

**AGENDA FOR THE REGULAR MEETING OF THE
OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY OF THE FORMER
CERES REDEVELOPMENT AGENCY**

**CITY OF CERES, CALIFORNIA
Conference Room, 2701 Fourth Street**

Monday, January 23, 2017 - 4:30 p.m.

Mailing Address: Ceres City Hall, 2720 Second Street, Ceres, CA 95307-3292
Phone: (209) 538-5700 Fax: (209) 538-5780

Members of the public are advised that all pagers, cellular telephones and any other communication devices are to be turned off upon entering the City Council Chambers.

CALL TO ORDER

ROLL CALL

Board Members:

Chairperson DeMartini
John Anderson
Steve Boyd
Steve Hallam
Yosemite Community College District Representative
Mike Lyons
Scott Siegel

CONSENT ITEMS

1. Clerks Report of Posting. The agenda of the Oversight Board for the Successor Agency of the Former Ceres Redevelopment Agency meeting of January 23, 2017. (Nayares-Perez)
2. Approval of Minutes (Nayares-Perez)
 - a. Minutes of the September 12, 2016 Oversight Board meeting of the Successor Agency.

PUBLIC COMMENT PERIOD:

Matters under the jurisdiction of the Board, and not on the posted agenda, may be addressed by the general public at the beginning of the regular agenda and any off-agenda matters before the Board for consideration. However, California law prohibits the Board from taking action on any matter which is not on the posted agenda unless it is determined to be an emergency by the Board. Any member of the public wishing to address the Board during the "Public Comment" period shall be permitted to be heard once for up to 5 minutes.

NEW BUSINESS

3. **Resolution No. 2017-001** (OB SA-CRA), approving the Recognized Obligation Payment Schedule ("ROPS") of the Successor Agency to the Ceres Redevelopment Agency ("Successor Agency"), for the period of July 1, 2017 through June 30, 2018. (S. Hallam)

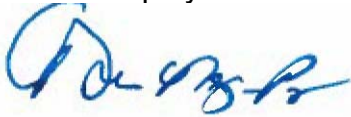
REPORTS

ADJOURNMENT

AFFIDAVIT OF POSTING

I, Diane N. Perez, Secretary Clerk of the Board, for the City of Ceres, declare under penalty of perjury that the foregoing agenda for the January 23, 2017, Successor Agency Oversight Board Meeting was posted on January 18, 2017 at 4:00 p.m. at the following locations in Ceres:

- Front Office of City Hall, 2720 Second Street
- Display case - 2701 Fourth Street



Diane Nayares-Perez, City Clerk

Agenda: The Oversight Board agenda is available for public review in the City Clerk’s Office at 2720 Second Street, Ceres, California or posted in the above listed public places.

Related Materials: Any writings or documents provided to a majority of the Board regarding any item on this agenda will be made available for public inspection at the City Clerk’s Office at City Hall located at 2720 Second Street, Ceres, CA during normal business hours.

Notice regarding Americans with Disabilities Act:



In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting or if you need the agenda and/or the documents in the agenda packet provided in an alternative format, please contact the city clerk’s office at 538-5731 at least 48 hours prior to the meeting to ensure that reasonable arrangements can be made (28CFR 35.102-35.104 ADA TITLE II)

**MINUTES FOR THE REGULAR MEETING OF THE
OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY OF THE FORMER
CERES REDEVELOPMENT AGENCY**

**CITY OF CERES, CALIFORNIA
Conference Room, 2701 Fourth Street**

Tuesday, September 12, 2016 - 4:00 p.m.

Mailing Address: Ceres City Hall, 2720 Second Street, Ceres, CA 95307-3292
Phone: (209) 538-5700 Fax: (209) 538-5780

Members of the public are advised that all pagers, cellular telephones and any other communication devices are to be turned off upon entering the City Council Chambers.

CALL TO ORDER

The Oversight Board of the Successor Agency of the Former Ceres Redevelopment Agency met this date in a regular session at 4:04 p.m. in the Conference Room at 2701 Fourth Street, Ceres, California with Acting Chair John Anderson presiding.

ROLL CALL

Board Members - Present:
John Anderson, Acting Chairperson
Steve Boyd
Steve Hallam
Tom Hallinan
Mike Lyons
Scott Siegel

Absent:
Chairperson DeMartini

CONSENT ITEMS

1. Clerks Report of Posting. The agenda of the Oversight Board for the Successor Agency of the Former Ceres Redevelopment Agency meeting of September 12, 2016. (Nayares-Perez)
2. Approval of Minutes (Nayares-Perez)
 - a. Minutes of the January 26, 2016 Oversight Board meeting of the Successor Agency.

Motion: Motion by Board Member Siegel, seconded by Board Member Hallam to approve the Consent Calendar as presented. Motion passed 5/0/1

AYES: 6 Board Members: Anderson, Boyd, Hallam, Hallinan, Lyons, Siegel
NOES: 0 Board Members:

ABSENT: 1 Board Member: DeMartini

PUBLIC COMMENT PERIOD:

Acting John Anderson asked for public comments; seeing none, closed public comment period.

NEW BUSINESS

- 3. **Resolution No. 2016-003** (OB SA-CRA) of the Oversight Board for the Successor Agency to the Community Redevelopment Agency of the City of Ceres Approving the Transfer of Certain Properties to the City of Ceres for Future Development. (S. Hallam)

Motion: Motion by Board Member Siegel, seconded by Board Member Boyd to approve **Resolution No. 2016-003** (OB SA-CRA). Motion passed 5/0/1

AYES: 6 Board Members: Anderson, Boyd, Hallam, Hallinan, Lyons, Siegel
NOES: 0 Board Members:
ABSENT: 1 Board Member: DeMartini

REPORTS

No items reported.

ADJOURNMENT

There being no further business, Acting Chair Anderson adjourned the meeting at 4:04 p.m.

APPROVED:

John Andeson, Acting Chair

ATTEST:

Diane Nayares-Perez
Clerk of the Board

**OVERSIGHT BOARD
TO THE SUCCESSOR AGENCY OF THE
CERES REDEVELOPMENT AGENCY**

Meeting Date: January 23, 2017
To: Chairman and Board Members
From: Steven Hallam, Redevelopment & Economic Development Manager
Subject: Consideration and Adoption of the Recognized Obligation Payment Schedule for the Successor Agency to the Ceres Redevelopment Agency Commencing July 1, 2017 and ending June 30, 2018 (ROPS 17-18)

RECOMMENDATION:

It is recommended that the Oversight Board adopt the attached resolution approving the Recognized Obligation Payment Schedule (“ROPS”) of the Successor Agency to the Ceres Redevelopment Agency (“Successor Agency”), for the period of July 1, 2017 through June 30, 2018.

BACKGROUND:

The Successor Agency to the former City of Ceres Redevelopment Agency is required under the provisions of AB 1484 to prepare a Recognized Obligation Payment Schedule (ROPS) for the period of July 1, 2017 through June 30, 2018 and submit the approved ROPS to the County Auditor/Controller, the Chief Executive Officer of the County and the State Department of Finance no later than February 1, 2017.

The ROPS is an accounting of the financial obligations pertaining to the Successor Agency during the wind down period. The ROPS being considered here includes the following items:

- Bond payments and related fees;
- Consulting expenses;
- Successor Agency Administration Allowance.

Staff is recommending that the Board review, discuss and approve this Recognized Obligation Payment Schedule ROPS for the period of July 1, 2017 through June 30, 2018 and authorize the Agency to take certain actions in connection therewith.

FISCAL IMPACT:

Pursuant to Health and Safety Code § 34177, the Successor Agency is legally required to continue to make payments due for enforceable obligations. The Oversight Board’s approval of the establishment of the ROPS will ensure that the Successor Agency has the authority to continue to pay its enforceable obligations. The recommended action does not, in itself, cause any new financial obligations

ATTACHMENTS: Resolution (OB SA-CRA)
Recognized Obligation Payment Schedule (7/1/2017 – 6/30/2018)

RESOLUTION NO. 2017- 01 (OB SA-CRA)

RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY OF THE FORMER CERES REDEVELOPMENT AGENCY APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177 FOR THE PERIOD COMMENCING JULY 1, 2017 AND ENDING JUNE 30, 2018 (ROPS 17-18) AND TAKING CERTAIN ACTIONS IN CONNECTION THEREWITH

WHEREAS, the Ceres Redevelopment Agency was a Redevelopment Agency organized and existing under the California Community Redevelopment Law (Health and Safety Code § 33000, *et seq.*; hereinafter, the "CCRL") and pursuant to the CCRL was responsible for the administration of redevelopment activities within certain unincorporated areas within the City of Ceres; and

WHEREAS, pursuant to Health and Safety Code § 34169, until successor agencies were authorized, redevelopment agencies continued to make all scheduled payments for enforceable obligations as defined in Health and Safety Code § 34167(a); and

WHEREAS, pursuant to Health and Safety Code § 34167, redevelopment agencies shall not make payments unless they were listed in an adopted enforceable obligation payment schedule, other than payments required to meet obligations with respect to bonded indebtedness; and

WHEREAS, on August 25, 2011, the Agency adopted Resolution No. 2011-13 CRA approving an original Enforceable Obligation Payment Schedule (the "EOPS"); and

WHEREAS, on January 9, 2012, the Ceres City Council adopted Resolution No. 2012-04 electing to serve as the Successor Agency to the former Ceres Redevelopment Agency; and

WHEREAS, on January 23, 2012, the Agency adopted Resolution No. 2012-01 CRA approving an amended EOPS; and

WHEREAS, on February 1, 2012, all California redevelopment agencies were dissolved and successor agencies were designated as successor entities to the former redevelopment agencies; and

WHEREAS, Health and Safety Code Section 34177 and AB 1484 provide that before each twelve-month fiscal year period, a successor agency to a former redevelopment agency must prepare a Recognized Obligation Payment Schedule ("ROPS") for the enforceable obligations of the former redevelopment agency in accordance with the requirements of Section 34177 and AB 1484; and

WHEREAS, the Successor Agency has prepared a ROPS for the twelve-month fiscal period that commences on July 1, 2017 and ends on June 30, 2018, attached hereto as Exhibit "A" and incorporated herein by reference, on the new California Department of Finance form (ROPS 17-18); and

WHEREAS, pursuant to Health and Safety Code Section 34180(g) and AB 1484, establishment of a ROPS by the Successor Agency shall also be approved by the Oversight Board; and

WHEREAS, pursuant to subdivisions (l)(2)(C) and (l)(3) of Health and Safety Code Section 34177 and AB 1484, a copy of the certified and approved ROPS for the period of July 1, 2017 through June 30, 2018 must be submitted by the Successor Agency, to the California Department of Finance (“DOF”) and to Stanislaus County by February 1, 2017; and

WHEREAS, all of the prerequisites with respect to the approval of this Resolution have been met.

NOW, THEREFORE, BE IT RESOLVED by the Oversight Board to the Successor Agency of the former Ceres Redevelopment Agency, as follows:

Section 1. The foregoing recitals are true and correct and are a substantive part of this Resolution.

Section 2. The Agency’s ROPS, which is attached hereto as Exhibit “A”, is ratified, approved and adopted pursuant to Health and Safety Code Section 34177.

Section 3. The Executive Director, or designee, is hereby authorized and directed to: i) post the ROPS 17-18 on the City’s website; ii) notify the County Auditor-Controller, the State Controller; and the State Department of Finance, concerning this Resolution, in accordance with the applicable provisions of the Health and Safety Code; and iii) take such other actions and execute such other documents as are necessary to effectuate the intent of this Resolution, to implement the ROPS on behalf of the Agency, including making such payments.

Section 4. This Resolution shall take effect upon the date of its adoption.

PASSED AND ADOPTED by the Oversight Board to the Successor Agency of the former Ceres Redevelopment Agency at a regular meeting thereof held on the 23rd day of January, 2017 by the following vote:

AYES: Board Members:

NOES: Board Members:

ABSENT: Board Members:

APPROVED: _____
Jim DeMartini, Chairperson

ATTEST:

Diane Nayares-Perez, Agency Secretary

Ceres 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	17-18A (July - December)					17-18B (January - June)					W	
											Fund Sources					Fund Sources						
											L	M	N	O	P	Q	R	S	T	U		V
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	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	17-18A Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	17-18B Total
								\$ 64,376,905		\$ 4,829,110	\$ -	\$ 1,752,804	\$ -	\$ 295,000	\$ 125,000	\$ 2,172,804	\$ -	\$ -	\$ -	\$ 2,531,306	\$ 125,000	\$ 2,656,306
2	2006 Tax Allocation Bonds	Bonds Issued On or Before 12/12/2006	12/12/2006	12/8/2033	US Bank NA	Funding for RDA Projects		42,010,844	N	\$ 2,099,714		1,526,482				\$ 1,526,482				573,232		\$ 573,232
3	2006 Tax Allocation Bonds (Housing)	Bonds Issued On or Before 12/31/10	12/12/2006	12/8/2033	US Bank NA	Funding for RDA LMI Housing Projects		1,285,248	N	\$ 96,567		76,334				\$ 76,334				20,233		\$ 20,233
6	Consulting Services	Professional Services	9/27/2010	6/30/2016	Urban Futures, Inc.	RDA Wind-Down Services			Y													
7	SERAF Loan Repayment	SERAF/ERAF	6/14/2010	6/30/2015	Successor Housing Agency	Repay SERAF Loan (repayment eligibility beginning in FY 2013-14)			N													
9	Continuing Disclosure	Fees	1/31/2007	12/8/2033	Urban Futures, Inc.	Continuing Disclosure for TABs		73,100	N	\$ 4,300						\$ -				4,300		\$ 4,300
12	Successor Agency Administration	Admin Costs	2/1/2012	12/8/2043	City of Ceres	Successor Agency Administration		4,375,000	N	\$ 250,000					125,000	\$ 125,000					125,000	\$ 125,000
21	HSC § 34171 (d)(1)(A) Reserve	Bonds Issued On or Before 12/31/10	12/8/2003	12/8/2033	US Bank NA	D.S. Reserve request per Trust Indenture for 2015 Bonds		1,781,504	N	\$ 1,781,504						\$ -				1,781,504		\$ 1,781,504
22	HSC § 34171 (d)(1)(A) Reserve	Bonds Issued On or Before 12/31/10	12/8/2003	12/8/2033	US Bank NA	Replenishment of DSFR Draws			N	\$ -						\$ -						\$ -
23	Debt Service Insufficiency Refund	Miscellaneous	6/1/2013	6/1/2014	County Auditor-Controller	Refund to TEs for HSC § 34183 (b) subordination payments			N													
24	Short Term Loan Repayment	RPTTF Shortfall	9/9/2014	6/30/2015	City of Ceres	Loan pursuant to HSC 34173(h)			N	\$ -						\$ -						\$ -
25	General Plan Update and EIR	Professional Services	2/1/2012	6/30/2016	T.B.D.	Development Planning		250,000	N	\$ -						\$ -						\$ -
26	Service/Mitchell Improvements	Professional Services	2/1/2012	6/30/2016	T.B.D.	Approved C.I.P project		1,250,000	N	\$ -						\$ -						\$ -
27	Whitmore Park Improvements	Professional Services	2/1/2012	6/30/2016	T.B.D.	Approved C.I.P project			N	\$ -						\$ -						\$ -
28	Smyrna Park Improvements	Professional Services	2/1/2012	6/30/2016	T.B.D.	Approved C.I.P project			N	\$ -						\$ -						\$ -
29	Whitmore Avenue (Blaker to Morgan)	Professional Services	2/1/2012	6/30/2016	T.B.D.	Approved C.I.P project			N	\$ -						\$ -						\$ -
30	River Bluff Regional Park	Professional Services	2/1/2012	6/30/2016	T.B.D.	Approved C.I.P project			N	\$ -						\$ -						\$ -
31	Water System Improvements	Professional Services	2/1/2012	6/30/2016	T.B.D.	Approved C.I.P project			N	\$ -						\$ -						\$ -
32	Sewer System Improvements	Professional Services	2/1/2012	6/30/2016	T.B.D.	Approved C.I.P project			N	\$ -						\$ -						\$ -
33	Downtown Planning & Infrastructure	Professional Services	2/1/2012	6/30/2016	T.B.D.	Approved C.I.P project		750,000	N	\$ -						\$ -						\$ -
34	Roadway Improvements	Professional Services	2/1/2012	6/30/2016	T.B.D.	Approved C.I.P project			N	\$ -						\$ -						\$ -
35	Service/Mitchell Interchange Design/EIR	Professional Services	2/1/2012	6/30/2016	Noite Associates, Inc.	Approved C.I.P project		1,446,635	N	\$ -						\$ -						\$ -
36	Bond Trustee Fees	Fees	12/8/2003	12/8/2033	US Bank NA	Bond Trustee Administration Fees		82,500	N	\$ 5,000						\$ -				5,000		\$ 5,000
37	2015 Tax Allocation Refunding Bonds	Refunding Bonds Issued After 6/27/12	6/7/2015	12/15/2033	US Bank NA	Refunding of 2003 Bonds		11,072,074	N	\$ 592,025		149,988		295,000		\$ 444,988				147,037		\$ 147,037
38	RPTTF shortfall - ROPS 15-16B	RPTTF Shortfall	1/1/2016	6/30/2016	City of Ceres	RPTTF insufficient for Admin. Costs			Y	\$ -						\$ -						\$ -
39									N	\$ -						\$ -						\$ -
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Ceres 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		
88									N	\$ -						\$ -							\$ -
89									N	\$ -						\$ -							\$ -
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