



**Meeting Agenda - Final  
Oversight Board**

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Wednesday, September 18, 2013

3:30 PM

Council Chambers

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**OVERSIGHT BOARD  
OF THE SUCCESSOR AGENCY  
OF THE WOODLAND REDEVELOPMENT AGENCY**

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

**This is an opportunity for the public to speak to the Board on any item other than those listed for public hearing on this agenda. Speakers are requested to use the microphone in front of the Board and to begin by stating their name, whether they reside in Woodland and the name of the organization they represent if any. The Chair 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 - OVERSIGHT BOARD/STAFF STATEMENTS AND REQUESTS**
- F. REPORTS**

[13-221](#)

**SUBJECT:** Consideration of Resolution approving and adopting a Long-Range Property Management Plan, pursuant to Health and Safety Code Section 34191.5

Recommendation for Action

Staff recommends that the Oversight Board adopt Resolution No. approving and adopting the Property Management Plan and directing submittal of the Property Management Plan to the Department of Finance for approval.

Staff Contact

Wendy Ross, Economic Development Manager - 530-661-5921,  
wendy.ross@cityofwoodland.org

**Attachments:** [WDL OB Reso adopting Property Management Plan](#)  
[Long-Range Property Management Plan Checklist](#)  
[LRPMP Property Tracking Worksheet](#)

[13-224](#)

SUBJECT: (1) Resolution of the Oversight Board of the Successor Agency to the dissolved Woodland Redevelopment Agency approving a Recognized Obligation Payment Schedule for the period January 1, 2014, to June 30, 2014, pursuant to Health and Safety Code Section 34177(m)

(2) Resolution of the Oversight Board of the Successor Agency to the dissolved Woodland Redevelopment Agency approving the Successor Agency's administrative budget for the period January 1, 2014, to June 30, 2014Wo pursuant to Health and Safety Code Section 34177(j)

Recommendation for Action

Staff recommends that the Oversight Board, by motion, approve and adopt the attached resolutions.

Staff Contact

Wendy Ross, Economic Development Manager, 530 661-5921  
wendy.ross@cityofwoodland.org

**Attachments:** [WDL OB Reso for Rops13.14B](#)  
[Woodland ROPS 13-14B](#)  
[WDL OB Reso Admin budget](#)  
[Administrative Budget](#)

[13-233](#)

SUBJECT: Consideration of Resolution approving an Owner Participation Agreement between the Successor and Ronald S. Caceres and Elizabeth S. Caceres (dba Caceres Family Trust) for the purchase of certain maintenance covenants for façade improvements on the Sofy's Building, located at 540 Main Street and 412 First Street

Recommendation for Action

It is recommended that the Oversight Board adopt Resolution No. \_\_\_\_ approving the Owner Participation Agreement and directing submittal of the Owner Participation Agreement to the Department of Finance for approval.

**Staff Contact**

Wendy Ross, Economic Development Manager, 530 661-5921,  
wendy.ross@cityofwoodland.org

**Attachments:** [WDL OB Reso Approving OPA Caceres091013.doc](#)  
[OPA\\_540 Main\\_412 First St\\_Draft091113.doc](#)  
[EXHIBIT 3.pdf](#)

**G. ADJOURN**

*I declare under penalty of perjury that the foregoing Agenda for the Oversight Board to the Successor Agency of the City of Woodland scheduled for Wednesday, September 18, 2013 was posted on September 12, 2013 in the outside display case at City Hall, 300 First Street, Woodland, CA, and was available to the public during normal business hours.*

*Ana B. Gonzalez, 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.**

## Legislation Details (With Text)

**File #:** 13-221      **Version:** 1      **Name:**  
**Type:** Staff Report      **Status:** Agenda Ready  
**File created:** 9/5/2013      **In control:** Oversight Board  
**On agenda:** 9/18/2013      **Final action:**  
**Title:** SUBJECT: Consideration of Resolution approving and adopting a Long-Range Property Management Plan, pursuant to Health and Safety Code Section 34191.5

**Recommendation for Action**

Staff recommends that the Oversight Board adopt Resolution No.      approving and adopting the Property Management Plan and directing submittal of the Property Management Plan to the Department of Finance for approval.

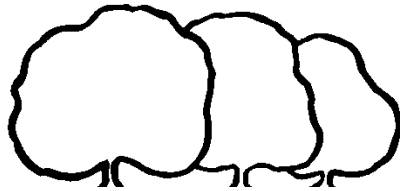
**Staff Contact**

Wendy Ross, Economic Development Manager - 530-661-5921, wendy.ross@cityofwoodland.org

**Sponsors:****Indexes:****Code sections:**

**Attachments:** [WDL OB Reso adopting Property Management Plan](#)  
[Long-Range Property Management Plan Checklist](#)  
[LRPMP Property Tracking Worksheet](#)

Date	Ver.	Action By	Action	Result
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City of Woodland

**STAFF REPORT**

TO: THE HONORABLE MAYOR AND MEMBERS OF THE OVERSIGHT BOARD FOR  
THE SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT  
AGENCY OF THE CITY OF WOODLAND

DATE: September 18, 2013

SUBJECT: Consideration of Resolution approving and adopting a Long-Range Property Management Plan, pursuant to Health and Safety Code Section 34191.5

**Recommendation for Action**

Staff recommends that the Oversight Board adopt Resolution No. \_\_\_\_ approving and adopting the Property Management Plan and directing submittal of the Property Management Plan to the Department of Finance for approval.

### **Staff Contact**

Wendy Ross, Economic Development Manager - 530-661-5921, wendy.ross@cityofwoodland.org

### **Background**

Following dissolution of the Redevelopment Agency of the City of Woodland (“Agency”), the City of Woodland (“City”) elected to become the successor agency to the Agency by Resolution No. 6043, dated January 10, 2012 (the “Successor Agency”). Pursuant to Health and Safety Code Section 34173(b), the Successor Agency is now a separate legal entity from the City.

Health and Safety Code Section 34179.7 provides, in part, that upon full payment of the amounts determined in subdivision (d) or (e) of Section 34179.6, as reported by the county auditor-controller pursuant to subdivision (g) of Section 34179.6 (amounts available for disbursement to taxing entities based on the due diligence review for housing and for all other accounts) and of any amounts due as determined by Section 34183.5 (true-up payments), “the Department of Finance shall issue, within five business days, a finding of completion of the requirements of Section 34179.6 to the successor agency.”

Health and Safety Code Section 34191.5(b) requires the Successor Agency to prepare a long-range property management plan (“Property Management Plan”) that addresses the disposition and use of the real properties of the former Agency. The Property Management Plan must be submitted to the Oversight Board and the Department of Finance for approval no later than six months following the issuance to the Successor Agency of the finding of completion.

### **Discussion**

The Property Management Plan required under Health and Safety Code Section 34191.5(b) must include an inventory of all properties of the former Agency that includes specified information, and also addresses the use or disposition of all those properties.

The Agency did not hold title to any real properties. In order to comply with Health and Safety Code Section 34191.5(b), the Successor Agency has prepared a Property Management Plan indicating there are no properties to be included in the Property Management Plan, and submitted it to the Oversight Board for approval. Following approval by the Oversight Board, the Property Management Plan must be submitted to the Department of Finance for approval no later than six months following the issuance to the Successor Agency of the finding of completion. The Successor Agency received its finding of completion on May 7, 2013, and the Property Management Plan must be submitted to the Department of Finance by November 7, 2013.

### **Fiscal Impact**

No funds are involved with the adoption of the Property Management Plan.

### **Recommendation for Action**

Staff recommends that the Oversight Board adopt Resolution No. \_\_\_\_ approving and adopting the Property Management Plan and directing submittal of the Property Management Plan to the Department of Finance for

approval.

Prepared by: Wendy Ross, Economic Development Manager

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Paul Navazio, City Manager

## **ATTACHMENTS**

1. Oversight Board Resolution No. \_\_\_\_ approving and adopting the Property Management Plan.
2. Property Management Plan Checklist and Spreadsheet

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE DISSOLVED REDEVELOPMENT AGENCY OF THE CITY OF WOODLAND, APPROVING AND ADOPTING A LONG-RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5**

**WHEREAS**, pursuant to Health and Safety Code Section 34173(d), the City of Woodland (“City”) elected to become the successor agency to the Redevelopment Agency of the City of Woodland (“Successor Agency”) by Resolution No. 6043 on January 10, 2012; and

**WHEREAS**, pursuant to Health and Safety Code Section 34173(g), the Successor Agency is now a separate legal entity from the City; and

**WHEREAS**, Health and Safety Code Section 34191.5(b) requires the Successor Agency to prepare a long-range property management plan (“Property Management Plan”) that addresses the disposition and use of the real properties of the former redevelopment agency; and

**WHEREAS**, Health and Safety Code Section 34191.5(b) also requires the Successor Agency to submit the Property Management Plan to the Successor Agency’s oversight board and the Department of Finance for approval no later than six months following the issuance to the Successor Agency of the finding of completion pursuant to Health and Safety Code Section 34179.7; and

**WHEREAS**, the former Redevelopment Agency did not hold title to any real property; however, in order to comply with Health and Safety Code Section 34191.5(b), the Successor Agency has prepared a long-range Property Management Plan indicating there are no real properties to be included in the Property Management Plan; and

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

**NOW, THEREFORE, THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE FORMER 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 are incorporated into this Resolution by this reference.

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

**Section 3. Approval of Property Management Plan.** The Oversight Board hereby approves the Property Management Plan, in substantially the form currently on file with the Secretary of the Oversight Board.

**Section 4. Transmittal of Property Management Plan.** The Successor Agency is hereby authorized and directed to take any action necessary to carry out the purposes of this Resolution and comply with applicable law regarding the Property Management Plan, including submittal of the Property Management Plan to the State of California Department of Finance for approval, and posting the approved Property Management Plan on the Successor Agency's website.

**PASSED, APPROVED AND ADOPTED** at a regular meeting of the Oversight Board for the Successor Agency to the former Redevelopment Agency of the City of Woodland on the \_\_\_\_ day of \_\_\_\_\_, 2013, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

\_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
Secretary



## LONG-RANGE PROPERTY MANAGEMENT PLAN CHECKLIST

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**Instructions:** Please use this checklist as a guide to ensure you have completed all the required components of your Long-Range Property Management Plan. Upon completion of your Long-Range Property Management Plan, email a PDF version of this document and your plan to:

[Redevelopment\\_Administration@dof.ca.gov](mailto:Redevelopment_Administration@dof.ca.gov)

The subject line should state “[Agency Name] Long-Range Property Management Plan”. The Department of Finance (Finance) will contact the requesting agency for any additional information that may be necessary during our review of your Long-Range Property Management Plan. Questions related to the Long-Range Property Management Plan process should be directed to (916) 445-1546 or by email to [Redevelopment\\_Administration@dof.ca.gov](mailto:Redevelopment_Administration@dof.ca.gov).

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Pursuant to Health and Safety Code 34191.5, within six months after receiving a Finding of Completion from Finance, the Successor Agency is required to submit for approval to the Oversight Board and Finance a Long-Range Property Management Plan that addresses the disposition and use of the real properties of the former redevelopment agency.

### GENERAL INFORMATION:

Agency Name: **Successor Agency to the Woodland Redevelopment Agency**

Date Finding of Completion Received: May 7, 2013

Date Oversight Board Approved LRPMP: September 18, 2013

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### Long-Range Property Management Plan Requirements

For each property the plan includes the date of acquisition, value of property at time of acquisition, and an estimate of the current value.

Yes  No

For each property the plan includes the purpose for which the property was acquired.

Yes  No

For each property the plan includes the parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.

Yes  No

For each property the plan includes an estimate of the current value of the parcel including, if available, any appraisal information.

Yes  No

For each property the plan includes an estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.

Yes  No

For each property the plan includes the history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

Yes  No

For each property the plan includes a description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.

Yes  No

For each property the plan includes a brief history of previous development proposals and activity, including the rental or lease of the property.

Yes  No

For each property the plan identifies the use or disposition of the property, which could include 1) the retention of the property for governmental use, 2) the retention of the property for future development, 3) the sale of the property, or 4) the use of the property to fulfill an enforceable obligation.

Yes  No

The plan separately identifies and list properties dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation.

Yes  No

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## ADDITIONAL INFORMATION

- If applicable, please provide any additional pertinent information that we should be aware of during our review of your Long-Range Property Management Plan.  
The Successor Agency to the Woodland Redevelopment Agency has no real property assets. The Agency holds liens based on loans to various projects but the Agency does not own any real estate.

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**Agency Contact Information**

Name:

Name:

Title:

Title:

Phone:

Phone:

Email:

Email:

Date:

Date:

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**Department of Finance Local Government Unit Use Only**

DETERMINATION ON LRPMP:  APPROVED  DENIED

APPROVED/DENIED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

APPROVAL OR DENIAL LETTER PROVIDED:  YES DATE AGENCY NOTIFIED: \_\_\_\_\_





## Legislation Details (With Text)

File #: 13-224 Version: 1 Name:  
Type: Staff Report Status: Agenda Ready  
File created: 9/5/2013 In control: Oversight Board  
On agenda: 9/18/2013 Final action:  
Title: SUBJECT: (1) Resolution of the Oversight Board of the Successor Agency to the dissolved Woodland Redevelopment Agency approving a Recognized Obligation Payment Schedule for the period January 1, 2014, to June 30, 2014, pursuant to Health and Safety Code Section 34177(m)

(2) Resolution of the Oversight Board of the Successor Agency to the dissolved Woodland Redevelopment Agency approving the Successor Agency's administrative budget for the period January 1, 2014, to June 30, 2014 pursuant to Health and Safety Code Section 34177(j)

## Recommendation for Action

Staff recommends that the Oversight Board, by motion, approve and adopt the attached resolutions.

## Staff Contact

Wendy Ross, Economic Development Manager, 530 661-5921 wendy.ross@cityofwoodland.org

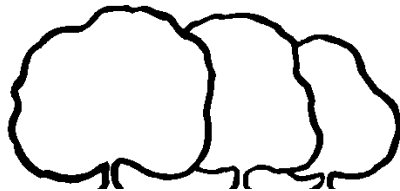
Sponsors:

Indexes:

Code sections:

Attachments: [WDL OB Reso for Rops13.pdf](#)  
[Woodland ROPS 13-14B](#)  
[WDL OB Reso Admin budget](#)  
[Administrative Budget](#)

Date	Ver.	Action By	Action	Result
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City of Woodland

STAFF REPORT

TO: HONORABLE CHAIRPERSON AND MEMBERS OF THE OVERSIGHT BOARD OF  
THE SUCCESSOR AGENCY TO THE DISSOLVED WOODLAND

## REDEVELOPMENT AGENCY

DATE: September 18, 2013

SUBJECT: (1) Resolution of the Oversight Board of the Successor Agency to the dissolved Woodland Redevelopment Agency approving a Recognized Obligation Payment Schedule for the period January 1, 2014, to June 30, 2014, pursuant to Health and Safety Code Section 34177(m)

(2) Resolution of the Oversight Board of the Successor Agency to the dissolved Woodland Redevelopment Agency approving the Successor Agency's administrative budget for the period January 1, 2014, to June 30, 2014 pursuant to Health and Safety Code Section 34177(j)

### Recommendation for Action

Staff recommends that the Oversight Board, by motion, approve and adopt the attached resolutions.

### Staff Contact

Wendy Ross, Economic Development Manager, 530 661-5921 [wendy.ross@cityofwoodland.org](mailto:wendy.ross@cityofwoodland.org)

### Fiscal Impact

No funds are involved with the approval of the ROPS or the RDA Successor Agency's administrative budget.

### Background

Pursuant to Health and Safety Code Section 34172, added by AB 1X 26 (the "Dissolution Act"), the Woodland Redevelopment Agency ("Redevelopment Agency") was dissolved as of February 1, 2012. The Successor Agency to the Woodland Redevelopment Agency ("RDA Successor Agency") is the successor agency of the Redevelopment Agency. The Oversight Board is responsible for approving the actions of the RDA Successor Agency pursuant to Health and Safety Code Section 34179.

One of the RDA Successor Agency's responsibilities pursuant to Health and Safety Code Section 34177 of the Dissolution Act, is to prepare a Recognized Obligation Payment Schedule ("ROPS") listing all of the minimum payment amounts and due dates of payments required by enforceable obligations, forward looking for each six-month fiscal period. The ROPS must be approved by the Oversight Board, and submitted to the county auditor-controller, the State Controller and the Department of Finance. The Oversight Board approved ROPS for the period January 1, 2014, to June 30, 2014, must be submitted no later than October 1, 2013.

### Discussion

#### 1. Recognized Obligation Payment Schedule

The ROPS for the period January 1, 2014, to June 30, 2014, was prepared by the RDA Successor Agency and submitted to the Oversight Board for its approval. It now requires Oversight Board approval in order to become

effective pursuant to Health and Safety Code Sections 34177 and 34180(g). Once it is approved by the appropriate agencies, the RDA Successor Agency may receive funds from the Auditor-Controller to pay the existing debts and obligations provided in the ROPS. Upon Oversight Board approval, the RDA Successor Agency must, prior to October 1, 2013, provide a copy of the approved ROPS to the County Auditor-Controller, the State of California Controller and the DOF, and post the approved ROPS on the RDA Successor Agency's website.

Following receipt of the ROPS 13-14b, the Department of Finance has 45 days to make its determination of the enforceable obligations and notify the Successor Agency.

## 2. Administrative Budget

Pursuant to Health and Safety Code Section 34177(j), the RDA Successor Agency is required to prepare a proposed administrative budget ("Budget") for each six-month fiscal period, and submit it for approval to the Oversight Board. The Budget is required to include all of the following: (1) estimated amounts for RDA Successor Agency administrative costs for the applicable six-month fiscal period; (2) proposed sources of payment for all administrative costs; (3) proposals for arrangements for administrative and operations services provided by the City of Woodland.

Pursuant to Health and Safety Code Section 34179(h), because the DOF may review Oversight Board actions, the Oversight Board's action to approve the Budget is not effective for five business days, pending a request for review by the DOF.

## CEQA

The actions taken by enactment of these Resolutions do not commit the Oversight Board to any actions that may have a significant effect on the environment. As a result, such actions do not constitute projects subject to the requirements of the California Environmental Quality Act.

## Recommendation for Action

Staff recommends that the Oversight Board, by motion, approve and adopt the attached resolutions.

Prepared by: Wendy Ross, Economic Development Manager

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Paul Navazio, Executive Director

Attachments: Oversight Board Resolution No. \_\_\_\_ (ROPS)  
Recognized Obligation Payment Schedule  
Oversight Board Resolution No. \_\_\_\_ (Administrative Budget)  
Administrative Budget

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE WOODLAND REDEVELOPMENT AGENCY APPROVING AND ADOPTING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177(1)(2)(A) AND (B) FOR THE PERIOD OF JANUARY 1, 2014 THROUGH JUNE 30, 2014**

**WHEREAS**, the Oversight Board to the Successor Agency to the Woodland Redevelopment Agency (“Oversight Board Agency”) has been established to direct the Successor Agency to take certain actions to wind down the affairs of the Redevelopment Agency pursuant to Health and Safety Code section 34179;

**WHEREAS**, Health and Safety Code section 34177(1)(2)(A) requires the Successor Agency to prepare a recognized obligation payment schedule (“ROPS”) covering the period from January 1, 2014 through June 30, 2014, and submit it to the Successor Agency’s Oversight Board for approval; and

**WHEREAS**, Health and Safety Code section 34177(1)(2)(B) requires the Successor Agency to submit the Oversight Board approved ROPS covering the period from January 1, 2014 through June 30, 2014, to the county administrative officer, the county auditor-controller, and the California Department of Finance by October 1, 2013; and

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

**NOW, THEREFORE, THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE WOODLAND REDEVELOPMENT AGENCY DOES HEREBY RESOLVE AS FOLLOWS:**

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

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

**Section 3. Approval of ROPS.** The Oversight Board hereby approves and adopts this ROPS, in substantially the form attached to this Resolution as Exhibit A, as required by Health and Safety Code Section 34177.

**Section 4. Transmittal of the ROPS for January 1, 2014 through June 30, 2014.** The City Manager is hereby authorized and directed to take any action necessary to carry out the

purposes of this Resolution and comply with applicable law regarding the ROPS covering the period of January 1, 2014 through June 30, 2014.

**PASSED, APPROVED AND ADOPTED** at a regular meeting of the Oversight Board of the Successor Agency to the Woodland Redevelopment Agency on the \_\_\_\_ day of \_\_\_\_\_, 2013, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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Chair

ATTEST:

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Oversight Board Secretary

**EXHIBIT A**

**RECOGNIZED OBLIGATION PAYMENT SCHEDULE**

**[Attached behind this page]**

**Recognized Obligation Payment Schedule (ROPS 13-14B) - Summary**

Filed for the January 1, 2014 through June 30, 2014 Period

Name of Successor Agency: Woodland  
 Name of County: Yolo

<b>Current Period Requested Funding for Outstanding Debt or Obligation</b>		<b>Six-Month Total</b>
<b>Enforceable Obligations Funded with Non-Redevelopment Property Tax Trust Fund (RPTTF) Funding Sources (B+C+D):</b>		<b>\$ 437,105</b>
A	Bond Proceeds Funding (ROPS Detail)	265,000
C	Reserve Balance Funding (ROPS Detail)	144,500
D	Other Funding (ROPS Detail)	27,605
<b>Enforceable Obligations Funded with RPTTF Funding (F+G):</b>		<b>\$ 589,915</b>
F	Non-Administrative Costs (ROPS Detail)	464,915
G	Administrative Costs (ROPS Detail)	125,000
<b>H Current Period Enforceable Obligations (A+E):</b>		<b>\$ 1,027,020</b>

<b>Successor Agency Self-Reported Prior Period Adjustment to Current Period RPTTF Requested Funding</b>		
I	Enforceable Obligations funded with RPTTF (E):	589,915
J	Less Prior Period Adjustment (Report of Prior Period Adjustments Column U)	-
<b>K Adjusted Current Period RPTTF Requested Funding (I-J)</b>		<b>\$ 589,915</b>

<b>County Auditor Controller Reported Prior Period Adjustment to Current Period RPTTF Requested Funding</b>		
L	Enforceable Obligations funded with RPTTF (E):	589,915
M	Less Prior Period Adjustment (Report of Prior Period Adjustments Column AB)	-
<b>N Adjusted Current Period RPTTF Requested Funding (L-M)</b>		<b>589,915</b>

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.

_____	
Name	Title
/s/ _____	
Signature	Date

**Recognized Obligation Payment Schedule (ROPS) 13-14B - Report of Fund 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.

A	B	C	D	E	F	G	H	I	J	K		
Fund Balance Information by ROPS Period		Fund Sources								Total	Comments	
		Bond Proceeds		Reserve Balance		Other	RPTTF					
		Bonds Issued on or before 12/31/10	Bonds Issued on or after 01/01/11	Review balances retained for approved enforceable obligations	RPTTF balances retained for bond reserves	Rent, Grants, Interest, Etc.	Non-Admin	Admin				
<b>ROPS III Actuals (01/01/13 - 6/30/13)</b>												
1	<b>Beginning Available Fund Balance (Actual 01/01/13)</b> Note that for the RPTTF, 1 + 2 should tie to columns L and Q in the Report of Prior Period Adjustments (PPAs)	3,609,855	-	270,703	-		119,712			\$ 4,000,270		
2	<b>Revenue/Income (Actual 06/30/13)</b> Note that the RPTTF amounts should tie to the ROPS III distributions from the County Auditor-Controller	750,000	-	-			469,282	83,354		\$ 1,302,636		
3	<b>Expenditures for ROPS III Enforceable Obligations (Actual 06/30/13)</b> Note that for the RPTTF, 3 + 4 should tie to columns N and S in the Report of PPAs	47,273	-	270,703			588,994	83,354		\$ 990,324		
4	<b>Retention of Available Fund Balance (Actual 06/30/13)</b> Note that the Non-Admin RPTTF amount should only include the retention of reserves for debt service approved in ROPS III		-							\$ -		
5	<b>ROPS III RPTTF Prior Period Adjustment</b> Note that the net Non-Admin and Admin RPTTF amounts should tie to columns O and T in the Report of PPAs.	No entry required									\$ -	
6	<b>Ending Actual Available Fund Balance (1 + 2 - 3 - 4 - 5)</b>	\$ 4,312,582	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,312,582		
<b>ROPS 13-14A Estimate (07/01/13 - 12/31/13)</b>												
7	<b>Beginning Available Fund Balance (Actual 07/01/13) (C, D, E, G, and I = 4 + 6, F = H4 + F6, and H = 5 + 6)</b>	\$ 4,312,582	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,312,582		
8	<b>Revenue/Income (Estimate 12/31/13)</b> Note that the RPTTF amounts should tie to the ROPS 13-14A distributions from the County Auditor-Controller	-	-	-	144,500		157,335	125,000		\$ 426,835		
9	<b>Expenditures for 13-14A Enforceable Obligations (Estimate 12/31/13)</b>	314,048	-	-			157,335	125,000		\$ 596,383		
10	<b>Retention of Available Fund Balance (Estimate 12/31/13)</b> Note that the RPTTF amounts may include the retention of reserves for debt service approved in ROPS 13-14A	-	-	-	144,500					\$ 144,500		
11	<b>Ending Estimated Available Fund Balance (7 + 8 - 9 - 10)</b>	\$ 3,998,534	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,998,534		





**Recognized Obligation Payment Schedule 13-14B - Notes**

January 1, 2014 through June 30, 2014

Item #	Notes/Comments
7	Fair Plaza East - HELP Loan: The City received a \$27,605 residual receipts payment from the borrower/property owner (Fair Plaza Senior Apartments, L.P.). Pursuant to the HELP loan agreement between the former Woodland Redevelopment Agency (RDA) and the California Housing Finance Agency (CalHFA), HELP loan funds repaid to RDA by its borrower (Fair Plaza Senior Apartments, L.P.) must be repaid to CalHFA.
13	Well 28 - Well 1B Replacement: Construction of the water supply well has been completed and the obligation has been fully paid.
1	ROPS 13-14A included \$170,576 for a set aside toward payment that would be due to fiscal agent by June 1 of each year. The RPTTF distribution did not cover the amount that will need to be remitted by June 1.
2	ROPS 13-14A included \$224,800 for a set aside toward payment that would be due to fiscal agent by June 1 of each year. The RPTTF distribution included only \$144,500 and did not cover the amount that will need to be remitted by June 1; the difference between the amount received and the amount due before June 1 is the amount requested on this ROPS.
19	Owner Participation Agreement-Caceres Family Trust. Use of 2007 RDA Tax Allocation Bond proceeds. Use was approved by DOF as per FOC on May 7, 2013. OPA approved by SA on September 17, 2013 and Oversight Board on September 18, 2013.
20	Per letter received from State Controller's Office, dated August 6, 2013, the Woodland Successor Agency has been allocated \$23,716.57 (Invoice 27367) from SCO for the transfer of assets audit performed pursuant to JSC 34167.5. Requested to be added to ROPS 13/14A.

**RESOLUTION NO. \_\_\_\_**

**A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE DISSOLVED WOODLAND REDEVELOPMENT AGENCY APPROVING THE SUCCESSOR AGENCY'S ADMINISTRATIVE BUDGET FOR THE PERIOD JANUARY 1, 2014, TO JUNE 30, 2014, PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177(j)**

**WHEREAS**, pursuant to Health and Safety Code Section 34173(d), the Successor Agency to the former Woodland Redevelopment Agency ("RDA Successor Agency") is the successor agency to the dissolved Woodland Redevelopment Agency ("Redevelopment Agency"); and

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

**WHEREAS**, Health and Safety Code Section 34177(j) requires the RDA Successor Agency to prepare a proposed administrative budget ("Administrative Budget") for each six-month fiscal period, and submit it to the Oversight Board for the Oversight Board's approval; and

**WHEREAS**, the RDA Successor Agency has prepared and submitted the Administrative Budget for the period January 1, 2014, to June 30, 2014, to the Oversight Board.

**NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE DISSOLVED WOODLAND REDEVELOPMENT AGENCY DOES HEREBY RESOLVE AS FOLLOWS:**

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

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

Section 3. Approval of the Administrative Budget. The Oversight Board hereby approves and adopts the Administrative Budget for the period January 1, 2014, to June 30, 2014, in substantially the form attached to this Resolution as Exhibit A, pursuant to Health and Safety Code Section 34177.

Section 4. Severability. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Oversight Board declares that the Oversight Board would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

Section 5. Certification. The City Clerk of the City of Woodland acting on behalf of the Oversight Board as its Secretary, shall certify to the adoption of this Resolution.

Section 6. Effective Date. Pursuant to Health and Safety Code Section 34179(h), all actions taken by the Oversight Board may be reviewed by the State of California Department of Finance, and, therefore, this Resolution shall not be effective for five (5) business days, pending a request for review by the State of California Department of Finance.

**PASSED, APPROVED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2013 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Oversight Board Chairperson

ATTEST:

\_\_\_\_\_  
Oversight Board Secretary

**EXHIBIT A**

**SUCCESSOR AGENCY'S ADMINISTRATIVE BUDGET**  
**January 1, 2014 through June 30, 2014**

**[Attached behind this page]**

**CITY OF WOODLAND**  
**RDA Successor Agency Administration Budget**  
**Fiscal Year 2013/14**

Description	July 2013 - December 2013	January 2014 - June 2014	Total
Salary	\$ 48,744.00	\$ 48,744.00	\$ 97,488.00
Vacation Buyout	\$ 1,000.00	\$ 1,000.00	\$ 2,000.00
Admin Buyout	\$ 750.00	\$ 750.00	\$ 1,500.00
Deferred Comp City Match	\$ 898.00	\$ 898.00	\$ 1,796.00
Workers Comp/Liability Insurance	\$ 4,223.50	\$ 4,223.50	\$ 8,447.00
Retirement	\$ 10,307.50	\$ 10,307.50	\$ 20,615.00
Retirement Health Savings Plan	\$ 141.00	\$ 141.00	\$ 282.00
Lifef/Vision/Dental/Retiree Health	\$ 4,999.50	\$ 4,999.50	\$ 9,999.00
Health/Life/Vision/Dental Premiums	\$ 5,136.50	\$ 5,136.50	\$ 10,273.00
Unemployment Insurance	\$ 517.00	\$ 517.00	\$ 1,034.00
Medicare	\$ 524.00	\$ 524.00	\$ 1,048.00
Contract Services	\$ 43,285.00	\$ 43,285.00	\$ 86,570.00
Tech Service Chargebacks	\$ 4,474.00	\$ 4,474.00	\$ 8,948.00
	<b>\$ 125,000.00</b>	<b>\$ 125,000.00</b>	<b>\$ 250,000.00</b>

## Legislation Details (With Text)

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File #: 13-233      Version: 1      Name:  
Type: Staff Report      Status: Agenda Ready  
File created: 9/9/2013      In control: Oversight Board  
On agenda: 9/18/2013      Final action:  
Title: SUBJECT: Consideration of Resolution approving an Owner Participation Agreement between the Successor and Ronald S. Caceres and Elizabeth S. Caceres (dba Caceres Family Trust) for the purchase of certain maintenance covenants for façade improvements on the Sofy's Building, located at 540 Main Street and 412 First Street

## Recommendation for Action

It is recommended that the Oversight Board adopt Resolution No. \_\_\_ approving the Owner Participation Agreement and directing submittal of the Owner Participation Agreement to the Department of Finance for approval.

## Staff Contact

Wendy Ross, Economic Development Manager, 530 661-5921, [wendy.ross@cityofwoodland.org](mailto:wendy.ross@cityofwoodland.org)

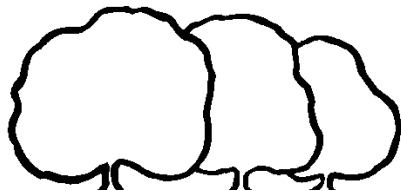
Sponsors:

Indexes:

Code sections:

Attachments: [WDL OB Reso Approving OPA Caceres091013.pdf](#)  
[Owner Participation Agreement DRAFT](#)  
[Exhibit 3 Elevations 540 Main St.pdf](#)

Date	Ver.	Action By	Action	Result
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City of Woodland

STAFF REPORT

TO: THE HONORABLE CHAIR AND MEMBERS OF THE OVERSIGHT BOARD FOR  
THE SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY  
OF THE CITY OF WOODLAND

DATE: September 18, 2013

**SUBJECT:** Consideration of Resolution approving an Owner Participation Agreement between the Successor and Ronald S. Caceres and Elizabeth S. Caceres (dba Caceres Family Trust) for the purchase of certain maintenance covenants for façade improvements on the Sofy’s Building, located at 540 Main Street and 412 First Street

### Recommendation for Action

It is recommended that the Oversight Board adopt Resolution No. \_\_\_ approving the Owner Participation Agreement and directing submittal of the Owner Participation Agreement to the Department of Finance for approval.

### Staff Contact

Wendy Ross, Economic Development Manager, 530 661-5921, wendy.ross@cityofwoodland.org

### Fiscal Impact

Approval of the Owner Participation Agreement (OPA) and Recognized Obligation Payment Schedule (ROPS) including the OPA as an enforceable obligation will result in \$90,000 of bond proceeds from the 2007 Redevelopment Agency Tax Allocation Bonds being used to purchase a maintenance covenant for the façade improvements to be constructed on the Sofy’s building (540 Main Street and 412 First Street). No tax increments will be used for this project.

### Background

Following dissolution of the Redevelopment Agency of the City of Woodland (“Agency”), the City of Woodland (“City”) elected to become the successor agency to the Agency by Resolution No. 6043, dated January 10, 2012 (the “Successor Agency”). Pursuant to Health and Safety Code Section 34173(b), the Successor Agency is now a separate legal entity from the City.

The Successor Agency is responsible for the wind-down of the affairs of the former Redevelopment Agency, including payment of enforceable obligations of the former Redevelopment Agency.

Health and Safety Code Section 34191.4, added by AB 1484, provides in part that, following issuance of a finding of completion by the Department of Finance, bond proceeds derived from bonds issued on or before December 31, 2010, shall be used for the purposes for which the bonds were sold.

The former Redevelopment Agency issued Redevelopment Agency Tax Allocation Bonds in 2007, and a portion of the proceeds of said Bonds remain to be expended for the purposes for which the bonds were sold, provided said expenditure is included on an approved ROPS.

### Discussion

Pursuant to Health and Safety Code Section 34191.4(c)(1), following issuance by the Department of Finance of a finding of completion pursuant to Health and Safety Code Section 34179.7, bond proceeds derived from bonds issued on or before December 31, 2010, shall be used for the purposes for which the bonds were sold. The Successor Agency received a finding of completion on May 7, 2013. The Redevelopment Agency Tax

Allocation Bonds were issued in 2007, prior to the December 31, 2010, date specified in Section 34191.4.

The Successor Agency desires to use a portion of the Bond proceeds to continue funding for a façade improvement program developed by the former Redevelopment Agency, for upgrade and maintenance of building façades within the Redevelopment Project Area.

The Successor Agency has approved and submitted to the Oversight Board an OPA with Ronald C. Caceres and Elizabeth S. Caceres, DBA Caceres Family Trust, providing for certain façade improvements to be constructed on the Sofy's Building, located at 540 Main Street and 412 First Street, in the City of Woodland, and for the purchase by the Successor Agency of a maintenance covenant, for a purchase price of \$90,000, to ensure the continued maintenance of the façade improvements in a good and clean condition for a period of not less than ten years. The purchase price will be paid solely with proceeds of the 2007 bonds, and no tax increments will be used for this project.

Health and Safety Code Section 34191.4(c)(2)(A) provides, in part, that excess bond proceeds must be expended in a manner consistent with the original bond covenants, and excess bond proceeds obligations shall be listed separately on the ROPS submitted by the Successor Agency.

Given the restrictions and requirements of the Dissolution Act, the OPA is conditioned upon approval by the Oversight Board and the Department of Finance of the OPA and a ROPS that includes the OPA as an enforceable obligation.

Recommendation for Action

It is recommended that the Oversight Board adopt Resolution No. \_\_\_ approving the Owner Participation Agreement and directing submittal of the Owner Participation Agreement to the Department of Finance for approval.

Prepared by: Wendy Ross  
Economic Development Manager

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Paul Navazio, City Manager

1. Oversight Board Resolution No. \_\_\_ approving the Owner Participation Agreement
2. Owner Participation Agreement

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF WOODLAND APPROVING AN OWNER PARTICIPATION AGREEMENT BETWEEN THE SUCCESSOR AGENCY AND RONALD S. CACERES AND ELIZABETH S. CACERES, dba CACERES FAMILY TRUST [540 MAIN STREET AND 412 FIRST STREET]**

**WHEREAS**, Assembly Bill 1X 26 (“AB 26”), enacted as part of the 2011-2012 State of California budget bill, and as modified by the Supreme Court of the State of California in the matter of *California Redevelopment Association, et al. v. Ana Matosantos, et al.*, Case No. S194861, dissolved and set out procedures for the wind-down of all redevelopment agencies throughout the State effective February 1, 2012, and in June 2012, the California Legislature adopted Assembly Bill 1484 (“AB 1484,” and collectively with AB 26, the “Dissolution Act”) further modifying some of the procedures set forth in AB 26, and adding certain other procedures and requirements for the dissolution and wind-down of redevelopment agencies; and

**WHEREAS**, the Successor Agency to the former Redevelopment Agency of the City of Woodland (“Successor Agency”) is the successor agency pursuant to Health and Safety Code Section 34173, and is responsible for the wind-down of the affairs of the former Redevelopment Agency, including payment of enforceable obligations of the former Redevelopment Agency; and

**WHEREAS**, Health and Safety Code Section 34191.4, added by AB 1484, provides in part that, following issuance of a finding of completion by the Department of Finance, bond proceeds derived from bonds issued on or before December 31, 2010, shall be used for the purposes for which the bonds were sold; and

**WHEREAS**, the former Redevelopment Agency issued Redevelopment Agency Tax Allocation Bonds in 2007, and a portion of the proceeds of said Bonds remain to be expended for the purposes for which the bonds were sold, provided said expenditure is included on an approved Recognized Obligation Payment Schedule (“ROPS”); and

**WHEREAS**, the Successor Agency desires to use a portion of said Bond proceeds to continue funding for a façade improvement program developed by the former Redevelopment Agency, for upgrade and maintenance of building facades within the Redevelopment Project Area; and

**WHEREAS**, the Successor Agency has approved and submitted to the Oversight Board for approval an Owner Participation Agreement (“OPA”) with Ronald C. Caceres and Elizabeth S. Caceres, DBA Caceres Family Trust, providing for certain façade improvements to be constructed on the Sofy’s Building, located at 540 Main Street and 412 First Street, in the City of Woodland, and for the purchase by the Successor Agency of a maintenance covenant to ensure the continued maintenance of the façade improvements in a good and clean condition for a

period of not less than ten years;

**NOW, THEREFORE, THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE FORMER 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 are incorporated into this Resolution by this reference.

**Section 2. Approval of OPA.** The Oversight Board hereby approves the OPA between the Successor Agency and Ronald C. Caceres and Elizabeth S. Caceres, DBA Caceres Family Trust, in substantially the form currently on file with the Secretary of the Oversight Board, including without limitation the Purchase Price for the maintenance covenants as provided for under the OPA.

**Section 3. Conditions to Approval.** The approvals set forth in Section 2, above, are conditioned upon the following:

- a. Approval by the Department of Finance of the OPA; and
- b. Approval by the Oversight Board and the Department of Finance of a Recognized Obligation Payment Schedule identifying the OPA, including the Purchase Price provided for therein, as an enforceable obligation.

**Section 4. Transmittal of OPA to Department of Finance.** The Executive Director of the Successor Agency, on behalf of the Oversight Board, is hereby authorized and directed to take any action necessary to carry out the purposes of this Resolution, including without limitation, providing any documentation and evidence to the Department of Finance as necessary to obtain from the Department of Finance approval of the OPA and a ROPS including the OPA as an enforceable obligation.

**Section 5. Effectiveness.** Pursuant to Health and Safety Code Section 34179(h), all actions taken by the Oversight Board may be reviewed by the Department of Finance, and, therefore, this Resolution shall not be effective for five (5) business days, pending a request for review by the Department of Finance.

**PASSED, APPROVED AND ADOPTED** at a regular meeting of the Oversight Board for the Successor Agency to the former Redevelopment Agency of the City of Woodland on the \_\_\_\_ day of \_\_\_\_\_, 2013, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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Chair

ATTEST:

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Secretary

This record is currently unavailable.

This record is currently unavailable.