

ALL CELL PHONES AND ELECTRONIC DEVICES MUST BE TURNED OFF
IN THE COUNCIL CHAMBERS

AGENDA

OVERSIGHT BOARD FOR SUCCESSOR AGENCY TO THE CITY OF REEDLEY REDEVELOPMENT AGENCY

SPECIAL MEETING

2:00 P.M. – THURSDAY, FEBRUARY 21, 2013

Meeting will be held at:

City of Reedley Council Chambers

845 "G" Street

Reedley, California 93654

City of Reedley's Internet Address: www.reedley.ca.gov

Board Members

Lawrence Wilder, County of Fresno Representative

Steve Mulligan, Special District Representative

Richard Martin, County Superintendent of Schools Representative

Andy Souza, State Center Community College District Representative

Valerie Pieroni, County of Fresno Representative

Paul Melikian, City of Reedley Representative

Darlene Mata, City of Reedley Representative

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENT

At this time any member of the public may address the board on items of interest which are not already on the agenda this evening. You will be permitted a single visit to the podium to state your comments, please state your name and address and limit your comments to three (3) minutes. No action shall be taken on any item not appearing on the agenda.

CONSENT AGENDA

1. MINUTES OF MEETING, DECEMBER 13, 2012 – Recommend Oversight Board approve.

INFORMATIONAL ITEM

2. RECEIVE ORAL REPORT FROM BOARD MEMBER MELIKIAN REGARDING STATUS OF DUE DILIGENCE REVIEW PROCESS

BUSINESS ITEM

3. ADOPT RESOLUTION NO. 2013-001 - A RESOLUTION OF THE OVERSIGHT BOARD FOR SUCCESSOR AGENCY TO THE FORMER REEDLEY REDEVELOPMENT AGENCY APPROVING A RECOGNIZED OBLIGATIONS PAYMENT SCHEDULE FOR JULY 1st THRU DECEMBER 31st, 2013.

ADJOURNMENT

Certification of posting the Agenda

I declare under penalty of perjury that I am employed by the City of Reedley and that I posted this agenda on the bulletin board at City Hall, 845 G Street, Reedley, CA 93654, on February 15, 2013, at 3:00 p.m. by Frances Wiles, Administrative Assistant.

REEDLEY OVERSIGHT BOARD SPECIAL MEETING – December 13, 2012

A complete audio record of the minutes is available at www.reedley.ca.gov

A special meeting of the Reedley Oversight Board was held Thursday, December 13, 2012, in the City of Reedley Council Chambers, 845 "G" Street, Reedley. Chairman Wilder, called the special meeting to order at 2:02 p.m.

ROLL CALL

Board Members Present: Paul Melikian, Valerie Pieroni, Steve Mulligan, and Lawrence Wilder.

Board Members Excused: Richard Martin, Darlene Mata, and Andy Souza.

City Staff Present: Frances Wiles, Administrative Assistant.

Others Present: Scott Cross.

PUBLIC COMMENT – None.

CONSENT AGENDA

1. MINUTES OF MEETING, DECEMBER 6, 2012

Board Member Melikian moved, Board Member Pieroni seconded, to approve the MINUTES OF DECEMBER 6, 2012 MEETING with minor changes to the minutes by Board Member Mulligan. Motion carried unanimously.

BUSINESS ITEM

2. ADOPT RESOLUTION NO. 2012-008 - A RESOLUTION OF THE OVERSIGHT BOARD FOR SUCCESSOR AGENCY TO THE CITY OF REEDLEY REDEVELOPMENT AGENCY APPROVING A DUE DILIGENCE REVIEW FOR THE NON-HOUSING FUNDS AND DETERMINING THE AMOUNT OF CASH AND CASH EQUIVALENTS AVAILABLE FOR DISBURSEMENT TO TAXING ENTITIES IN ACCORDANCE WITH CALIFORNIA HEALTH AND SAFETY CODE SECTIONS 34179.5 AND 34179.6

Board Member Melikian provided a written and oral report to the Oversight Board regarding the Due Diligence Review for the Low and Moderate Income Housing Fund. The Board reviewed and discussed the Due Diligence Review.

Hearing no testimony in favor or in opposition, Chairman Wilder closed this portion of the meeting.

Board Member Pieroni moved, Board Member Melikian seconded, to approve the Due Diligence Review for the Non-Housing Funds and determining the amount of cash and cash equivalents available for disbursement to taxing entities in accordance with California Health and Safety Code Sections 34179.5 and 34179.6 by the adoption of Resolution No. OB 2012-008. Motion carried unanimously.

ADJOURNMENT

Board Member Pieroni moved, Board Member Mulligan seconded, to adjourn the meeting. Motion carried unanimously. The meeting adjourned at 2:09 p.m.

Lawrence Wilder, Chairman
Reedley Oversight Board

ATTEST:

Paul Melikian, Secretary



REEDLEY OVERSIGHT BOARD

- Consent
- Regular Item
- Workshop
- Closed Session
- Public Hearing

ITEM NO: 3

DATE: 02/21/2013

TITLE: ADOPT RESOLUTION 2013-001 OF THE OVERSIGHT BOARD OF SUCCESSOR AGENCY TO THE FORMER REEDLEY REDEVELOPMENT AGENCY APPROVING A RECOGNIZED OBLIGATIONS PAYMENT SCHEDULE FOR JULY 1st THRU DECEMBER 31st, 2013

SUBMITTED: Paul A. Melikian, Director of Finance & Administrative Services

RECOMMENDATION

That the Oversight Board adopt Resolution 2013-001 approving the Recognized Obligations Payment Schedule for July 1st thru December 31st, 2013.

EXECUTIVE SUMMARY

The attached ROPS requests \$550,470 in Redevelopment Property Tax Trust Funds (RPTTF) for the July - December 2013 period. This amount is \$210,979 less than the January - June 2013 ROPS amount of \$761,449. The primary difference is that the agency is not trying to recover previous administrative allowance amounts that were approved, but not received, by the Successor Agency. Of the \$550,470 requested, \$406,885 is for bond debt service; \$21,731 is for legal and other professional services payable in the ROPS period; \$125,000 is for the administrative cost allowance; and finally, a (\$3,146) offset for lower than anticipated expenditures by the Successor Agency in the July-December 2012 ROPS period. No bond reserve allowance is requested for the July - December ROPS period, however will be requested again on the January - June 2014 ROPS.

There are two items of particular interest for this ROPS period:

- The Successor Agency intends to utilize approximately \$51,479 in revenue from anticipated loan payments during the July -December 2013 period, from three separate loans, to partially offset the enforceable obligations amount. The revenue is shown as partially offsetting the November 2013 debt service on the Tax Exempt bonds. Additional information about the Successor Agency loans can be found in the Due Diligence Review of Non-Housing funds, approved by the Oversight Board December 13, 2012.
- The Successor Agency's actual expenses for the July - December 2012 ROPS period were \$3,146 less than anticipated, resulting in this amount being available to carryover to pay Enforceable Obligations in the July - December 2013 period.

The net result of these two offsetting amounts of \$51,479 and \$3,146, respectively, is that the net amount of obligations requested to be covered by RPTTF will be \$550,470 instead of \$605,095.

Bond Proceeds

DOF is not allowing agencies to re-request previously reviewed/denied items outside of the Meet & Confer process. Use of remaining RDA bond proceeds for the projects in which they were issued (of approximately \$5.3M) is one such previously denied item. It is anticipated that the bond proceeds will be dealt with through the remaining wind-down process.

Six-Month Anticipated RPTTF funding

And finally, at the time of this writing, the Total Six-Month *Anticipated* RPTTF funding amount was not available from the County Auditor-Controller's office (CAC). This amount was \$1,164,951 for the January - June 2013 ROPS period, so it was used again until an updated number becomes available. When the CAC sends the estimate, the summary schedule for the July - December ROPS will be updated before it is submitted to the Department of Finance.

BACKGROUND

The Oversight Board-approved Recognized Obligation Schedule (ROPS) for the period of July – December 2013 is due to the State Department of Finance (DOF) by March 1st, 2013, which means it must be approved by the Oversight Board in February. The Successor Agency must submit an electronic copy of the ROPS to the County Administrative Officer, the County Auditor-Controller, and the DOF at the same time it submits the ROPS to the Oversight Board for approval. Once approved by the Oversight Board, the Successor Agency must send an electronic copy of the approved ROPS to DOF. In addition to requesting approval of enforceable obligations in the upcoming ROPS period, the DOF is again requiring a reconciliation of actual amounts paid to original estimates; this time for the July - December 2012 ROPS period.

HSC section 34177 (m) (1) requires successor agencies to submit the Recognized Obligation Payment Schedule (ROPS) electronically and in the manner prescribed by the DOF. DOF has implemented a new ROPS naming convention. Instead of referring to the July to December 2013 ROPS as "ROPS IV", Finance will be using 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 (A-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 ROPS for July to December 2014 will be referred to as "ROPS 14-15 A", etc.

FISCAL IMPACT:

No new enforceable obligations have been added to the Successor Agency ROPS. The cost for the required Due Diligence Reviews under AB 1484 have been paid and will not be requested again for ROPS 13-14 A. Anticipated six-month Redevelopment Property Tax Trust Funds are expected to be more than sufficient to cover enforceable obligations and administrative allowance amounts, potentially resulting in a distribution of surplus amounts to taxing entities.

PRIOR OVERSIGHT BOARD ACTIONS:

On April 12, 2012, Oversight Board approved the ROPS for periods January 1 thru June 30, 2012 and July 1 thru December 31, 2012. On August 23, 2012, the Oversight Board approved the ROPS for the period of January 1st thru June 30th, 2013

ATTACHMENTS

Resolution No. OB 2013-001
Recognized Obligations Payment Schedule July 1st thru December 31st, 2013

Motion: _____

Second: _____

RESOLUTION NO. OB 2013-001

**A RESOLUTION OF THE OVERSIGHT BOARD FOR SUCCESSOR
AGENCY TO THE FORMER REEDLEY REDEVELOPMENT AGENCY
APPROVING A RECOGNIZED OBLIGATIONS PAYMENT SCHEDULE
FOR JULY 1st THRU DECEMBER 31st, 2013**

WHEREAS, AB1X26 ("AB 26") and AB1X27 ("AB 27") were passed by the State Legislature on June 15, 2011 and signed by the Governor on June 28, 2011; and

WHEREAS, on December 29, 2011, the Supreme Court issued a ruling upholding AB 26 as a proper exercise of the legislative power and striking down AB 27 as unconstitutional, eliminating all redevelopment agencies effective February 1, 2012; and

WHEREAS, the legislation requires that the Successor Agency must adopt a Recognized Obligation Payment Schedule ("ROPS") for each successive six month period; and

WHEREAS, the Oversight Board of Successor Agency to the Former Reedley Redevelopment Agency previously approved ROPS for the periods of January 1st thru June 30th, 2012, July 1st thru December 31, 2012, and January 1st thru June 30th, 2013; and

WHEREAS, the Successor Agency must submit an electronic copy of the ROPS for the period of July 1st thru December 31, 2013 to the Fresno County Administrative Officer, County Auditor-Controller, and the Department of Finance at the same time it submits the ROPS for Oversight Board approval; and

WHEREAS, the Successor Agency must submit a copy of the Oversight Board approved ROPS to the Department of Finance by March 1, 2013.

NOW, THEREFORE, the Oversight Board of Successor Agency to the former Reedley Redevelopment Agency of the City of Reedley does hereby resolve as follows:

Section 1. The Oversight Board hereby finds and determines that the foregoing recitals are true and correct.

Section 2. Hereby, approves and authorizes transmittal of the ROPS covering the period of July 1, 2013 through December 31, 2013, in substantially the form attached hereto as Exhibit A; and

Section 3. The Successor Agency is hereby authorized and directed to transmit a copy of the approved ROPS to the State Department of Finance.

The foregoing resolution was approved and adopted by the Oversight Board for Successor Agency to the City of Reedley Redevelopment Agency at a special meeting held on February 21, 2013, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

Lawrence R. Wilder
Chairman, Oversight Board

ATTEST:

Paul A. Melikian
Secretary, Oversight Board

EXHIBIT A

Recognized Obligation Payments Schedule for July 1st thru December 31st, 2013

SUMMARY OF RECOGNIZED OBLIGATION PAYMENT SCHEDULE

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

Name of Successor Agency: **REEDLEY (FRESNO)**

Outstanding Debt or Obligation	Total
Total Outstanding Debt or Obligation	\$20,933,221

Current Period Outstanding Debt or Obligation	Six-Month Total
A Available Revenues Other Than Anticipated RPTTF Funding	\$51,479
B Enforceable Obligations Funded with RPTTF	\$428,616
C Administrative Allowance Funded with RPTTF	\$125,000
D Total RPTTF Funded (B + C = D)	\$553,616
E Total Current Period Outstanding Debt or Obligation (A + B + C = E) <i>Should be same amount as ROPS form six-month total</i>	\$605,095
F Enter Total Six-Month Anticipated RPTTF Funding	\$1,164,951
G Variance (F - D = G) <i>Maximum RPTTF Allowable should not exceed Total Anticipated RPTTF Funding</i>	\$611,335

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 (lesser of Finance's approved RPTTF amount including admin allowance or the actual amount distributed)	\$564,271
I Enter Actual Obligations Paid with RPTTF	\$502,179
J Enter Actual Administrative Expenses Paid with RPTTF	\$58,946
K Adjustment to Redevelopment Obligation Retirement Fund (H - (I + J) = K)	\$3,146
L Adjustment to RPTTF (D - K = L)	\$550,470

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

REEDLEY (FRESNO)
 Pursuant to Health and Safety Code section 34186 (a)
 PRIOR PERIOD ESTIMATED OBLIGATIONS vs. ACTUAL PAYMENTS
 RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS II)
 July 1, 2012 through December 31, 2012

Item #	Project Name / Debt Obligation	Payee	Description/Project Scope	Project Area	LMIHF		Bond Proceeds		Reserve Balance		Admin Allowance		RPTTF		Other	
					Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual
					\$873,106	\$423,356	\$0	\$0	\$0	\$0	\$69,408	\$58,946	\$483,631	\$502,179	\$0	\$0
	2011 Tax Exempt Bonds	Bank of New York	Bond Debt Service	RDA Project Area All					0	0			284,000	283,764		
	2011 Taxable Bonds	Bank of New York	Bond Debt Service	RDA Project Area All									172,900	172,900		
	Annual Fiscal Agent Fees	Bank of New York	Annual Fiscal Agent Fees	RDA Project Area All									5,000	0		
	Annual Single Audit	Sanborn & Sanborn	Annual Single Audit	RDA Project Area All									8,000	8,000		
	Taxes	Alta Irrigation District	Taxes	RDA Project Area All									231	231		
	Professional Services	Lozano Smith	Legal Services	RDA Project Area All									10,000	2,684		
	Professional Services	Don Fraser & Associates	Professional Services	RDA Project Area All									3,500	0		
	Staff Allocation	City of Reedley	Administrative Oversight	RDA Project Area All							60,000	44,273				
	Operational Costs	Various	Operations & Maintenance	RDA Project Area All							9,408	14,673				
	Housing Element Update	Various	Housing Element Update	RDA Project Area All	20,206	12,868										
	Reedley Family Housing	Corporation for Better Housing	LMI Subsidy/Grant 80 units MFD	RDA Project Area All	750,000	0										
	Housing Project Management	City of Reedley	Housing Project Management	RDA Project Area All	86,400	67,462										
	Housing Operational Costs	Various	Housing Operational Costs	RDA Project Area All	16,500	14,786										
	LMI Housing Due Diligence Review	Fresno County Auditor-Controller	Amount remitted for disbursement to taxing entities	RDA Project Area All	0	328,240										
	Façade Grant #2	Newton & Sons	EO was approved on ROPS I but project was unexpectedly delayed past June 30, 2012.	RDA Project Area All									0	25,000		
	Façade Grant #3	ShopKwik	EO was approved on ROPS I but project was unexpectedly delayed past June 30, 2012.	RDA Project Area All									0	9,600		