

City of Oakdale
Oversight Board to the Successor Agency to the
former Oakdale Community Redevelopment Agency
Oversight Board Special Meeting
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/>

Monday, January 23, 2017
8:30 a.m.

City Council Chambers
277 North Second Avenue
Oakdale, California



Members of the Board

Chairperson Mickey Peabody

Vice Chairperson Albert Avila

Julie Betschart, Kathy Cook, J.R. McCarty, Kristen Olsen, Brian Sanders

Note: California law prohibits the Oversight Board to the Successor Agency to the former Oakdale Community Redevelopment Agency 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. WELCOME NEW MEMBERS OF THE BOARD:**
- 4. 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.
- 5. CONSENT AGENDA:** The below listed Item(s) comprise the consent agenda. Unless there is discussion by a member of the audience/Board may be approved in one motion.
 - 5.1: Consider approving the Minutes of the Oversight Board to the Successor Agency to the former Oakdale Community Redevelopment Agency of the City of Oakdale of the special meeting held February 3, 2016.

Recommended Action: Approve the Minutes of the Oversight Board to the Successor Agency to the former Oakdale Community Redevelopment Agency of the City of Oakdale of the special meeting held February 3, 2016, as submitted.
- 6. NEW BUSINESS:**
 - 6.1 Consider a Resolution of the Oversight Board to the Successor Agency to the former Oakdale Community Redevelopment Agency of the City of Oakdale approving the Approving the July 1, 2017 to June 30, 2018 Recognized Obligation Payment Schedule (ROPS).

Recommended Action: Adopt Oversight Board Resolution 2017-__, a Resolution of the Oversight Board to the Successor Agency to the former Oakdale Community Redevelopment Agency of the City of Oakdale approving the July 1, 2017 to June 30, 2018 Recognized Obligation Payment Schedule (ROPS).

7. 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 Special Meeting Agenda for the City of Oakdale Successor Agency to the Redevelopment Agency for the special meeting of Monday, January 23, 2017, at the City Council Chambers, 277 North Second Avenue, Oakdale, CA, 95361 on January 19, 2017.

Dated: January 19, 2017

/s/Kathy Teixeira
Kathy Teixeira, CMC
City Clerk



AGENDA ITEM 5.1:
CITY OF OAKDALE
Successor Agency to the former Community
Redevelopment Agency
Oversight Board Special Meeting Minutes
Wednesday, February 3, 2016
4:00 PM
277 North Second Avenue
Oakdale, CA 95361

1. **CALL TO ORDER:**

Chairperson Peabody called the meeting to order at 4:00 p.m.

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

Present: Chairperson Peabody
Board Member Avila
Board Member Buell
Board Member O'Brien
Board Member Sanders

Absent: Board Member Cook
Board Member McCarty

Staff Present: City Clerk Teixeira

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.

There were no items from the audience.

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.

5.1: Approving Minutes: Oversight Board to the Successor Agency to the former Oakdale Community Redevelopment Agency special meeting held December 10, 2015.

MOTION

To approve the December 10, 2015 Consent Agenda.

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

AYES:	Board Members:	Avila, Buell, O'Brien, Sanders and Peabody	(5)
NOES:	Board Members:	None	(0)
ABSENT:	Board Members:	Cook and McCarty	(2)
ABSTAINED:	Board Members:	None	(0)

5. **OLD BUSINESS:**

5.1: Election of Vice Chairperson (Continued from December 10, 2015):

MOTION

To appoint Board Member Avila as Vice Chairperson.

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



CITY OF OAKDALE
DRAFT SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY
OVERSIGHT BOARD SPECIAL MEETING MINUTES
February 3, 2016

AYES:	Board Members:	Avila, Buell, O'Brien, Sanders and Peabody	(5)
NOES:	Board Members:	None	(0)
ABSENT:	Board Members:	Cook and McCarty	(2)
ABSTAINED:	Board Members:	None	(0)

6. NEW BUSINESS:

- 6.1: Consider a Resolution of the Oversight Board to the Successor Agency to the former Oakdale Community Redevelopment Agency of the City of Oakdale approving the July 1, 2016 to June 30, 2017 Recognized Obligation Payment Schedule (ROPS).

Board Member Avila presented the staff report recommending the Oversight Board approve the draft resolution contained in staff's report approving the July 1, 2016 to June 30, 2017 Recognized Obligation Payment Schedule (ROPS).

MOTION

To adopt Oversight Board Resolution 2016-001, a Resolution of the Oversight Board to the Successor Agency to the former Oakdale Community Redevelopment Agency of the City of Oakdale approving the July 1, 2016 to June 30, 2017 Recognized Obligation Payment Schedule (ROPS).

Moved by Board Member Sanders, seconded by Board Member OBrien and **CARRIED.**

AYES:	Board Members:	Avila, Cook, McCarty, Sanders and Peabody	(5)
NOES:	Board Members:	None	(0)
ABSENT:	Board Members:	Buell and O'Brien	(2)
ABSTAINED:	Board Members:	None	(0)

7. ADJOURNMENT:

There being no further business, Board Member Peabody adjourned the meeting at 4:35 p.m.

ATTEST:

APPROVED:

Kathy Teixeira, CMC
City Clerk

Mickey Peabody
Chairperson



**OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE
FORMER OAKDALE COMMUNITY REDEVELOPMENT AGENCY**
STAFF REPORT

Meeting Date: January 23, 2017
To: Board Members
From: Albert Avila, Finance Director
Subject: Recognized Obligations Payment Schedule (ROPS)
for July 1, 2017 - June 30, 2018

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 Oversight Board and the State Department of Finance by the February 1, 2017.

III. Fiscal Impact:

There is no fiscal impact to the general fund.

IV. Recommendation:

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

V. Attachments

1. ROPS
2. Draft Oversight Board Resolution 2017-XX

Recognized Obligation Payment Schedule (ROPS 17-18) - Summary
Filed for the July 1, 2017 through June 30, 2018 Period

Successor Agency: Oakdale
County: Stanislaus

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):	\$ 1,836	\$ 1,836	\$ 3,672
B	Bond Proceeds	-	-	-
C	Reserve Balance	-	-	-
D	Other Funds	1,836	1,836	3,672
E	Redevelopment Property Tax Trust Fund (RPTTF) (F+G):	\$ 761,070	\$ 1,356,070	\$ 2,117,140
F	RPTTF	636,070	1,231,070	1,867,140
G	Administrative RPTTF	125,000	125,000	250,000
H	Current Period Enforceable Obligations (A+E):	\$ 762,906	\$ 1,357,906	\$ 2,120,812

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.

Chairperson

Name Title

/s/ _____
Signature Date

Oakdale Recognized Obligation Payment Schedule (ROPS 17-18) - ROPS Detail																						
July 1, 2017 through June 30, 2018																						
(Report Amounts in Whole Dollars)																						
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name/Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	ROPS 17-18 Total	17-18A (July - December)					17-18A Total	17-18B (January - June)					17-18B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$ 32,754,372		\$ 2,120,812	\$ -	\$ -	\$ 1,836	\$ 636,070	\$ 125,000	\$ 762,906	\$ -	\$ -	\$ 1,836	\$ 1,231,070	\$ 125,000	\$ 1,357,906
1	1997 Tax Allocation Revenue	Bonds Issued On or Before	5/29/1997	6/1/2027	U.S. Bank	Bonds issue to fund non-housing		5,843,545	N	\$ 575,126				130,063		\$ 130,063				445,063		\$ 445,063
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		16,791,824	N	\$ 839,184			1,836	277,756		\$ 279,592			1,836	557,756		\$ 559,592
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		6,001,500	N	\$ 191,250				95,625		\$ 95,625				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		2,263,675	N	\$ 79,950				39,975		\$ 39,975				39,975		\$ 39,975
5	Employee Costs	Admin Costs	1/1/2014	6/30/2014	Various	Salaries & Benefits		61,000	N	\$ 61,000					30,500	\$ 30,500					30,500	\$ 30,500
6	Legal Services	Admin Costs	1/1/2014	6/30/2014	Best Best & Kreiger	Legal Services			N	\$ -						\$ -					-	\$ -
7	Audit Services	Admin Costs	1/1/2014	6/30/2014	Various	Audit Services		5,000	N	\$ 5,000					2,500	\$ 2,500					2,500	\$ 2,500
8	Legal/Professional Services	Admin Costs	1/1/2014	6/30/2014	Various	Professional Assistance		150,000	N	\$ 150,000					75,000	\$ 75,000					75,000	\$ 75,000
9	Miscellaneous	Admin Costs	1/1/2014	6/30/2014	Various	Misc		10,000	N	\$ 10,000					5,000	\$ 5,000					5,000	\$ 5,000
10	Liability Insurance	Admin Costs	1/1/2014	6/30/2014	City of Oakdale	Allocated Liability Insurance		12,000	N	\$ 12,000					6,000	\$ 6,000					6,000	\$ 6,000
11	Rental/Utilities	Admin Costs	1/1/2014	6/30/2014	City of Oakdale	Staff space/utilities		12,000	N	\$ 12,000					6,000	\$ 6,000					6,000	\$ 6,000
12	Property Maintenance Costs	Admin Costs	1/1/2014	6/30/2014	City of Oakdale	Landscape Maintenance Costs			N	\$ -						\$ -						\$ -
13	City Loan	City/County Loans On or Before 6/27/11	9/30/1998	6/1/2028	City of Oakdale	Loan For Construction Project Repayment			N													
14	City Loan	City/County Loans On or Before 6/27/11	9/30/1998	12/1/2034	City of Oakdale	Loan For Construction Project Repayment			N													
16	City Loan	City/County Loans On or Before 6/27/11	2/17/2015	6/1/2023	City of Oakdale	Loan for Construction Project Repayment			N													
17	City Loan	City/County Loans On or Before 6/27/11	2/17/2015	9/1/2024	City of Oakdale	Loan for Construction Project Repayment			N													
18	Contract Services	Bonds Issued After 12/31/10	10/26/2011	12/31/2020	Various	Construction of D St per Development Agreement			N													
19	City Loan	City/County Loans On or Before 6/27/11	2/17/2015	6/1/2023	City of Oakdale	Loan For Construction Project Repayment			N													
20	City Loan	City/County Loans On or Before 6/27/11	2/17/2015	6/1/2023	City of Oakdale	Loan For Construction Project Repayment			N													
21	City Loan	City/County Loan (Prior 06/28/11), Other	9/30/1998	6/1/2023	City of Oakdale	Loan For Construction Project Repayment		1,497,089	N	\$ 171,224				85,612		\$ 85,612				85,612		\$ 85,612
22	City Loan	City/County Loan (Prior 06/28/11), Other	9/30/1998	6/1/2023	City of Oakdale	Loan For Construction Project Repayment		106,739	N	\$ 14,078				7,039		\$ 7,039				7,039		\$ 7,039
23									N	\$ -						\$ -						\$ -
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Oakdale Recognized Obligation Payment Schedule (ROPS 17-18) - Report of Cash Balances
(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (I), 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
	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	
ROPS 15-16B Actuals (01/01/16 - 06/30/16)								
1	Beginning Available Cash Balance (Actual 01/01/16)		2,092,009	-			136,043	
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		220		683,376	34,543	1,237,202	
3	Expenditures for ROPS 15-16B Enforceable Obligations (Actual 06/30/16)					34,543	1,130,867	
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)							
		\$ -	\$ 2,092,229	\$ -	\$ 683,376	\$ -	\$ 242,378	



**IN THE OVERSIGHT BOARD TO THE
SUCCESSOR AGENCY TO THE
FORMER OAKDALE COMMUNITY
REDEVELOPMENT AGENCY OF
THE CITY OF OAKDALE
STATE OF CALIFORNIA
OVERSIGHT BOARD RESOLUTION 2017-001**

**A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY
TO THE FORMER OAKDALE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY
OF OAKDALE APPROVING THE JULY 1, 2017 TO JUNE 30, 2018
RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS)**

**BE IT RESOLVED BY THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY
TO THE FORMER OAKDALE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY
OF OAKDALE:**

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 DOF by February 1, 2017, prior to submittal the ROPS must be approved by the Successor Agency and the Oversight Board; and

NOW, THEREFORE BE IT RESOLVED that the **CITY OF OAKDALE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE FORMER OAKDALE COMMUNITY REDEVELOPMENT AGENCY** hereby accepts and approves the July 1, 2017 to June 30, 2018 ROPS.

THE FOREGOING RESOLUTION IS HEREBY ADOPTED THIS 23rd DAY OF JANUARY 2017, by the following vote:

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

SIGNED:

Mickey C. Peabody, Chairperson

ATTEST:

Kathy Teixeira, CMC
City Clerk