



City of Woodland

City Hall
300 First Street
Woodland, CA 95695

Meeting Agenda

Oversight Board

Wednesday, January 25, 2017

3:30 PM

Council Chambers

Oversight Board Agenda

January 25, 2017

3:30 PM

City Hall

300 First Street

Woodland, CA 95695

- 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

[17-125](#)

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 of July 1, 2017 through June 30, 2018, 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 of July 1, 2017 through June 30, 2018, pursuant to Health and Safety Code Section 34177(j)

Recommendation for Action: Staff recommends that the Oversight Board of the Successor Agency to the Dissolved Woodland Redevelopment Agency ("Oversight Board"), by motion, approve and adopt the attached resolutions authorizing the City Manager to submit:

1. ROPS 17/18 for the period of July 1, 2017 through June 30, 2018
2. Administrative Budget for the period of July 1, 2017 through June 30, 2018
3. Resolution No. _____, Authorizing submittal of ROPS 17/18
4. Resolution No. _____, Authorizing submittal of Administrative Budget

Attachments: [OB Reso for ROPS 17.18 1.25.17](#)

[Woodland ROPS17-18](#)

[OB RESOLUTION 17.18 admin budget1.25.17](#)

[Admin Budget Spreadhsheet FY17-18](#)

G. ADJOURN

I declare under penalty of perjury that the foregoing Agenda for the Oversight Board of the City of Woodland scheduled for January 25, 2017 was posted on January 20, 2017 in the outside display case at City Hall, 300 First Street, Woodland, CA, and was available to the public during normal business hours.

Jennifer Robinson, Deputy City Clerk

Legislation Details (With Text)

File #: 17-125 **Version:** 1 **Name:**
Type: Staff Report **Status:** Agenda Ready
File created: 1/9/2017 **In control:** Oversight Board
On agenda: 1/25/2017 **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 of July 1, 2017 through June 30, 2018, 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 of July 1, 2017 through June 30, 2018, pursuant to Health and Safety Code Section 34177(j)

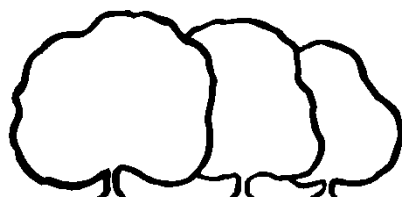
Recommendation for Action: Staff recommends that the Oversight Board of the Successor Agency to the Dissolved Woodland Redevelopment Agency ("Oversight Board"), by motion, approve and adopt the attached resolutions authorizing the City Manager to submit:

1. ROPS 17/18 for the period of July 1, 2017 through June 30, 2018
2. Administrative Budget for the period of July 1, 2017 through June 30, 2018
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4. Resolution No. _____, Authorizing submittal of Administrative Budget

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

Attachments: [OB Reso for ROPS 17.18 1.25.pdf](#)
[Woodland_ROPS17-18](#)
[OB RESOLUTION 17.18 admin budget1.25.pdf](#)
[Admin Budget Spreadhsheet FY17-18](#)

Date	Ver.	Action By	Action	Result
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City of Woodland

STAFF REPORT

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 of July 1, 2017 through June 30, 2018, 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 of July 1, 2017 through June 30, 2018, pursuant to Health and Safety Code Section 34177(j)

Recommendation for Action: Staff recommends that the Oversight Board of the Successor Agency to the Dissolved Woodland Redevelopment Agency ("Oversight Board"), by motion, approve and adopt the attached resolutions authorizing the City Manager to submit:

1. ROPS 17/18 for the period of July 1, 2017 through June 30, 2018
2. Administrative Budget for the period of July 1, 2017 through June 30, 2018
3. Resolution No. _____, Authorizing submittal of ROPS 17/18
4. Resolution No. _____, Authorizing submittal of Administrative Budget

Staff Contact

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

Fiscal Impact

No City or Successor Agency funds are involved with the approval of the Recognized Obligation Payment Schedule ("ROPS") or the Administrative Budget. The ROPS simply lists existing enforceable obligations to be paid by the Successor Agency. Only payments listed on the approved ROPS and approved by the State Department of Finance (DOF) may be made by the Successor Agency. The Administrative Budget provides the details for expenditures for the period of time being reported.

Background

Pursuant to the Health and Safety Code Section 34172, added by ABX1 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 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. However, since the adoption of SB107, the ROPS cover a 12-month period (July 1, 2017 through June 30, 2018). The ROPS must be approved by the Oversight Board, and submitted to the county Auditor-Controller, the State Controller and the Department of Finance ("DOF"). The Oversight Board approved ROPS for the period of July 1, 2017 through June 30, 2018 must be submitted no later than February 1, 2017.

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. Like above, since the adoption of SB 107, the administrative budget covers a 12-month period (broken out into 2 six month periods). The Administrative Budget for the period of July 1, 2017 through June 30, 2018 is attached for the Oversight Board review and approval.

Discussion

1. Recognized Obligation Payment Schedule

The ROPS for the period of July 1, 2017 through June 30, 2018 was prepared by the RDA Successor Agency and submitted to the Successor Agency Board. 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 provide a copy of the approved ROPS to the County Auditor-Controller, the State Controller and DOF, and post the approved ROPS on the RDA Successor Agency's website by February 1, 2017.

Following receipt of the ROPS 17/18, DOF has 45 days to make a 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 operational services provided by

the City of Woodland. Effective January 1, 2016, SB107 has required Successor Agencies to submit their Administrative Budget annually (February 1, 2017).

Pursuant to Health and Safety Code Section 34179(h), because 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 DOF. DOF has 45 days to make its determination of the enforceable obligations and notify the Successor Agency.

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 authorizing the submittal of the 17/18 ROPS and Administrative Budget for the period of time ending June 30, 2018, pursuant to Health and Safety Code Section 34177(m) and 34177(j) respectively.

Prepared by: Wendy Ross, Economic Development Manager

Reviewed by: Kim McKinney, Finance Officer

Paul Navazio, City Manager

Attachments: Oversight Board ROPS Resolution
ROPS 17/18
Oversight Board Administrative Budget Resolution
Administrative Budget

RESOLUTION NO. ____-OB

A RESOLUTION 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 JULY 1, 2017 THROUGH JUNE 30, 2018

WHEREAS, 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 July 1, 2017 through June 30, 2018, 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 July 1, 2017 through June 30, 2018, to the County Administrative Officer, the County Auditor-Controller, and the California Department of Finance by February 1, 2017; 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 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 Successor Agency hereby approves and adopts this ROPS 17/18, 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 July 1, 2017 through June 30, 2018. 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 July 1, 2017 through June 30, 2018.

PASSED, APPROVED AND ADOPTED at a regular meeting of the Oversight Board of the Successor Agency to the Woodland Redevelopment Agency on the 25th day of January, 2017, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Angel Barajas, Oversight Board Chair

ATTEST:

Ana B. Gonzalez, Secretary, Successor Agency

EXHIBIT A

RECOGNIZED OBLIGATION PAYMENT SCHEDULE

[Attached behind this page]

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

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

Successor Agency: Woodland
 County: Yolo

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	17-18A Total (July - December)	17-18B Total (January - June)	ROPS 17-18 Total
A Enforceable Obligations Funded as Follows (B+C+D):	\$ 100,000	\$ -	\$ 100,000
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	100,000	-	100,000
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G):	\$ 2,283,409	\$ 287,504	\$ 2,570,913
F RPTTF	2,158,409	162,504	2,320,913
G Administrative RPTTF	125,000	125,000	250,000
H Current Period Enforceable Obligations (A+E):	\$ 2,383,409	\$ 287,504	\$ 2,670,913

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

 Name Title
 /s/ _____
 Signature Date

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

July 1, 2017 through June 30, 2018

(Report Amounts in Whole Dollars)

A Item #	B Project Name/Debt Obligation	C Obligation Type	D Contract/Agreement Execution Date	E Contract/Agreement Termination Date	F Payee	G Description/Project Scope	H Project Area	I Total Outstanding Debt or Obligation	J Retired	K ROPS 17-18 Total	17-18A (July - December)					17-18B (January - June)					W 17-18B Total		
											Fund Sources					Fund Sources							
											L Bond Proceeds	M Reserve Balance	N Other Funds	O RPTTF	P Admin RPTTF	Q 17-18A Total	R Bond Proceeds	S Reserve Balance	T Other Funds	U RPTTF		V Admin RPTTF	
1	2007 Tax Allocation Bond, Series A	Bonds Issued On or Before	7/31/2007	12/1/2034	US Bank Trust, NA	Debt service payments	Woodland RDA	\$ 18,604,334	N	\$ 2,670,913	\$ -	\$ -	\$ 100,000	\$ 2,158,409	\$ 125,000	\$ 2,383,409	\$ -	\$ -	\$ -	\$ 162,504	\$ 125,000	\$ 287,504	
2	2007 Tax Allocation Bond, Series B	Bonds Issued On or Before	7/31/2007	6/1/2017	US Bank Trust, NA	Debt service payments	Woodland RDA	10,452,435	N	\$ 580,587						\$ 420,583						\$ 160,004	
3	2007 Tax Allocation Bonds Disclosure	Fees	7/31/2007	12/1/2034	Willdan Financial Services	2007 TAB Continuing Disclosure	Woodland RDA	67,500	N	\$ 2,500						\$ -			2,500			\$ 2,500	
4	2007 Tax Allocation Bonds Fiscal Agent	Fees	7/31/2007	12/1/2034	US Bank Trust, NA	2007 Tax Allocation Bonds Fiscal Agent	Woodland RDA	47,650	N	\$ 2,350				2,350		\$ 2,350						\$ -	
6	Casa del Sol HELP Loan	Third-Party Loans	9/18/2001	9/18/2011	CA Housing Finance Agency	Acquisition of multi-family housing	Woodland RDA	1,133,124	N	\$ 100,000				100,000		\$ 100,000						\$ -	
7	Fair Plaza East - HELP	Third-Party Loans	5/7/2007	5/7/2017	CA Housing Finance Agency	Acquisition/rehabilitation of multi-family housing	Woodland RDA	1,635,476	N	\$ 1,635,476				1,635,476		\$ 1,635,476						\$ -	
8	Heritage Oaks Apts - HELP	Third-Party Loans	8/23/2004	8/23/2014	CA Housing Finance Agency	Acquisition/rehabilitation of multi-family housing	Woodland RDA		N	\$ 100,000			100,000			\$ 100,000						\$ -	
9	Successor Agency Admin	Admin Costs	1/10/2012	12/31/2034	City of Woodland	Successor Agency Administration	Woodland RDA	4,750,000	N	\$ 250,000				125,000		\$ 125,000					125,000	\$ 125,000	
10	PERS Liability	Unfunded Liabilities	1/10/2012	12/31/2034	CalPERS	RDA share of past unfunded liability	Woodland RDA	416,416	N	\$ -						\$ -						\$ -	
11	OPFB obligation	Unfunded Liabilities	1/10/2012	12/31/2034	Share of past unfunded liab	RDA share of past unfunded liability	Woodland RDA	81,572	N	\$ -						\$ -						\$ -	
12	Unused leave	Unfunded Liabilities	1/10/2012	12/31/2034	various	Unused leave for RDA employees	Woodland RDA	20,161	N	\$ -						\$ -						\$ -	
22									N	\$ -						\$ -						\$ -	
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**Woodland Recognized Obligation Payment Schedule (ROPS 17-18) - Report of Cash Balances
(Report Amounts in Whole Dollars)**

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

A	B	C	D	E	F	G	H	I	
		Fund Sources							
		Bond Proceeds		Reserve Balance		Other	RPTTF		
	Cash Balance Information by ROPS Period	Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS period balances and DDR RPTTF balances retained	Prior ROPS RPTTF distributed as reserve for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	Comments	
ROPS 15-16B Actuals (01/01/16 - 06/30/16)									
1	Beginning Available Cash Balance (Actual 01/01/16)						219,612		
2	Revenue/Income (Actual 06/30/16) RPTTF amounts should tie to the ROPS 15-16B distribution from the County Auditor-Controller during January 2016					105,225	598,056		
3	Expenditures for ROPS 15-16B Enforceable Obligations (Actual 06/30/16)					100,000	382,265		
4	Retention of Available Cash Balance (Actual 06/30/16) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)								
5	ROPS 15-16B RPTTF Balances Remaining	No entry required							
6	Ending Actual Available Cash Balance C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 - 5)	\$ -	\$ -	\$ -	\$ -	\$ 5,225	\$ 435,403		

RESOLUTION NO. _____OB

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 OF JULY 1, 2017 THROUGH JUNE 30, 2018, PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177 (j)

WHEREAS, pursuant to Health and Safety Code Section 34713 (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, Effective January 1, 2016, with the adoption of SB107, the RDA Successor Agency is required to prepare a proposed administrative budget ("Administrative Budget") for each twelve month fiscal period, and submit it to the Oversight Board for the Oversight Board's approval; and

WHEREAS, pursuant to Health and Safety Code Section 34177 (k), upon approval of the Administrative Budget by the Oversight Board, the Successor Agency is required to provide administrative cost estimates, from the approved administrative budget, that are to be paid from property tax revenues deposited in the Redevelopment Property Tax Trust Fund, to the County Auditor-Controller for each fiscal period covered by the Administrative Budget; and

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

WHEREAS, the RDA Successor Agency has prepared and submitted the Administrative Budget for the period of July 1, 2017 through June 30, 2018 to the Oversight Board.

NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE DISSOLVED 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 of July 1, 2017 through June 30,

2018, 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 on circumstance is held invalid, such invalidity shall not effect 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 25th day of January, 2017, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Angel Barajas, Oversight Board Chair

ATTEST:

Ana Gonzalez, Oversight Board Secretary

EXHIBIT A

RECOGNIZED OBLIGATION PAYMENT SCHEDULE

[Attached behind this page]

CITY OF WOODLAND
RDA Successor Agency Administration Budget
Fiscal Year 2017/18

Description	July 2017 - December 2017	January 2018 - June 2018	Total
Salary	\$ 40,339.34	\$ 40,339.34	\$ 80,678.68
Vacation Buyout	\$ 1,000.00	\$ 1,000.00	\$ 2,000.00
Admin Buyout	\$ 750.00	\$ 750.00	\$ 1,500.00
Deferred Comp City Match	\$ 305.32	\$ 305.32	\$ 610.64
Workers Comp/Liability Insurance	\$ 2,920.68	\$ 2,920.68	\$ 5,841.36
Retirement	\$ 10,893.89	\$ 10,893.89	\$ 21,787.78
Retirement Health Savings Plan	\$ 120.00	\$ 120.00	\$ 240.00
Lifef/Vision/Dental	\$ 630.00	\$ 630.00	\$ 1,260.00
Retiree Medical	\$ 2,279.10	\$ 2,279.10	\$ 4,558.20
Health/Life/Vision/Dental Premiums	\$ 6,423.00	\$ 6,423.00	\$ 12,846.00
Unemployment Insurance	\$ 507.02	\$ 507.02	\$ 1,014.04
Medicare	\$ 588.21	\$ 588.21	\$ 1,176.41
Contract Services	\$ 55,944.06	\$ 55,944.06	\$ 111,888.12
Tech Service Chargebacks	\$ 2,299.39	\$ 2,299.39	\$ 4,598.77
	\$ 125,000.00	\$ 125,000.00	\$ 250,000.00