

**City of Oakdale**  
**Successor Agency to the Redevelopment Agency**  
**Oversight Board Special Meeting**  
**Final--Revised Agenda**



The City of Oakdale recognizes and supports the Choose Civility program, an initiative of the Stanislaus County Office of Education. For more info. visit their website: <http://www.stancoe.org/civility/>

**Thursday, October 2, 2014**  
**8:30 AM**

**City Council Chambers**  
**277 North Second Avenue**  
**Oakdale, California**



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**Members of the Board**

**Chairperson Jack Alpers**

**Vice Chairperson Farrell Jackson**

**Albert Avila, Shirley Buell, Mickey Peabody, William O'Brien, Gary Whitfield**

**Note:** California law prohibits the Successor Agency to the Redevelopment Agency Oversight Board City Council from taking action on any matter that is not on the posted agenda unless it is determined to be an emergency by the Board. All items will be referred to staff for follow-up and placed on a future agenda.

**1. CALL TO ORDER:**

**2. OVERSIGHT BOARD MEMBERS PRESENT/ABSENT:**

**3. ITEMS FROM THE AUDIENCE:** This is the time of the meeting to address the Oversight Board on any municipal matter not listed on the Agenda.

**4. CONSENT AGENDA:** The below listed Item(s) comprise the consent agenda and unless there is discussion by a member of the audience/Board may be approved in one motion.

4.1: Approving Minutes: Successor Agency to the Redevelopment Agency Oversight Board of the special meeting held August 14, 2014.

*Recommended Action: Adopt Resolution 2014-07 approving Consent Agenda.*

**5. NEW BUSINESS:**

5.1: Recognized Obligations Payment Schedule (ROPS) for January 1, 2015 – June 30, 2015.

*Recommended Action: Adopt Resolution 2014-08 approving A Resolution Of The Oversight Board to the Successor Agency to the City of Oakdale Redevelopment Agency approving the January 1, 2015 To June 30, 2015 Recognized Obligation Payment Schedule (ROPS).*

6. **ADJOURNMENT:**

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact City Hall, 209-845-3571. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28CFR 35.102-35.104 ADA Title II).

Any documents produced by the City and distributed to a majority of the Successor Agency to the Redevelopment Agency Oversight Board regarding any item on this agenda will be made available in the City Clerk's office at City Hall located at 280 North Third Avenue, Oakdale, California.

**DECLARATION OF POSTING**

I, Kathy Teixeira, City Clerk, for the City of Oakdale, certify that I caused to be posted a copy of the Oversight Board Agenda for the City of Oakdale Successor Agency to the Redevelopment Agency for the special meeting of Thursday, October 2, 2014, at the City Council Chambers, 277 North Second Avenue, Oakdale, CA, 95361 on September 29, 2014.

Dated: September 29, 2014

/s/Kathy Teixeira  
Kathy Teixeira, CMC  
City Clerk



**CITY OF OAKDALE**  
**City of Oakdale**  
**Successor Agency to the Redevelopment Agency**  
**Oversight Board Special Meeting Minutes**  
**Thursday, August 14, 2014**  
**8:30 AM**  
**277 North Second Avenue**  
**Oakdale, CA 95361**

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**1. CALL TO ORDER:**

Board Member Jackson called the meeting to order at 8:30 a.m.

**2. OVERSIGHT BOARD MEMBERS PRESENT/ABSENT:**

**Present:** Board Member Avila  
Board Member Jackson  
Board Member O'Brien  
Board Member Peabody  
Board Member Whitfield

**Absent:** Chairperson Alpers  
Board Member Buell

**Staff Present:** Redevelopment and Housing Coordinator Barragan  
City Clerk Teixeira  
City Manager Whitemyer

**3. INTRODUCTION OF NEW BOARD MEMBER GARY WHITFIELD:**

City Manager Whitemyer introduced new Board Member, Gary Whitfield. Mr. Whitfield has been appointed to represent the Yosemite Community College District (YCCD).

**4. ITEMS FROM THE AUDIENCE:**

There were no items from the audience.

**5. CONSENT AGENDA:**

5.1: Approving March 3, 2014 Successor Agency to the Redevelopment Agency Oversight Board Meeting Minutes, as submitted.

**MOTION**

To adopt Resolution 2014-05 approving the March 3, 2014 Consent Agenda.

Moved by Board Member O'Brien, seconded by Board Member Avila and **CARRIED.**

AYES: BOARD MEMBERS: Avila, Jackson, O'Brien and Peabody  
NOES: BOARD MEMBERS: None  
ABSENT: BOARD MEMBERS: Alpers and Buell  
ABSTAINED: BOARD MEMBERS: Whitfield



CITY OF OAKDALE  
 DRAFT SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY  
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 August 14, 2014

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**5. NEW BUSINESS:**

5.1: Oath of Office Oversight Board Members Mickey Peabody and Gary Whitfield

City Clerk Teixeira administered the Oath of Office to Oversight Board Members Mickey Peabody and Gary Whitfield.

5.2: Election of Vice Chairperson

**MOTION**

To appoint Board Member Farrell Jackson Vice Chairperson.

Moved by Board Member O'Brien, seconded by Board Member Whitfield and **CARRIED.**

AYES: BOARD MEMBERS: Avila, Jackson, O'Brien, Peabody and Whitfield  
 NOES: BOARD MEMBERS: None  
 ABSENT: BOARD MEMBERS: Alpers and Buell  
 ABSTAINED: BOARD MEMBERS: None

5.3: Approval of the Revised Long Range Property Management Plan of the Successor Agency to the City of Oakdale

Redevelopment and Housing Coordinator Barragan presented the staff report recommending the Board adopt the resolution approving a Revised Long Range Property Management Plan as prepared pursuant to AB 1484 Section 34191.5 for the disposition of real property assets of the Successor Agency..

Staff and the Board discussed the item.

**MOTION**

To adopt Resolution 2014-06, a Resolution of the Oversight Board of the Former Oakdale Redevelopment Agency Approving a Revised Long Range Property Management Plan as Prepared Pursuant to AB 1484 Section 34191.5 for the Disposition of Real Property Assets of the Successor Agency.

Moved by Board Member Peabody, seconded by Board Member O'Brien and **CARRIED.**

AYES: BOARD MEMBERS: Avila, Jackson, Peabody and Stavrianoudakis  
 NOES: BOARD MEMBERS: None  
 ABSENT: BOARD MEMBERS: Alpers, Buell and O'Brien  
 ABSTAINED: BOARD MEMBERS: None



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7. **ADJOURNMENT:**

There being no further business, Vice Chairperson Jackson adjourned the meeting at 8:51 a.m.

ATTEST:

APPROVED:

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Kathy Teixeira, CMC  
City Clerk

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Farrell Jackson  
Vice Chairperson



CITY OF OAKDALE  
SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY  
OVERSIGHT BOARD STAFF REPORT

**Date:** October 2, 2014  
**To:** Oversight Board  
**From:** Albert Avila, Finance Director  
**Subject:** Recognized Obligations Payment Schedule (ROPS) for  
January 1, 2015 – June 30, 2015

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**I. Background:**

ABx1 15 (the Dissolution Act) was enacted in late June 2011 as part of the FY 2011-12 State budget package and was held by the California Supreme Court to be largely constitutional on December 29, 2012. Under the Dissolution Act, each of California's redevelopment agencies (Each a "Dissolved RDA") was dissolved as of February 1, 2012, and cities and counties that formed the Dissolved RDA's, together with other designated entities, have initiated the process under the Dissolution Act to unwind the affairs of the Dissolved RDA's.

**II. Discussion:**

The Recognized Obligation Payment Schedule (ROPS) includes the bonded indebtedness of the former Redevelopment Agency and the reimbursement of City Staff time to administer the Dissolution and maintenance of the various properties owned by the Successor Agency. The funding is provided by the Tax Increments from within the Former Redevelopment Agency boundaries. The ROPS will be forwarded to the State Department of Finance by the October 3, 2014.

The ROPS were presented and approved by the Successor Agency Board on September 15, 2014

**III. Fiscal Impact:**

There is no fiscal impact to the general fund.

**IV. Recommendation:**

Staff recommends that the Successor Agency Oversight Board adopt the resolution to approve the ROPS for submission to the State Department of Finance.

**V. Attachments**

1. ROPS
2. Draft Oversight Resolution 2014-XX

**ATTACHMENT 1**

**Recognized Obligation Payment Schedule (ROPS 14-15B) - Summary**

Filed for the January 1, 2015 through June 30, 2015 Period

**Name of Successor Agency:** Oakdale  
**Name of County:** Stanislaus

<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>\$ -</b>
A	Bond Proceeds Funding (ROPS Detail)	-
C	Reserve Balance Funding (ROPS Detail)	-
D	Other Funding (ROPS Detail)	-
<b>E Enforceable Obligations Funded with RPTTF Funding (F+G):</b>		<b>\$ 1,117,903</b>
F	Non-Administrative Costs (ROPS Detail)	992,903
G	Administrative Costs (ROPS Detail)	125,000
<b>H Current Period Enforceable Obligations (A+E):</b>		<b>\$ 1,117,903</b>

<b>Successor Agency Self-Reported Prior Period Adjustment to Current Period RPTTF Requested Funding</b>		
I	Enforceable Obligations funded with RPTTF (E):	1,117,903
J	Less Prior Period Adjustment (Report of Prior Period Adjustments Column S)	(112,032)
<b>K Adjusted Current Period RPTTF Requested Funding (I-J)</b>		<b>\$ 1,005,871</b>

<b>County Auditor Controller Reported Prior Period Adjustment to Current Period RPTTF Requested Funding</b>		
L	Enforceable Obligations funded with RPTTF (E):	1,117,903
M	Less Prior Period Adjustment (Report of Prior Period Adjustments Column AA)	-
<b>N Adjusted Current Period RPTTF Requested Funding (L-M)</b>		<b>1,117,903</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 14-15B) - ROPS Detail**  
**January 1, 2015 through June 30, 2015**  
 (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, L, M, N, O Funding Source					P Six-Month Total
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		
										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	
								\$ 35,498,641		\$ -	\$ -	\$ -	\$ 992,903	\$ 125,000	\$ 1,117,903
1	1997 Tax Allocation Revenue Bonds	Bonds Issued On or Before 12/31/10	5/29/1997	6/1/2027	U.S. Bank	Bonds issue to fund non-housing	All	7,411,727	N				310,265		310,265
2	2004 Tax Allocation Revenue Bonds	Bonds Issued On or Before 12/31/10	4/7/2004	6/1/2033	U.S. Bank	Bonds issue to fund housing & non housing projects	All	19,018,439	N				547,038		547,038
3	2011 Tax Allocation Revenue Bonds	Bonds Issued After 12/31/10	3/8/2011	6/1/2036	U.S. Bank	Bonds issue to fund non-housing projects	All	6,479,625	N				95,625		95,625
4	2011 Taxable Housing Allocation Bonds	Bonds Issued After 12/31/10	3/8/2011	6/1/2036	U.S. Bank	Bonds issue to fund housing projects	All	2,463,850	N				39,975		39,975
5	Employee Costs	Admin Costs	1/1/2014	6/30/2014	Various	Salaries & Benefits	All	40,000	N					40,000	40,000
6	Legal Services	Admin Costs	1/1/2014	6/30/2014	Best Best & Kreiger	Legal Services	All	-	N						-
7	Audit Services	Admin Costs	1/1/2014	6/30/2014	Various	Audit Services	All	-	N						-
8	Legal/Professional Services	Admin Costs	1/1/2014	6/30/2014	Various	Professional Assistance	All	63,550	N					63,550	63,550
9	Miscellaneous	Admin Costs	1/1/2014	6/30/2014	Various	Misc	All	500	N					500	500
10	Liability Insurance	Admin Costs	1/1/2014	6/30/2014	City of Oakdale	Allocated Liability Insurance	All	6,000	N					6,000	6,000
11	Rental/Utilities	Admin Costs	1/1/2014	6/30/2014	City of Oakdale	Staff space/utilities	All	6,000	N					6,000	6,000
12	Property Maintenance Costs	Admin Costs	1/1/2014	6/30/2014	City of Oakdale	Landscape Maintenance Costs	All	8,950	N					8,950	8,950
13	City Loan	City/County Loans On or Before	9/30/1998	6/1/2028	City of Oakdale	Loan For Construction Project Repayment	ALL		N						-
14	City Loan	City/County Loans On or Before	9/30/1998	12/1/2034	City of Oakdale	Loan For Construction Project Repayment	All		N						-
15									N						-
16									N						-
17									N						-
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**Recognized Obligation Payment Schedule (ROPS 14-15B) - Report of Cash Balances**

(Report Amounts in Whole Dollars)

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

A	B	C	D	E	F	G	H	I	
Cash Balance Information by ROPS Period		Fund Sources						Comments	
		Bond Proceeds		Reserve Balance		Other	RPTTF		
		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		
<b>ROPS 13-14B Actuals (01/01/14 - 06/30/14)</b>									
1	<b>Beginning Available Cash Balance (Actual 01/01/14)</b>		2,087,150	1,740,737			176,479		
2	<b>Revenue/Income (Actual 06/30/14)</b> RPTTF amounts should tie to the ROPS 13-14B distribution from the County Auditor-Controller during January 2014					23,557	1,172,117		
3	<b>Expenditures for ROPS 13-14B Enforceable Obligations (Actual 06/30/14)</b> RPTTF amounts, H3 plus H4 should equal total reported actual expenditures in the Report of PPA, Columns L and Q			36,308		23,557	1,072,226		
4	<b>Retention of Available Cash Balance (Actual 06/30/14)</b> RPTTF amount retained should only include the amounts distributed for debt service reserve(s) approved in ROPS 13-14B								
5	<b>ROPS 13-14B RPTTF Prior Period Adjustment</b> RPTTF amount should tie to the self-reported ROPS 13-14B PPA in the Report of PPA, Column S	No entry required						112,032	
6	<b>Ending Actual Available Cash Balance</b> C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 - 5)	-	2,087,150	1,704,429	-	-	164,338		
<b>ROPS 14-15A Estimate (07/01/14 - 12/31/14)</b>									
7	<b>Beginning Available Cash Balance (Actual 07/01/14)</b> (C, D, E, G = 4 + 6, F = H4 + F4 + F6, and H = 5 + 6)	-	2,087,150	1,704,429	-	-	276,370		
8	<b>Revenue/Income (Estimate 12/31/14)</b> RPTTF amounts should tie to the ROPS 14-15A distribution from the County Auditor-Controller during June 2014						548,433		
9	<b>Expenditures for ROPS 14-15A Enforceable Obligations (Estimate 12/31/14)</b>						712,771		
10	<b>Retention of Available Cash Balance (Estimate 12/31/14)</b> RPTTF amount retained should only include the amount distributed for debt service reserve(s) approved in ROPS 14-15A								
11	<b>Ending Estimated Available Cash Balance (7 + 8 - 9 - 10)</b>	-	2,087,150	1,704,429	-	-	112,032		



**ATTACHMENT 2**



IN THE OVERSIGHT BOARD  
TO THE SUCESSOR AGENCY TO THE  
OAKDALE REDEVELOPMENT AGENCY  
OF THE CITY OF OAKDALE  
STATE OF CALIFORNIA

**SUCCESSOR AGENCY OVERSIGHT BOARD RESOLUTION 2014-XX**

**A RESOLUTION OF THE OVERSIGHT BOARD  
TO THE SUCESSOR AGENCY TO THE  
CITY OF OAKDALE REDEVELOPMENT AGENCY APPROVING THE  
JANUARY 1, 2015 TO JUNE 30, 2015  
RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS)**

**THE OVERSIGHT BOARD TO THE SUCESSOR AGENCY TO THE CITY OF OAKDALE  
REDEVELOPMENT AGENCY DOES HEREBY RESOLVE THAT:**

**WHEREAS**, ABx1 15 (the Dissolution Act) was enacted in late June 2011 was held by the California Supreme Court to be largely constitutional on December 29, 2012; and

**WHEREAS**, under the Dissolution Act, the City of Oakdale Central City Redevelopment Agency (“Dissolved RDA”) was dissolved as of February 1, 2012; and

**WHEREAS**, the City together with other designated entities, have initiated the process under the Dissolution Act to unwind the affairs of the Dissolved RDA’s; and

**WHEREAS**, the ROPS must be submitted to Department of Finance (DOF) by October 3, 2014, prior to submittal the ROPS must be approved by the Successor Agency and the Oversight Board; and

**NOW, THEREFORE BE IT RESOLVED** that the **OVERSIGHT BOARD TO THE SUCESSOR AGENCY TO THE CITY OF OAKDALE REDEVELOPMENT AGENCY**, hereby accepts and approves the January 1, 2015 to June 30, 2015 ROPS.

**THE FOREGOING RESOLUTION IS HEREBY ADOPTED THIS 2nd DAY OF OCTOBER, 2014, by the following vote:**

AYES: BOARD MEMBERS:  
NOES: BOARD MEMBERS:  
ABSENT: BOARD MEMBERS:  
ABSTAINED: BOARD MEMBERS:

SIGNED:

\_\_\_\_\_  
Jack Alpers, Chairperson

ATTEST:

\_\_\_\_\_  
Kathy Teixeira, CMC  
City Clerk