



City of Rohnert Park ♦ 130 Avram Avenue ♦ Rohnert Park, California 94928
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**OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY
CITY OF ROHNERT PARK
(Successor Agency of the Former Community Development Commission of the
City of Rohnert Park)**

**SPECIAL MEETING AGENDA
Wednesday, February 27, 2013, 2:00 p.m.**

**MEETING LOCATION: CITY HALL - COUNCIL CHAMBER
130 Avram Avenue, Rohnert Park, California**

The Oversight Board welcomes your attendance, interest and participation at its public meetings. Oversight Board agendas and minutes may be viewed at the City of Rohnert Park website at: www.rpcity.org.

PUBLIC HEARINGS

The Oversight Board may discuss and/or take action on any or all of the items listed on this agenda. If you challenge decisions of the Oversight Board or the Successor Agency City of Rohnert Park in court, you may be limited to raising only those issues you or someone else raised at public hearing(s) described in this agenda, or in written correspondence delivered to the Successor Agency City of Rohnert Park, at, or prior to the public hearing(s).

PUBLIC COMMENTS

For public comment on items listed or not listed on the agenda, or on agenda items if unable to speak at the scheduled time (limited to three minutes per appearance and a 30 minute total time limit, or allocation of time based on number of speaker cards submitted)

**PLEASE FILL OUT A SPEAKER CARD PRIOR TO SPEAKING
*SEE NOTE AT THE END OF THIS AGENDA**

Copies of all staff reports and documents subject to disclosure that relate to each item of business referred to on the agenda are available for public inspection before each regularly scheduled Board meeting at City Hall, located at 130 Avram Avenue. Any writings or documents subject to disclosure that are provided to all, or a majority of all, of the members of the Board regarding any item on this agenda after the agenda has been distributed will also be made available for inspection at City Hall during regular business hours.

ANNOUNCEMENT: Please turn off all pagers, cellular telephones and all other communication devices upon entering the Rohnert Park Council Chamber. Use of these devices causes electrical interference with the sound recording and TV broadcast systems.

2:00 PM

1. **CALL TO ORDER / ROLL CALL** (Zane__ Mackenzie__ Babonis__ Calvert__ Jenkins__ Jolley __ Thompson__)

2. **PUBLIC COMMENTS**

Persons wishing to address the Board on any Consent Calendar item or on Successor Agency City of Rohnert Park business not listed on the Agenda may do so at this time. Each speaker will be allotted three minutes. Those wishing to address the Oversight Board on any report item listed on the Agenda should submit a "Speaker Card" to the Clerk of the Board before announcement of that agenda item.

3. **APPROVAL OF MINUTES**

A. Special meeting of Oversight Board for Successor Agency City of Rohnert Park held on January 10, 2013

4. **MEETING ITEMS**

A. Approving the ROPS 13-14A of the Successor Agency to the former Community Development Commission of the City of Rohnert Park

1) Staff Report

2) Resolution for adoption:

Resolution No. OSB 2013-02: A Resolution of the Oversight Board for the Successor Agency City of Rohnert Park Approving the Recognized Obligation Payment Schedule for July 1 – December 31, 2013 ("ROPS 13-14A"), Pursuant to Section 34177 of the California Health and Safety Code

(a) Board Motion/Discussion/Vote

5. **NEW MATTERS FOR FUTURE CONSIDERATION**

6. **PUBLIC COMMENT ON NON-AGENDA ITEMS**

Members of the public may address the Oversight Board on matters that are within the Oversight Board's jurisdiction and not on today's calendar. Each speaker shall have up to three minutes to make pertinent public comments unless the Oversight Board adopts a shorter period. It is strongly recommended that members of the public who wish to address the Oversight Board should fill out a "Speaker Card" provided by the Clerk, and submit the completed card to the Clerk.

7. **ADJOURNMENT**

DISABLED ACCOMMODATION

If you have a disability which requires an interpreter or other person to assist you while attending this Board meeting, please contact the Clerk of the Board at (707) 588-2205 at least 72 hours prior to the meeting to ensure arrangements for accommodation by the City. Please notify the Clerk's Office as soon as possible if you have a visual impairment requiring meeting materials to be produced in another format (Braille, audio-tape, etc.)



**MINUTES OF THE SPECIAL MEETING
OVERSIGHT BOARD
TO THE SUCCESSOR AGENCY CITY OF ROHNERT PARK
Wednesday, January 10, 2013
Rohnert Park City Hall, Council Chambers
130 Avram Avenue, Rohnert Park, California**

1. CALL TO ORDER

The special meeting of the Oversight Board to the Successor Agency City of Rohnert Park was called to order by Chair Shirlee Zane at 9:03 a.m. on January 10, 2013 in the Council Chambers, Rohnert Park City Hall, 130 Avram Avenue, Rohnert Park, California.

Present: Shirlee Zane, Chair
Jake Mackenzie, Vice Chair
Linda Babonis, Board Member
Denise Calvert, Board Member
Darrin Jenkins, Board Member
Kate Jolley, Board Member
Mike Thompson, Board Member

Staff present: Clerk of the Board Eydie Tacata; Finance Director Cathy Orme; Oversight Board Counsel Betsy Strauss

2. PUBLIC COMMENTS

There were no comments from the public.

3. APPROVAL OF MINUTES

Chair Zane announced the item.

ACTION: Moved/seconded (Mackenzie/Babonis) and carried unanimously to approve minutes of the meeting of January 3, 2013.

4. MEETING ITEMS

A. Due Diligence Review of All Other Funds

Chair Zane announced the item. Finance Director Cathy Orme introduced A.J. Major, staff of the accounting firm Vavrinek, Trine and Day to answer questions regarding the Due Diligence Review entitled "Independent Accountants' Report on Applying Agreed-Upon Procedures pursuant to AB 1484 - All Other Funds."

There was general discussion among the Board members, Oversight Board Counsel and Successor Agency staff about specific line items in the Due Diligence Review and suggested language clarifying the "negative remittance."

ACTION: Moved/seconded (Mackenzie/Babonis) and carried unanimously to approve Resolution No. OSB 2013-01: A Resolution of the Oversight Board for the Successor Agency City of Rohnert Park

Approving the Due Diligence Review of All Other Funds Pursuant to Section 34179.5 of the California Health and Safety Code

5. NEW MATTERS FOR FUTURE CONSIDERATION

There were no new matters.

6. PUBLIC COMMENT ON NON-AGENDA ITEMS

There were no comments from the public.

7. ADJOURNMENT

ACTION: The Board members concurred to adjourn the meeting at 10:08 a.m.

Eydie Tacata, Clerk of the Board
Successor Agency City of Rohnert Park

Shirlee Zane, Chair
Oversight Board for the Successor Agency of
Rohnert Park



Mission Statement

“We Care for Our Residents by Working Together to Build a Better Community for Today and Tomorrow.”

**CITY OF ROHNERT PARK
OVERSIGHT BOARD AGENDA**

Meeting Date: February 27, 2013
Submitted By: Gabriel A. Gonzalez, City Manager
Prepared By: Gabriel A. Gonzalez, City Manager
Agenda Title: **Approving the ROPS 13-14A of the Successor Agency to the former Community Development Commission of the City of Rohnert Park**

RECOMMENDED ACTION:

Consider and adopt the attached Resolution approving the ROPS 13-14A (Recognized Obligation Payment Schedule for the period July 1, 2013 to December 31, 2013) of the Successor Agency to the former Community Development Commission of the City of Rohnert Park.

BACKGROUND:

Health & Safety Code Section 34177 (m)(1) requires successor agencies to submit the Recognized Obligation Payment Schedule (ROPS) electronically and in the manner prescribed by the State Department of Finance (DOF). Two recent changes in how successor agencies are to submit their ROPS are reflected in the attached ROPS.

The first change is the implementation of a new ROPS naming convention. The July to December 2013 ROPS will use the naming convention “ROPS 13-14 A”. This naming convention allows Finance to determine which fiscal year the ROPS is related to and which period, with “A” designating the first half of the fiscal year, and B, the second half of the fiscal year. The ROPS for January to June 2014 will be referred to as “ROPS 13-14 B”.

The second change is that, in order to assist agencies filling out their ROPS, starting with the ROPS 13-14A, DOF provides a pre-populated ROPS template to each successor agency along with instructions for filling out the remainder of the ROPS. The Successor Agency received the final revised ROPS 13-14A from DOF on January 30, 2013. The ROPS 13-14A must be submitted to the county auditor-controller, State Controller’s Office and Department of Finance no later than March 1, 2013, after approval by the oversight board.

DISCUSSION:

The attached ROPS 13-14A addresses \$1,567,834 in enforceable obligations, which primarily include bond debt payments, an affordable housing loan, and a small capital fund contribution in accordance with the lease agreement with municipal golf course operator, CourseCo. The ROPS 13-14A also addresses the full administrative allowance of \$250,000, which is allocated on a fiscal year basis. In total, \$1,817,834 is listed in the ROPS 13-14A as outstanding obligations to be paid from Redevelopment Property Tax Trust Fund (RPTTF).

Staff recommends that the Oversight Board consider and adopt the attached Resolution approving the ROPS 13-14A. Should the ROPS be approved by the Oversight Board, the next step will be for staff to submit the approved ROPS to the County Auditor-Controller, State Controller's Office and the Department of Finance by March 1, 2013. In accordance with AB1484, staff will post the approved ROPS on the Successor Agency's website.

City Manager Approval Date: 2/21/13

City Attorney Approval Date:

Attachments:

1. Resolution
2. Exhibit A to Resolution: ROPS 13-14A

RESOLUTION NO. OSB 2013-02

**A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY
CITY OF ROHNERT PARK APPROVING THE
RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR
JULY 1 – DECEMBER 31, 2013 (“ROPS 13-14A”), PURSUANT TO SECTION 34177 OF
THE CALIFORNIA HEALTH AND SAFETY CODE**

WHEREAS, in accordance with Section 34171(j) of the California Community Redevelopment Law (Health & Safety Code § 33000 *et seq.*) (“**CRL**”), the City Council of the City of Rohnert Park (“**City**” or “**City Council**,” as applicable) is the successor agency to the former Community Development Commission of the City of Rohnert Park (“**Commission**”), and is responsible for, among other things, winding down the dissolved Commission’s affairs, continuing to meet the Commission’s enforceable obligations, overseeing completion of redevelopment projects and disposing of the assets and properties of the Commission, all as directed by the oversight board created pursuant to Section 34179 of the CRL (“**Oversight Board**”);

WHEREAS, Section 34177 (1)(2) of the Health and Safety Code requires the City of Rohnert Park as the successor agency to submit to the State Department of Finance (“**DOF**”), the State Controller, and the Sonoma County Auditor-Controller (“**County Auditor**”) for review, Recognized Obligation Payment Schedules (“**ROPS**”) which include enforceable obligations and successor agency administrative costs for six-month periods;

WHEREAS, on June 27, 2012, the Governor signed into law, AB 1484 (“**Redevelopment Budget Trailer Bill**”) to make technical and substantive amendments to AB 26 (“**Dissolution Act**”) concerning issues including but not limited to, enforceable obligations and successor agency administrative costs;

WHEREAS, pursuant to AB 1484, the ROPS for the period of July 1, 2013 to December 31, 2013 (“**ROPS 13-14A**”) shall be submitted to the county auditor-controller, State Controller’s Office and Department of Finance no later than March 1, 2013, after approval by the oversight board.

WHEREAS, successor agency staff have prepared the attached ROPS and submitted it to the Oversight Board for review and approval, and at the same time have provided a copy of the attached ROPS to the County Administrative Officer, the County Auditor and DOF, all as required pursuant to Health and Safety Code Section 34177(1)(2)(B).

**NOW, THEREFORE, THE OVERSIGHT BOARD FOR THE SUCCESSOR
AGENCY CITY OF ROHNERT PARK DOES RESOLVE AS FOLLOWS:**

Section 1. The Third Recognized Obligation Payment Schedule for the period July 1, 2013 to December 31, 2013 in the form attached to this resolution and incorporated herein by reference, is hereby approved.

Section 2. The staff of the successor agency is hereby directed to submit the ROPS to DOF, the State Controller and the County Auditor and post the ROPS on the successor agency's website in accordance with Health and Safety Code Section 34177(1)(2)(C), and to cooperate with DOF to the extent necessary to obtain DOF's acceptance of the ROPS, including, if necessary, making modifications to the ROPS determined by the City Manager to be reasonable and financially feasible to meet its legally required financial obligations.

DULY AND REGULARLY ADOPTED by the Oversight Board for the Successor Agency City of Rohnert Park this 27th day of February, 2013.

**OVERSIGHT BOARD FOR THE SUCCESSOR
AGENCY CITY OF ROHNERT PARK**

Chair

ATTEST:

Eydie Tacata, Clerk of the Board

SUCCESSOR AGENCY CONTACT INFORMATION

Successor Agency

ID: **356**
 County: **Sonoma**
 Successor Agency: **Rohnert Park**

Primary Contact

| | |
|-------------------------|-------------------------|
| Honorific (Ms, Mr, Mrs) | |
| First Name | Cathy |
| Last Name | Orme |
| Title | Finance Director |
| Address | 130 Avram Avenue |
| City | Rohnert Park |
| State | CA |
| Zip | 94928 |
| Phone Number | 707-585-6717 |
| Email Address | corme@rpcity.org |

Secondary Contact

| | |
|-------------------------|-------------------------------------|
| Honorific (Ms, Mr, Mrs) | |
| First Name | Linda |
| Last Name | Babonis |
| Title | Economic Development Manager |
| Phone Number | 707-588-2233 |
| Email Address | lbabonis@rpcity.org |

SUMMARY OF RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Filed for the July 1, 2013 to December 31, 2013 Period

Name of Successor Agency: **ROHNERT PARK (SONOMA)**

| Outstanding Debt or Obligation | Total |
|--------------------------------------|--------------|
| Total Outstanding Debt or Obligation | \$85,863,984 |

| Current Period Outstanding Debt or Obligation | Six-Month Total |
|---|-----------------|
| A Available Revenues Other Than Anticipated RPTTF Funding | \$0 |
| B Enforceable Obligations Funded with RPTTF | \$2,933,222 |
| C Administrative Allowance Funded with RPTTF | \$250,000 |
| D Total RPTTF Funded (B + C = D) | \$3,183,222 |
| E Total Current Period Outstanding Debt or Obligation (A + B + C = E) <i>Should be same amount as ROPS form six-month total</i> | \$3,183,222 |
| F Enter Total Six-Month Anticipated RPTTF Funding | \$3,183,222 |
| G Variance (F - D = G) <i>Maximum RPTTF Allowable should not exceed Total Anticipated RPTTF Funding</i> | \$0 |

Prior Period (July 1, 2012 through December 31, 2012) Estimated vs. Actual Payments (as required in HSC section 34186 (a))

| | |
|---|-------------|
| H Enter Estimated Obligations Funded by RPTTF (<i>lesser of Finance's approved RPTTF amount including admin allowance or the actual amount distributed</i>) | \$2,715,897 |
| I Enter Actual Obligations Paid with RPTTF | \$2,807,619 |
| J Enter Actual Administrative Expenses Paid with RPTTF | \$151,576 |
| K Adjustment to Redevelopment Obligation Retirement Fund (H - (I + J) = K) | \$0 |
| L Adjustment to RPTTF (D - K = L) | \$3,183,222 |

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

ROHNERT PARK (SONOMA)
RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 13-14A)
July 1, 2013 through December 31, 2013

Oversight Board Approval Date: _____

| Item # | Project Name / Debt Obligation | Contract/Agreement Execution Date | Contract/Agreement Termination Date | Payee | Description/Project Scope | Project Area | Total Outstanding Debt or Obligation | Total Due During Fiscal Year 2013-14 | Funding Source | | | | | |
|--------|--|-----------------------------------|-------------------------------------|--|---|---|--------------------------------------|--------------------------------------|----------------|-----------------|-----------------|-------------|-------|-----------------|
| | | | | | | | | | Bond Proceeds | Reserve Balance | Admin Allowance | RPTTF | Other | Six-Month Total |
| | | | | | | | \$85,863,984 | \$3,896,556 | \$0 | \$0 | \$250,000 | \$2,933,222 | \$0 | \$3,183,222 |
| 1 | 1999 Tax Allocation Bonds | 1/27/1999 | 8/1/2035 | Union Bank | Bonds issue to fund non-housing projects | Rohnert Park Redevelopment Project Area | 15,715,038 | 395,000 | 0 | 0 | 0 | 395,000 | 0 | 395,000 |
| 2 | 2001 Tax Allocation Bonds | 9/25/2001 | 8/1/2020 | Union Bank | Bonds refunding issue | Rohnert Park Redevelopment Project Area | 6,595,000 | 970,388 | 0 | 0 | 0 | 970,388 | 0 | 970,388 |
| 3 | 2007R Tax Allocation Bonds | 3/28/2007 | 8/1/2037 | Union Bank | Bonds issue for non-housing projects | Rohnert Park Redevelopment Project Area | 20,395,000 | 973,919 | 0 | 0 | 0 | 486,959 | 0 | 486,959 |
| 4 | 2007H Tax Allocation Bonds | 3/28/2007 | 2/1/2038 | Union Bank | Bonds issue to fund housing projects | Rohnert Park Redevelopment Project Area | 16,045,000 | 859,981 | 0 | 0 | 0 | 517,491 | 0 | 517,491 |
| 5 | 2003 LRRB's 90% Paid by CDC | 7/17/2003 | 7/1/2025 | Union Bank | Lease Revenue Refunding Bonds | Rohnert Park Redevelopment Project Area | 4,513,500 | 439,499 | 0 | 0 | 0 | 439,499 | 0 | 439,499 |
| 6 | Administrative Allowance | | | City of Rohnert Park | Support costs (e.g., Executive Director, CFO, Legal, etc.) 2011-02) | Rohnert Park Redevelopment Project Area | 0 | 250,000 | 0 | 0 | 250,000 | 0 | 0 | 250,000 |
| 7 | Fund Contribution | 5/29/2001 | 5/30/2021 | City of Rohnert Park | Golf course CIP Fund contribution per Lease Agmt w/CourseCo. (Term May 2021) | Rohnert Park Redevelopment Project Area | 194,217 | 7,769 | 0 | 0 | 0 | 3,884 | 0 | 3,884 |
| 8 | Affordable Housing Loan | 12/1/1997 | 4/20/2013 | Sonoma County Community Development Commission | 7982 Santa Barbara Drive. Payment of principal and simple interest at rate of 3% per annum due on or before April 20, 2013. | Rohnert Park Redevelopment Project Area | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9 | Affordable Housing Loan | 12/1/1997 | | Sonoma County Community Development Commission | 746 Brett Avenue. Payment of principal and simple interest at rate of 3% per annum due on or before September 1, 2013. | Rohnert Park Redevelopment Project Area | 0 | 0 | 0 | 0 | 0 | 120,000 | 0 | 120,000 |
| 10 | Housing Staff Support | | | City of Rohnert Park | Monitoring requirements & other actions associated with housing function | Rohnert Park Redevelopment Project Area | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11 | Housing Maintenance | | | City of Rohnert Park | Maintenance costs associated with housing assets (i.e., properties) | Rohnert Park Redevelopment Project Area | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12 | Burke, Williams and Sorenson | | | Burke, Williams and Sorenson | City Attorney (CDC Reso No 2010-20) | Rohnert Park Redevelopment Project Area | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 13 | Rohnert Park Community Center Improvements | | | Successor Agency | Various improvements to Community Center Campus as recommended by the Feasibility Study (see item #21- page 1) including energy savings improvements, redesign of the center plaza area, development of adjacent vacant lot and other phased projects. | Rohnert Park Redevelopment Project Area | 2,433,673.00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 14 | Recreational and Community Facilities Improvements | | | Successor Agency | Improve recreational and community facilities serving the Project Area. Several projects have been identified including an aquatics facility, water/spray parks and all-weather sports fields. Feasibility studies are underway (see item #22- page 1). | Rohnert Park Redevelopment Project Area | 3,140,935.00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 15 | Commercial Building Improvement Program | | | Successor Agency | Program will provide low interest loans for façade improvements and commercial rehabilitation of commercial properties within the Project Area. | Rohnert Park Redevelopment Project Area | 1,605,000.00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

