
25											\$ -		
26											\$ -		
27											\$ -		
28											\$ -		
Totals - Debt					\$ 23,717,164.61	\$ 3,424,861.73	\$ 27,610.65	\$ 16,687.50	#####	\$ 869,086.31	\$ 811,968.00	\$ 378,925.94	\$ 3,424,861.73

(1) Note that amounts owed under Cooperative Agreement are listed under other tabs, and so not included here.

(2) Note that Section 6.1(A) and (B) of the bond indenture state that tax revenues have been pledged with a first lien for payment of debt service. Debt service for the entire bond year is required to be submitted to the trustee prior to the end of May each year.

*CPA for project has not been executed.

OTHER OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34167 and 34169

Pass-Throughs

	Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by month						Total
						Jan	Feb	Mar	Apr	May	Jun	
1	County Administration Fee	Yolo County	per County Auditor Controller		17,665.48	8,832.74				8,832.74		\$ 17,665.48
2	County Pass-Through	Yolo County	Negotiated Pass-Through		172,767.16	86,383.58				86,383.58		\$ 172,767.16
3												\$ -
4	AB 1290 Statutory Pass											\$ -
5	City of Woodland	City of Woodland	Payments per former CRL 33607.7		10,952.74	5,476.37				5,476.37		\$ 10,952.74
6	Sacto - Yolo Mosquito Dist	Sac Yolo Mosquito Dist	Payments per former CRL 33607.7		324.72	162.36				162.36		\$ 324.72
7	Yuba Community College	Yuba CC	Payments per former CRL 33607.7		2,250.08	1,125.04				1,125.04		\$ 2,250.08
8	Yolo County School Services	Yolo County Office of Ed	Payments per former CRL 33607.7		1,029.90	514.95				514.95		\$ 1,029.90
9	Yolo Flood Control	YFCFWCD	Payments per former CRL 33607.7		4,857.24	2,428.62				2,428.62		\$ 4,857.24
10	Woodland Jt Unified Schl Dist	WJUSD	Payments per former CRL 33607.7		10,771.52	5,385.76				5,385.76		\$ 10,771.52
11												\$ -
12	LMI Deposit	Housing fund	Deposits per CRL 33334.2		318,355.25	159,177.62				159,177.62		\$ 318,355.25
13												\$ -
14												\$ -
15												\$ -
16												\$ -
17												\$ -
18												\$ -
19												\$ -
20												\$ -
21												\$ -
22												\$ -
23												\$ -
24												\$ -
Totals - Pass Throughs						\$ 538,974.09	\$ -	\$ -	\$ -	\$ 269,487.05	\$ -	\$ 538,974.09

ENFORCEABLE OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34167 and 34169

Equipment

	Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by month						Total
						Jan	Feb	Mar	Apr	May	Jun	
1	N/A											\$ -
2												\$ -
3												\$ -
4												\$ -
5												\$ -
6												\$ -
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25												\$ -
26												\$ -
27												\$ -
28												\$ -
Totals - Equipment						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Per AB 26 - Section 34167 and 34169

[illegible]

AMENDED ENFORCEABLE OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34167 and 34169

Rents and Leases

	Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by month						Total
						Jan	Feb	Mar	Apr	May	Jun	
1	N/A											\$ -
2												\$ -
3												\$ -
4												\$ -
5												\$ -
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26												\$ -
27												\$ -
28												\$ -
Totals - Rents and Leases						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Per AB 26 - Section 34167 and 34169

[illegible]

OTHER OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34167 and 34169

Property Maintenance

	Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by month						Total
						Jan	Feb	Mar	Apr	May	Jun	
1	N/A											\$ -
2												\$ -
3												\$ -
4												\$ -
5												\$ -
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22												\$ -
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24												\$ -
25												\$ -
26												\$ -
27												\$ -
28												\$ -
Totals - Property Maintenance						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

OTHER OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34167 and 34169

Other Operations and Maintenance

Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by month						Total
					Jan	Feb	Mar	Apr	May	Jun	
1 Postage	City of Woodland-Successor Agency	Postage	800.00	400.00	66.67	66.67	66.67	66.67	66.67	66.67	\$ 400.02
2 Printing	City of Woodland-Successor Agency	Printing	1,000.00	500.00	83.33	83.33	83.33	83.33	83.33	83.33	\$ 499.98
3 Department Specific Supplies	City of Woodland-Successor Agency	Department Specific Supplies	9,000.00	4,500.00	750.00	750.00	750.00	750.00	750.00	750.00	\$ 4,500.00
4 Recording Fees	City of Woodland-Successor Agency	Recording Fees	500.00	250.00	41.67	41.67	41.67	41.67	41.67	41.67	\$ 250.02
5 Advertising	City of Woodland-Successor Agency	Advertising	4,000.00	2,000.00	333.33	333.33	333.33	333.33	333.33	333.33	\$ 1,999.98
6 Telephone/Cell Phones	City of Woodland-Successor Agency	Telephone/Cell Phones	2,780.00	1,390.00	231.67	231.67	231.67	231.67	231.67	231.67	\$ 1,390.02
7 Contract Services	City of Woodland-Successor Agency	Contract Services	10,750.00	5,375.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	\$ 10,750.00
8 Education & Meetings	City of Woodland-Successor Agency	Education & Meetings	15,000.00	7,500.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	\$ 7,500.00
9 Indirect Expense	City of Woodland-Successor Agency	Indirect Expense	137,363.00	68,681.50	11,446.92	11,446.92	11,446.92	11,446.92	11,446.92	11,446.92	\$ 68,681.52
10 Tech Service Chargebacks	City of Woodland-Successor Agency	Tech Service Chargebacks	10,928.14	5,464.07	910.68	910.68	910.68	910.68	910.68	910.68	\$ 5,464.08
11 Office Supplies	City of Woodland-Successor Agency	Office Supplies	865.00	432.50	72.08	72.08	72.08	72.08	72.08	72.08	\$ 432.48
12 Publications & Periodicals	City of Woodland-Successor Agency	Publications & Periodicals	250.00	125.00	20.83	20.83	20.83	20.83	20.83	20.83	\$ 124.98
13											\$ -
14											\$ -
15											\$ -
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24											\$ -
25											\$ -
26											\$ -
27											\$ -
28											\$ -
Totals - Other Operations and Maintenance			\$ 193,236.14	\$ 101,993.07	\$ 17,207.18	\$ 17,207.18	\$ 17,207.18	\$ 17,207.18	\$ 17,207.18	\$ 15,957.18	\$ 101,993.08

OTHER OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34167 and 34169

Taxes and Assessments

	Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by month						Total
						Jan	Feb	Mar	Apr	May	Jun	
1	N/A											\$ -
2												\$ -
3												\$ -
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24												\$ -
25												\$ -
26												\$ -
27												\$ -
28												\$ -
Totals - Taxes and Assessments						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Instructions for Enforceable Obligation Payment Schedule (EOPS)

General Instructions:

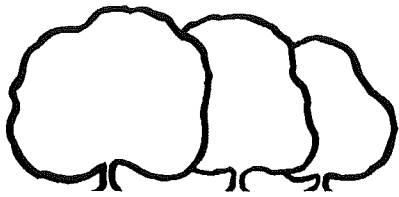
Agencies may complete the set of forms (Blank pages 1 through 4) included in this workbook for all of its project areas combined. Blank-Pg 1 is the primary page. The remaining blank tabs are used if additional space is needed to list obligations. The totals from the additional blank pages are linked to Blank-Pg1 to calculate the grand total at the bottom of Blank-Pg1.

"Other Obligations" have been included with its own form.

Although not required, an agency may be interested in completing one set of forms for each of its project areas.

Specific Instructions by Column Heading:

Column Name	Description and Examples	Clarifications
Project Name	Names of projects associated with the enforceable obligation payment, which include the following: <u>Bonds:</u> Includes debt service, reserve set-asides and any other payments related to the repayment of bonds, notes, interim certificates, debentures, or other obligations. Examples include tax allocation bonds, revenue bonds, certificates of participation (COPs), and California Infrastructure and Economic Development Bank (IBANK) bonds. Other payments related to bonds could include fiscal agent fees, letter of credit bank fees, continuing disclosure fees, etc. <u>Loans or Moneys Borrowed by Agency:</u> Includes loans or moneys borrowed for legal purposes. Examples include loans from the LMIHF and certain loans from the sponsoring entity—i.e. the city, county, or city and county that created the agency. Other examples include repayment of loans from other public agencies, such as CalHFA, HUD Section 108. <u>Payments:</u> required by the federal and state governments or in connection with agency employees. <u>Judgments and settlements.</u> <u>Legally binding and enforceable agreements or contracts:</u> Includes all obligations of agency not listed above, both housing and non-housing. <u>Please note:</u> report all regardless of source of funding, such as those that will be funded with bond or other debt proceeds. Examples include obligations such as construction contracts, Disposition and Development Agreements (DDAs), Owner Participation Agreements (OPAs), pre-development loans, Community Facilities District (CFD) reimbursements, rental subsidies, and professional services contracts. Also includes agreements pledging future receipt of tax increment to other entities, such as a matching grant or promissory note. <u>Contracts or agreements necessary for continued administration or operation of agency</u> such as, but not limited to, office space rent, equipment, supplies, insurance, and services.	Refer to ABX1 26, §34167(d) for the definition of an enforceable obligation. <u>Please note:</u> for each listed item, supporting documentation is not required to be provided in the EOPS, however, it is advisable to maintain such documentation. Includes bonds as defined by H&S Code §33602 and issued pursuant to Government Code §5838. On the form, bond payments may be grouped together, however, it is recommended that non-housing and housing bond payments be entered under separate project names. This schedule should include all City - Agency loan agreements. The list of Enforceable Obligations to be approved by the Successor Agency has differing requirements, and any agency that plans to dissolve should review those agreements with its legal counsel prior to making any decisions on whether to dissolve or make the payments per AB 27. Includes payments such as salaries, pension payments, pension obligation debt service, and unemployment payments. Does not include pass-through payments. Includes payments related to court or other binding decisions. Per ABX1 26, §34167.(d)(5), includes any legally binding and enforceable agreement or contract that is not otherwise void as violating the debt limit or public policy. However, as noted above, pursuant to ABX1 26, §34171.(d)(2), the definition of enforceable obligations to be paid by a Successor Agency does not include any agreements, contracts, or arrangements between the sponsoring entity and the agency, except for the two categories of loans described above in Cell C13 above. <u>Please note:</u> list all other sponsoring entity and agency agreements in the Other Obligations" section of this EOPS Form. <u>Please also note:</u> discuss with your legal counsel whether an agreement such as an Exclusive Negotiation Agreement (ENA) should be listed as an enforceable obligation under §34167 and §34169 Enforceable Obligations, or included in the "Other Obligations Payment Schedule" portion of this form. Per ABX1 26, §34167.(d)(5), includes contracts or agreements necessary for continued administration or operation of the agency including, but not limited to, agreements to purchase or rent office space, equipment and supplies, and pay-related expenses pursuant to §33127 and for carrying insurance pursuant to §33134.
Payee	Recipient of debt or obligation payments.	Include name of public agency, entity or other organization to receive payment.
Description	Description of the nature of the work, product, service, facility or other thing [sic] of value for which payment is to be made.	
Total Outstanding Debt or Obligation	Total remaining debt or obligation, including principal and interest, as applicable.	Although this amount is not required by §34169, it may be prudent to include the total amount for purposes of preparing the Recognized Obligation Payment Schedule (ROPS) or SOI. <u>Please note:</u> estimate for the remaining term of obligation. The SOI is a good source for this data.
Total Due During Fiscal Year	Total payments (including principal and interest) for FY 2011/12.	While not required to be included on the Schedule, this column is included to help with monthly payment calculations for those payments that are budgeted on an annual basis, rather than on a monthly basis.
Payments by Month	Payments remitted in each month from August through December 2011. <u>Please note:</u> payments that have to be made in the month prior to their due date should be listed in the month preceding the actual debt service payment due date.	Notations should be made in cases where an agency is estimating the amount to be paid in any given month.
Other Obligations - Payment Schedule	Include all other obligations of Agency, such as contractual and statutory pass-through payments. Also include any other obligations required by the CRL, such as housing fund deficit repayments.	Please include § 33401, 33607.5 and 33607.7 passthrough payments. Also includes sponsoring entity and agency agreements not included elsewhere. Include any other statutorily required payments.



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

3.

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: January 31, 2012

SUBJECT: Consideration of: (1) First Reading of an Ordinance Repealing Ordinance No. 1530, which determined the City would comply with the Voluntary Alternative Redevelopment Program pursuant to Part 1.9 of Division 24 of the California Health and Safety Code, as provided in AB 1X 27, in order to permit the continued existence and operation of the Redevelopment Agency of the City of Woodland; and (2) a Resolution Terminating the Community Remittance Funding Agreement between the Agency and City relating to the transfer of tax increment revenue to pay the Community Remittance required under AB 1X 27.

Report in Brief

City Council is requested to introduce the attached Ordinance repealing Ordinance No. 1530 and adopt the attached resolution terminating the Remittance Agreement. In light of the Supreme Court decision challenging the constitutionality of redevelopment, and the dissolution of the Agency under AB 1X 26 as of February 1, 2012, staff is recommending that the Council repeal its prior approval of Ordinance No. 1530 and terminate the Remittance Agreement.

Background

The Redevelopment Agency of the City of Woodland ("Agency") was created by the City Council for the purposes of implementing redevelopment activities in the City. In July, 1988, the City Council adopted the Redevelopment Plan for the Woodland Redevelopment Project in accordance with the Community Redevelopment Law (Health and Safety Code § 33000 *et seq.*) ("CRL").

In January, 2011, the Governor announced his intent to eliminate redevelopment agencies as a way to help balance the State budget. The Legislature then enacted and the Governor signed, Assembly Bill 1X 26 and Assembly Bill 1X 27, which took effect on June 29, 2011.

Assembly Bill 1X 26 immediately suspended all new redevelopment activities and incurrence of indebtedness, and dissolves redevelopment agencies effective October 1, 2011 (the "Dissolution

SUBJECT:

Consideration of: (1) First Reading of an Ordinance Repealing Ordinance No. 1530, which determined the City would comply with the Voluntary Alternative Redevelopment Program pursuant to Part 1.9 of Division 24 of the California Health and Safety Code, as provided in AB 1X 27, in order to permit the continued existence and operation of the Redevelopment Agency of the City of Woodland; and (2) a Resolution Terminating the Community Remittance Funding Agreement between the Agency and City relating to the transfer of tax increment revenue to pay the Community Remittance required under AB 1X 27.

PAGE: 2**ITEM:**

Act"). Assembly Bill 1X 27 allowed a city or county that has a redevelopment agency to avoid the consequences of the Dissolution Act by adopting an ordinance stating it will comply with a voluntary alternative redevelopment program (the "Voluntary Alternative Redevelopment Program") and pay specified "community remittances."

While the ordinance commits the City to make the community remittance, AB 1X 27 allowed the City and the Agency to enter into a reimbursement agreement whereby the Agency agrees to transfer a portion of its tax increment to the City, in an amount not to exceed the annual community remittance, so that the City's general fund is not obligated.

Under the threat of dissolution pursuant to AB 1X 26, the City adopted Ordinance No. 1530 on July 19, 2011, determining it would comply with the Voluntary Alternative Redevelopment Program and would make the annual community remittances in accordance with AB 1X 27. Also, as authorized by AB 1X 27, the City and Agency approved and entered into a Community Remittance Funding Agreement, whereby the Agency would annually transfer tax increment revenue to the City, in an amount not to exceed the amount of the Community Remittance for each fiscal year, for the purpose of financing activities within the Woodland Redevelopment Project Area related to the Agency's goals ("Remittance Agreement"). Section 4 of the Remittance Agreement provides that either the City or the Agency may terminate the Remittance Agreement at any time, for any reason or no reason.

A Petition for Writ of Mandate was filed in the Supreme Court of the State of California on July 18, 2011 (*California Redevelopment Association, et al. v. Ana Matosantos, et al.*, Case No. 5194861), challenging the constitutionality of AB 1X 26 and AB 1X 27 on behalf of cities, counties and redevelopment agencies. On December 29, 2011, the Supreme Court issued its final decision in the aforesaid litigation, upholding AB 1X 26, invalidating AB 1X 27, and extending all statutory deadlines under AB 1X 26, essentially dissolving all redevelopment agencies throughout the State effective February 1, 2012.

In light of the Supreme Court decision referenced above, and the dissolution of the Agency under AB 1X 26 as of February 1, 2012, Staff is recommending that the Council repeal its prior approval of Ordinance No. 1530 and terminate the Remittance Agreement.

Fiscal Impact

There is no direct fiscal impact associated with the recommended actions.

SUBJECT:

Consideration of: (1) First Reading of an Ordinance Repealing Ordinance No. 1530, which determined the City would comply with the Voluntary Alternative Redevelopment Program pursuant to Part 1.9 of Division 24 of the California Health and Safety Code, as provided in AB 1X 27, in order to permit the continued existence and operation of the Redevelopment Agency of the City of Woodland; and (2) a Resolution Terminating the Community Remittance Funding Agreement between the Agency and City relating to the transfer of tax increment revenue to pay the Community Remittance required under AB 1X 27.

PAGE: 3**ITEM:****Public Contact**

This City Council staff report and its attached Ordinance and Resolution are available on the City's website and various city kiosks. Second reading of Ordinance will be on February 7, 2012. Once adopted by Council (within 15 days of adoption), the City Clerk will post a certified copy of the attached Ordinance in the Daily Democrat as required by Government Code 369333.

Recommendation for Action

That the City Council of the City of Woodland introduce the attached Ordinance repealing Ordinance No. 1530 and adopt the attached resolution terminating the Remittance Agreement.

Prepared by: Wendy Ross
Redevelopment Manager

Reviewed by: Nicholas J. Ponticello
Community Development Director



Kevin O'Rourke
City Manager

ATTACHMENTS: Ordinance
Resolution

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
WOODLAND, CALIFORNIA, REPEALING ORDINANCE NO. 1530
WHICH DETERMINED THE CITY WOULD COMPLY WITH THE
ALTERNATIVE VOLUNTARY REDEVELOPMENT PROGRAM
PURSUANT TO PART 1.9 OF DIVISION 24 OF THE CALIFORNIA
HEALTH AND SAFETY CODE IN ORDER TO PERMIT THE CONTINUED
EXISTENCE AND OPERATION OF THE REDEVELOPMENT AGENCY OF
THE CITY OF WOODLAND**

WHEREAS, the City Council of the City of Woodland ("City") approved and adopted the Redevelopment Plan for the Woodland Redevelopment Project ("Redevelopment Plan") covering certain properties within the City (the "Project Area"); and

WHEREAS, the Redevelopment Agency of the City of Woodland ("Agency") was engaged in activities to execute and implement the Redevelopment Plan pursuant to the provisions of the California Community Redevelopment Law (Health and Safety Code § 33000, et seq.) ("CRL"); and

WHEREAS, as part of the 2011-2012 State budget bill, the California Legislature enacted, and the Governor signed, companion bills AB 1X 26 and AB 1X 27, requiring that each redevelopment agency be dissolved unless the community that created it enacted an ordinance committing it to make certain payments; and

WHEREAS, specifically, AB 1X 26 prohibited agencies from taking numerous actions, and additionally provided that agencies were deemed to be dissolved as of October 1, 2011; and

WHEREAS, AB 1X 27 provided that a community may participate in an "Voluntary Alternative Redevelopment Program," in order to enable a redevelopment agency within that community to remain in existence and carry out the provisions of the CRL, by enacting an ordinance agreeing to comply with Part 1.9 of Division 24 of the Health and Safety Code; and

WHEREAS, the Voluntary Alternative Redevelopment Program provided for under AB 1X 27 required that the community agree by ordinance to remit specified annual amounts to the county auditor-controller; and

WHEREAS, under the threat of dissolution pursuant to AB 1X 26, the City adopted Ordinance No. 1530 on July 19, 2011 ("Ordinance No. 1530"), determining it would comply with the Voluntary Alternative Redevelopment Program and would make the annual community remittances in accordance with AB 1X 27; and

WHEREAS, a Petition for Writ of Mandate was filed in the Supreme Court of the State of California on July 18, 2011 (*California Redevelopment Association, et al. v. Ana Matosantos, et al.*,

Case No. 5194861), challenging the constitutionality of AB 1X 26 and AB 1X 27 on behalf of cities, counties and redevelopment agencies; and

WHEREAS, on December 29, 2011, the Supreme Court issued its final decision in the aforesaid litigation, upholding AB 1X 26, invalidating AB 1X 27, and extending all statutory deadlines under AB 1X 26, essentially dissolving all redevelopment agencies throughout the State effective February 1, 2012; and

WHEREAS, in light of the Supreme Court decision referenced above, the City Council desires to repeal its prior approval of Ordinance No. 1530, effectively rescinding its prior determination to comply with the Alternative Voluntary Redevelopment Program and make the annual community remittances in accordance with AB 1X 27; and

WHEREAS, all other legal prerequisites to the adoption of this Ordinance have occurred.

THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

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

Section 2. **Repeal of Ordinance No. 1530** . The City Council hereby repeals, vacates and sets aside its approval of Ordinance No. 1530.

Section 3. **Certification; Publication.** The City Clerk shall certify to the adoption of this Ordinance and cause it, or a summary of it, to be published once within 15 days of adoption in a newspaper of general circulation printed and published within the City of Woodland, and shall post a certified copy of this Ordinance, including the vote for and against the same, in the Office of the City Clerk in accordance with Government Code § 36933.

Section 4. **Effective Date.** This Ordinance shall become effective thirty (30) days from its adoption.

PASSED AND ADOPTED at a regular meeting of the City Council on the ____ day of _____ 2012, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

Artemio Pimentel, Mayor

ATTEST:

Ana Gonzalez, City Clerk

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA TERMINATING THE COMMUNITY REMITTANCE FUNDING AGREEMENT BY AND BETWEEN THE CITY OF WOODLAND AND THE REDEVELOPMENT AGENCY OF THE CITY OF WOODLAND RELATING TO THE TRANSFER OF TAX INCREMENT REVENUE TO PAY THE COMMUNITY REMITTANCE REQUIRED UNDER AB 1X 27

WHEREAS, as part of the 2011-2012 State budget bill, the California Legislature enacted, and the Governor signed, companion bills AB 1X 26 and AB 1X 27, requiring that each redevelopment agency be dissolved as of October 1, 2011, unless the community that created it enacts an ordinance committing it to making certain payments; and

WHEREAS, specifically, AB 1X 27 provided that a community could participate in an "Voluntary Alternative Redevelopment Program," in order to enable a redevelopment agency within that community to remain in existence and carry out the provisions of the CRL, by enacting an ordinance agreeing to comply with Part 1.9 of Division 24 of the Health and Safety Code; and

WHEREAS, participation in the Voluntary Alternative Redevelopment Program required the City of Woodland ("City") to remit specified annual amounts to the county auditor-controller ("Community Remittance"); and

WHEREAS, as authorized by California Health and Safety Code Section 34194.2, the City and Redevelopment Agency of the City of Woodland ("Agency") approved and entered into a Community Remittance Funding Agreement, whereby the Agency would annually transfer tax increment revenue to the City, in an amount not to exceed the amount of the Community Remittance for each fiscal year, for the purpose of financing activities within the Woodland Redevelopment Project Area related to the Agency's goals ("Remittance Agreement"); and

WHEREAS, a Petition for Writ of Mandate was filed in the Supreme Court of the State of California on July 18, 2011 (*California Redevelopment Association, et al. v. Ana Matosantos, et al.*, Case No. 5194861), challenging the constitutionality of AB 1X 26 and AB 1X 27 on behalf of cities, counties and redevelopment agencies; and

WHEREAS, on December 29, 2011, the Supreme Court issued its final decision in the aforesaid litigation, upholding AB 1X 26, invalidating AB 1X 27, and extending all statutory deadlines under AB 1X 26, essentially dissolving all redevelopment agencies throughout the State effective February 1, 2012; and

WHEREAS, Section 4 of the Remittance Agreement provides that either the City or the Agency may terminate the Remittance Agreement at any time, for any reason or no reason; and

WHEREAS, in light of the Supreme Court decision referenced above, and the dissolution of the Agency under AB 1X 26 as of February 1, 2012, the City Council desires to formally terminate the Remittance Agreement; and

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

THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

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

Section 2. **Termination of Remittance Agreement.** The City Council hereby rescinds and terminates the Remittance Agreement.

Section 3. **Severability.** If any provision of this Resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution which can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The City Council hereby declares that it would have adopted this Resolution irrespective of the invalidity of any particular portion thereof.

Section 4. **Certification.** The City Clerk shall certify to the adoption of this Resolution.

Section 5. **Effective Date.** This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Woodland, on the 31st day of January, 2012, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

Artemio Pimentel, Mayor

ATTEST:

Ana Gonzalez, City Clerk