

AGENDA



CITY OF VALLEJO OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE VALLEJO REDEVELOPMENT AGENCY SPECIAL MEETING

BOARDMEMBERS:
Erin Hannigan, Chair
Annette Taylor, Vice-Chair
Pippin Dew-Costa
Melvin Jordan
LaGuan Lea
Shane McAfee
Gary Truelsen

THURSDAY, FEBRUARY 12, 2015
8:30 A.M.

CITY COUNCIL CHAMBERS, 2ND FLOOR
555 SANTA CLARA STREET, VALLEJO

This AGENDA contains a brief general description of each item to be considered. The posting of the recommended actions does not indicate what action may be taken. If comments come to the Board without prior notice and are not listed on the AGENDA, no specific answers or response should be expected at this meeting per State law.

Notice of Availability of Public Records: All public records relating to an open session item, which are not exempt from disclosure pursuant to the Public Records Act, that are distributed to a majority of the Board will be available for public inspection at the City Clerk's Office, 555 Santa Clara Street, Vallejo, CA at the same time that the public records are distributed or made available to the Board. Such documents may also be available on the City of Vallejo website at <http://www.cityofvallejo.net> subject to staff's ability to post the documents prior to the meeting. Information may be obtained by calling (707) 648-4527, TDD (707) 649-3562.

Requests for disability related modifications or accommodations, aids or services may be made by a person with a disability to the City Clerk's office no less than 72 hours prior to the meeting as required by Section 202 of the Americans with Disabilities Act of 1990) and the federal rules and regulations adopted in implementation thereof

NOTICE: Members of the public shall have the opportunity to address the Board concerning any item listed on the agenda *before or during consideration of that item. No other items may be discussed at this special meeting.*

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **APPROVAL OF THE MINUTES**

A. Approval of the Minutes from the September 18, 2014 regular meeting

4. **OLD BUSINESS – None.**

5. **NEW BUSINESS**

A. **Adopt a Resolution Finding that the City of Vallejo Redevelopment Agency Pre-Dissolution Loans were for Legitimate Redevelopment Purposes Pursuant to Health & Safety Code Section 34191.4(b) and Approving the Loan Agreement as an Enforceable Obligation**

Recommendation: Adopt a Resolution finding that the City Redevelopment Agency pre-dissolution loans were legitimate redevelopment purposes pursuant to Health and Safety Code Section 34191.4(b) and approving the Loan Agreement as an Enforceable Obligation

B. Adopt a Resolution Approving the Recognized Obligations Payment Schedule for July 1, 2015 through December 31, 2015 (“ROPS 15-16A”)

Recommendation: Adopt a Resolution approving the Recognized Obligations Payment Schedule for July 1, 2015 through December 31, 2015 (“ROPS 15-16A”)

6. AGENDA ITEMS FOR FUTURE MEETINGS

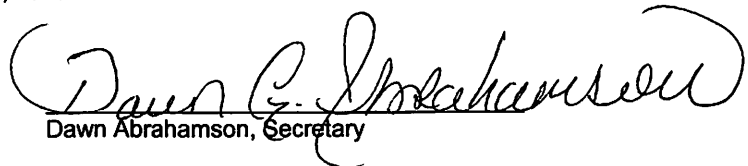
A. Discussion of Agenda Items for Future Meetings and Future Meeting Dates

7. ADJOURNMENT

CERTIFICATION:

I, Dawn Abrahamson, Secretary, do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to each of the members of the Oversight Board for the Successor Agency of the Vallejo Redevelopment Agency, at the time and in the manner prescribed by law and that this agenda was posted at City Hall, 555 Santa Clara Street, CA at 12:00 p.m., Friday, February 6, 2015.

Dated: February 6, 2015


Dawn Abrahamson, Secretary

**CITY OF VALLEJO OVERSIGHT BOARD
FOR THE SUCCESSOR AGENCY TO THE VALLEJO REDEVELOPMENT AGENCY
REGULAR MEETING MINUTES
SEPTEMBER 18, 2014**

1. CALL TO ORDER

The meeting was called to order by Vice Chair Taylor at 8:30 a.m.

2. ROLL CALL

Board members Present: Chair Hannigan (Solano County Board of Supervisors' Appointee), arrived at 8:40 a.m., Vice Chair Taylor (member representing Employees of Former Redevelopment Agency Appointee); Boardmembers Dew-Costa (Mayor of Vallejo Appointee), Lea (Chancellor of California Community College Appointee), McAfee (GVRD, largest Special District Appointee); and Truelsen (Solano County Board of Supervisors' Public Member Appointee)

Boardmembers Absent: Jordan (County Superintendent of Education Appointee)

Staff Present: Mark Sawicki, Community & Economic Development Director; Dawn Abrahamson, Secretary; and Michael Roush, Legal Counsel

3. CONSENT CALENDAR

Action: Moved by Boardmember Truelsen and adopted by unanimous vote of members present, unless otherwise noted, approval of the Consent Calendar.

A. Approval of the Minutes from the May 15, 2014 regular meeting

Recommendation: By motion, approve the minutes from the May 15, 2014 regular meeting

Contact: Dawn G. Abrahamson, Secretary, 648-4527

Action: Approved minutes (Absent-Hannigan and Jordan, Abstain-McAfee)

4. OLD BUSINESS – None

5. NEW BUSINESS

A. Election of Chair and Vice Chair Pursuant to Article II, Section 5 of the Oversight Board Bylaws

Recommendation: By motion, elect a new Chair and Vice Chair pursuant to Article II, Section 5 of the Oversight Board Bylaws, to serve until the June 2015 Annual Meeting

Boardmember Truelsen nominated Vice-Chair Annette Taylor as Chair. Vice-Chair Taylor respectfully declined. Boardmember Lea nominated Chair Hannigan to remain Chair through June 2015.

Action: Moved by Boardmember Lea and carried unanimously by members present (Absent-Hannigan and Jordan)

Boarmember Truelsen nominated Vice-Chair Taylor to remain Vice-Chair through June 2015

Action: Moved by Boardmember Lea and carried unanimously by members present

(Absent-Hannigan and Jordan)

- B. **By Motion, Authorize Execution of a Professional Services Agreement with BLX Group, LLC to provide Bond Issue Post-Issuance Tax Compliance and Continuing Disclosure Services for a period of five (5) years at a total cost not to exceed \$250,000**

Recommendation: Authorize execution of a professional services agreement with BLX Group, LLC to provide bond issue post-issuance tax compliance and continuing disclosure services

Staff responded to questions from Boardmembers.

Action: Moved by Chair Hannigan and carried unanimously by members present (Absent-Jordan).

- C. **Adopt Resolution Approving the Recognized Obligations Payment Schedule for January 1, 2015 Through June 30, 2015 (“ROPS 14-15B”)**

Recommendation: Adopt a Resolution approving the Recognized Obligations Payment Schedule for January 1, 2015, through June 30, 2015 (“ROPS 14-15B”)

Action: Moved by Chair Hannigan and carried unanimously by members present to adopt Resolution No. 14-006 (Absent-Jordan).

6. **AGENDA ITEMS FOR FUTURE MEETINGS**

- A. **Discussion of Agenda Items for Future Meetings and Future Meeting Dates**

Introduction of Economic Development Manager Kathleen Diohep. Community & Economic Development Director Sawicki clarified that he and Vice-Chair Taylor would continue to provide services to the Oversight Board.

Community & Economic Development Director Sawicki noted that Housing Asset Transfers and the Long Range Property Management Plan, including addition of the Empress Theatre, should be scheduled for consideration at a future meeting.

7. **ADJOURNMENT**

The meeting adjourned at 8:59 a.m.

ERIN HANNIGAN, Chair

DAWN G. ABRAHAMSON, Secretary



DATE: February 12, 2015
TO: Chairperson and Members of the Oversight Board
FROM: Ron Millard, Interim Finance Director
SUBJECT: ADOPT A RESOLUTION FINDING THAT CITY/REDEVELOPMENT AGENCY PRE-DISSOLUTION LOANS WERE FOR LEGITIMATE REDEVELOPMENT PURPOSES PURSUANT TO HEALTH & SAFETY CODE SECTION 34191.4(b) AND APPROVING THE LOAN AGREEMENT AS AN ENFORCEABLE OBLIGATION

RECOMMENDATION

Adopt the attached Oversight Board Resolution finding that City/Redevelopment Agency pre-dissolution loans were for legitimate redevelopment purposes pursuant to Health and Safety Code Section 34191.4(b) and approving the Loan Agreement as an Enforceable Obligation.

REASONS FOR RECOMMENDATION

The Successor Agency has reached a milestone in its dissolution process and is now eligible to begin repayment of City loans that had financed various redevelopment projects and improvements during the life of the former Redevelopment Agency. The City Council and Successor Agency Boards will consider resolutions on their February 10, 2015 agendas to restate the loans at a lower interest rate and to adopt a formal repayment schedule that conforms to new State requirements. The next step in the repayment process is Oversight Board consideration of required findings in the proposed resolution, along with approval of the amended loan agreement as an Enforceable Obligation. With both Oversight Board and State of California Department of Finance ("DOF") approvals, the Successor Agency would begin repayments of approximately \$300,000 per year for the next 16 years. The first year repayment of \$234,900 has been included in the proposed ROPS 15-16 A for the July 1, 2015 to December 31, 2015, fiscal reporting period.

BACKGROUND AND DISCUSSION

At various times over the last 40 years, the City has supported the Vallejo Redevelopment Agency (Agency) with loans in order for the Agency to complete projects pursuant to its Project and Implementation Plans. City funds were advanced with the anticipation of repayment. On March 6, 1991, the City and the former Redevelopment Agency entered into a Repayment Agreement to document the City's loans and to provide for the Agency's repayment to the City. The loans carried a 4% interest rate. On March 10, 2011, an Amended and Restated Repayment Agreement was approved by the City and former Redevelopment Agency to more clearly set forth the terms for repayment of the City loans that dated prior to March 6, 1991. Between 1998 and 2011, additional loans for specific projects were also advanced by the City. The following chart describes redevelopment projects financed by City loans, along with their balances, including accrued interest, at dissolution:

<u>Project Area/Projects</u>	<u>Loan Date</u>	<u>Balance at Dissolution</u> <u>1/31/2012</u>
Central/Parking Lot Improvements/Street Overlay	1989	\$ 1,244,468
Marina Vista/Urban Renewal/Government Buildings	1978	3,701,103
Waterfront/South Vallejo Industrial Park	1976	4,096,461
		<u>9,042,032</u>
Empress Theater	2003, 2007	4,198,868
Empress Theater	2006	518,750
Georgia Street/State Farm	2003	440,000
		<u>\$ 14,199,650</u>

Since the Redevelopment Agency's dissolution on January 31, 2012, City/Agency loans have not been able to be recognized as Enforceable Obligations of the Successor Agency. However, upon receipt of a "Finding of Completion" from the DOF, Successor Agencies can now request recognition of these loans, subject to certain conditions.

Required Conditions for Recognition of City Loans as Enforceable Obligations

The California Health and Safety Code Section 34191.4(b) was amended by AB 1484 (2012), which now allows a successor agency to seek oversight board approval of city-redevelopment agency loans entered into prior to dissolution, subject to the following conditions:

1. The DOF must have issued a Finding of Completion to the Successor Agency.
 - *The DOF issued a Finding of Completion to the Vallejo Successor Agency on October 16, 2013 (Attachment C).*
2. The Oversight Board to the Successor Agency must find that Pre-Dissolution Loans were for legitimate redevelopment purposes and approve the repayment of such loans for inclusion in the Recognized Obligation Payments Schedule (ROPS).
3. The Oversight Board's action is subject to review and approval by the DOF.

Repayment Term Limitations

Health & Safety Code Section 34191.4(b)(2) conditions the terms of repayment as follows:

1. Accumulated interest on the loans shall be recalculated from the date of loan origination at the Local Agency Investment Fund ("LAIF") interest rate, which supersedes the interest rates originally applicable to the City Loans.
 - *The most recent published LAIF interest rate is 0.267% (December 2014).*
2. Going forward, interest will accrue at the December 2014 LAIF rate.
3. Loan repayments to the City shall not begin until Fiscal Year 2014-15 unless DOF permits earlier repayment of the City Loans. Such repayments are to be made according to a new, defined schedule over a "reasonable term of years." The maximum annual repayment is limited to one-half of the increase between the residual amounts from the Redevelopment Property Tax Trust Fund ("RPTTF")

distributed to the taxing entities in the fiscal year the payment is requested and the residual amount distributed to taxing entities in Fiscal Year 2012-13 (the "base year").

- *The City estimates that the maximum annual loan repayment for 2015-16 will be \$234,900. This amount has been included on the proposed ROPS 15-16 A.*
4. Repayments may not begin until outstanding amounts that had been previously borrowed by the Agency from its Low and Moderate Income Housing Fund have been repaid (if any).
 - *Since no amounts have been borrowed from Vallejo's Low and Moderate Income Housing Fund, this condition does not apply to Vallejo.*
 5. Twenty percent (20%) of all repayments received by the City shall be deducted and placed in the Low and Moderate Income Housing Asset Fund ("LMIHAF").
 - *The Vallejo Housing Authority maintains the City's Low and Moderate Income Housing Asset Fund as the Housing Successor to the former redevelopment agency. The 20% of funds will be transferred to the LMIHAF.*

The proposed Ratification and Amendment to Loan Agreement, attached hereto as Exhibit A, incorporates the relevant conditions above. The Ratification and Amendment to Loan Agreement is scheduled for consideration by the City Council and Successor Agency on February 10, 2015.

FISCAL IMPACT

After restatement of City/Redevelopment loan balances to meet current State requirements, the outstanding loan balance would be reduced from \$14.2 million to \$4.9 million, including principal and interest, as of the July 1, 2014, start of the current fiscal year. This reduction of \$9.3 million represents the removal of accumulated interest earnings that had accrued at a 4% rate, with replacement at the current allowable LAIF interest rate of 0.267%. This loan restatement is part of the loss to the City from redevelopment dissolution.

The proposed loan amortization schedule anticipates approximately \$300,000 per fiscal year in loan payments by the Successor Agency to the City over the next 16 years. Of this amount, 20%, or approximately \$60,000, would be transferred to the Vallejo Housing Authority and restricted in use to low and moderate income housing programs.

ENVIRONMENTAL REVIEW

This action is exempt from the California Environmental Quality Act (CEQA) because it is not a project which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, pursuant to CEQA Guideline section 15378.

ATTACHMENTS

- | | |
|--------------|---|
| Attachment A | Resolution of the Oversight Board finding that City/Redevelopment Agency pre-dissolution loans were for legitimate redevelopment purposes pursuant to Health and Safety Code Section 34191.4(b) and approval of Loan Agreement as an Enforceable Obligation |
| Exhibit A | Ratification and Amendment to Loan Agreement Between the City of Vallejo and the Former Redevelopment Agency of the City of Vallejo. |

Exhibit B City/Redevelopment Loan Repayment Schedule

Attachment C State of California Department of Finance - Finding of Completion

CONTACT

Ron Millard, Interim Finance Director, 707-648-4502, Ron.Millard@cityofvallejo.net

OVERSIGHT BOARD RESOLUTION NO. ____ N.C.

A RESOLUTION OF THE VALLEJO OVERSIGHT BOARD FINDING THE PRE-DISSOLUTION LOANS BETWEEN THE CITY OF VALLEJO AND THE FORMER VALLEJO REDEVELOPMENT AGENCY WERE FOR LEGITIMATE REDEVELOPMENT PURPOSES PURSUANT TO HEALTH & SAFETY CODE SECTION 34191.4(b) AND APPROVING THE LOAN AGREEMENT AS AN ENFORCEABLE OBLIGATION

WHEREAS, prior to February 1, 2012, the Redevelopment Agency of the City of Vallejo (herein referred to as the "Agency") was a community redevelopment agency duly organized and existing under the California Community Redevelopment Law (Health and Safety Code Section 33000, et seq.) and was authorized to transact business and exercise the powers of a redevelopment agency pursuant to the action of the City Council ("City Council") of the City of Vallejo (City); and

WHEREAS, Assembly Bill 1x26, chaptered and effective on June 28, 2011, added parts 1.8 and 1.85 to Division 24 of the California Health and Safety Code, which caused the dissolution of all redevelopment agencies and winding down of the affairs of former agencies, including as such laws were amended by Assembly Bill 1484, chaptered and effective on June 27, 2012 (together, the "Dissolution Act"); and

WHEREAS, as of February 1, 2012, the Agency was dissolved pursuant to the Dissolution Act and as a separate legal entity, the City serves as the Successor Agency to the Redevelopment Agency of the City of Vallejo ("Successor Agency"); and

WHEREAS, Successor Agency administers the enforceable obligations of the Agency and otherwise unwinds the Agency's affairs, all subject to the review and approval by a seven-member oversight board ("Oversight Board"); and

WHEREAS, throughout the life of the Agency, it was at times necessary for the City to make loans to the Agency to enable the Agency to implement the goals and Implementation Plan of the Agency addressing blight and fostering economic development, summarized in the agenda report on this item and staff presentation; and

WHEREAS, the outstanding balance of these loans totaled \$14,199,650 as of February 1, 2012; and

WHEREAS, accumulated interest on the loans was recalculated from the date of loan origination at the Local Agency Investment Fund ("LAIF") interest rate of 0.267% as of December 31, 2014, making the new balance \$4,922,579 as of June 30, 2014; and

WHEREAS, AB 1x26 prohibited the Agency and the Successor Agency from making any payments to the City and eliminated any outstanding loans between the City and the Agency; and

WHEREAS, AB 1484 enacted in 2012, amended the Dissolution Act and allowed reinstatement of loans between the City and the Agency under certain conditions; and

WHEREAS, pursuant to Health & Safety Code Section 34 191.4(b), the pre-dissolution loans between the City and the Agency may be considered an enforceable obligation; provided that the following conditions are satisfied: (1) the Department of Finance has issued a Finding of Completion to the Successor Agency; (2) the Oversight Board finds that the loans were made for legitimate redevelopment purposes and must approve repayment of the loans as an enforceable obligation in the Recognized Obligation Payments Schedule ("ROPS"); and (3) the DOF has approved the Oversight Board's action; and

WHEREAS, the DOF issued a Finding of Completion to the Successor Agency on October 16, 2013; and

WHEREAS, repayment under any reinstated loan is governed by the provisions of Health & Safety Code Section 34191.4(b), as follows: (a) accumulated interest on the loans shall be recalculated from the date of loan origination at the Local Agency Investment Fund ("LAIF") interest rate; (b) repayment to the City cannot begin until Fiscal Year 2014-15 and such payments are to be made according to a defined schedule over a "reasonable term of years"; (c) the maximum annual repayment to the City is limited to one-half of the difference between the residual amounts from the Redevelopment Property Tax Trust Fund ("RPTTF") distributed to the taxing entities in the fiscal year the payment is requested and the residual amount distributed to taxing entities in Fiscal Year 2012-13 (the "base year"); and (d) twenty percent (20%) of all repayments received by the City shall be deducted and placed in the Low and Moderate Income Housing Asset Fund maintained by the housing successor, which is the Housing Authority of the City of Vallejo; and

WHEREAS, the City Council and Successor Agency have approved and submitted to the Oversight Board a Ratification and Amendment of Loan Agreement (the "Amendment") for consideration and approval;

NOW, THEREFORE, BE IT RESOLVED that the Vallejo Oversight Board hereby finds, determines and resolves as follows:

SECTION 1. The foregoing recitals are true and correct and are hereby incorporated into this Resolution.

SECTION 2. The Oversight Board hereby finds and determines, based on all the evidence in the record before it, that the loans were validly entered into, for valid redevelopment purposes and that the loans were therefore made for legitimate redevelopment purposes. This finding is based upon the evidence contained in the agenda staff report and presented at the City Council meeting on this issue.

SECTION 3. The Oversight Board hereby finds and determines, based on all the evidence in the record before it, that the loans are an enforceable obligation and may be listed on the Successor Agency's ROPS.

SECTION 4. The repayment of the loans to the City shall be in accordance with the terms of the Amendment, attached hereto as Exhibit A and incorporated herein by reference.

SECTION 5. In the event insufficient RPTTF moneys are available to make a complete payment on the loans as reflected in a ROPS, the unpaid amount shall continue to accrue interest and shall be paid from excess RPTTF moneys in future ROPS periods.

SECTION 6. The Secretary to the Oversight Board shall certify to the adoption of this Resolution and transmit a copy of this resolution to DOF. The effective date of this Resolution shall be as set forth in Health and Safety Code section 34179 (h).

This resolution was adopted by those present and voting at a regular meeting of the Oversight Board to the Successor Agency of the former Vallejo Redevelopment Agency held on February 12, 2015 by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

ERIN HANNIGAN, Chairperson

ATTEST: _____
DAWN G. ABRAHAMSON, Secretary

EXHIBIT A

RATIFICATION AND AMENDMENT TO LOAN AGREEMENT BETWEEN THE CITY OF VALLEJO AND THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF VALLEJO

This RATIFICATION AND AMENDMENT TO LOAN AGREEMENT (this "Amendment") is entered into this ____ day of _____, 2015, by and between the CITY OF VALLEJO, municipal corporation (the "City"), and the SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF VALLEJO, a public body (the "Successor Agency").

RECITALS

1. The City and the Successor Agency (individually, a "Party" and collectively, the "Parties") enter into this Amendment with reference to the following facts and circumstances:
2. Pursuant to the provisions of the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.), the City Council of City activated the Redevelopment Agency of the City of Vallejo (the "Redevelopment Agency") and subsequently adopted the Redevelopment Plan for the Vallejo Redevelopment Projects (the "Redevelopment Plan").
3. The City and Redevelopment Agency have entered into a series of repayment contracts dating back to 1976 which were consolidated in a Repayment Agreement dated March 6, 1991 (the "Repayment Agreement") whereby the Redevelopment Agency agreed to repay the City for its contributions to the Waterfront, Marina Vista, and Central project areas. The purpose of the loans was to pay for improvements at the South Vallejo Industrial Park, urban renewal, government buildings, parking lot improvements, and street overlay within the Redevelopment Project Areas. On March 10, 2011, an Amended and Restated Repayment Agreement was approved by the City and the Redevelopment Agency to more clearly set forth the terms for repayment of the City loans that dated prior to March 6, 1991. Between 1998 and 2011, additional loans were advanced by the City to pay for improvements to the Empress Theater and Georgia Street extension.
4. Assembly Bill 1X26 ("AB 26"), enacted in June 2011, and AB 1484 ("AB 1484"), enacted in June 2012 (collectively, the "Dissolution Act") required the dissolution of redevelopment agencies and established certain procedures and requirements for the wind-down of their activities.
5. The Successor Agency is the successor entity to the former Redevelopment Agency and, pursuant to the Dissolution Act, is responsible for the wind-down of the former Redevelopment Agency, including without limitation the performance and repayment of all enforceable obligations of the former Redevelopment Agency.
6. Health and Safety Code Section 34171(d)(2) provides, with a few exceptions, that "enforceable obligation" does not include any agreements, contracts, or arrangements between the city, county, or city and county that created the redevelopment agency and the former redevelopment agency.

7. However, the Dissolution Act further provides that after a successor agency receives a finding of completion from the Department of Finance ("DOF") pursuant to Health and Safety Code Section 34179.7, loan agreements previously entered into between the redevelopment agency and the city, county or city and county that created the redevelopment agency may be deemed to be enforceable obligations under certain conditions.
8. The Successor Agency has received a Finding of Completion from DOF.
9. The parties desire to enter into this Amendment in order to ratify the existence and validity of the Loan Agreement, and to establish repayment terms for the repayment of the Loan Agreement pursuant to the Dissolution Act.

AMENDMENT

NOW, THEREFORE, for good and valuable consideration, including the mutual promises and covenants contained herein, the Parties mutually agree as follows:

Purpose. The purpose of this Amendment is (a) to ratify the existence and validity of the prior Loan Agreements, and (b) to establish the understanding and agreement of the parties as to the repayment terms of the Loan Agreements pursuant to the Dissolution Act.

Loan Amount. It is the understanding and agreement of the parties that the total amount of the loans owed to the City under the Loan Agreements, as of January 31, 2012, was about \$4,922,579, taking into account repayments since inception, and interest calculated at the LAIF rate of 0.267% as of December 31, 2014, as published on the California State Treasurer's web site, from the origination of the loans in 1976 through the fiscal year ending June 30, 2014. The attached Exhibit B, which is incorporated herein, shows the recalculation of interest under the Loan Agreement, based on the LAIF rate.

Loan Furthered Legitimate Redevelopment Purposes. The parties acknowledge and agree that the amounts due to the City under the Amendment reflect repayment to the City of amounts loaned to or advanced on behalf of the Redevelopment Agency to further the Redevelopment Agency's redevelopment activities, and were for legitimate redevelopment purposes. The proceeds of the loan were used to complete improvements at the South Vallejo Industrial Park, urban renewal, government buildings, parking lot improvements, street overlay, Empress Theater, and the Georgia Street extension within the Vallejo Redevelopment Project Areas which were all projects included within the Vallejo Redevelopment Plan and authorized by the Community Redevelopment Law (Health & Safety Code §33000 et al.)

Conditions Precedent to Repayment. The Parties understand and agree that, pursuant to the Dissolution Act, the Amendment will be deemed to be an "enforceable obligation" only after completion of the following actions:

- a) The Successor Agency shall have been issued a finding of completion by DOF pursuant to Health and Safety Code Section 34179.7. DOF issued a finding of completion to the Successor Agency on October 16, 2013.
- b) The Successor Agency shall have applied for and the Oversight Board shall have approved, by resolution, the Amendment as an enforceable obligation, and made a finding that the loan of funds to the Redevelopment Agency under the Loan Agreement was for legitimate redevelopment purposes.

- c) Exhibit A shows the proposed repayment terms under the Amendment. However, in the event there is insufficient Redevelopment Property Tax Trust fund monies available to make all or a portion of a scheduled payment, the amounts due shall be carried forward, with interest, and the term of repayment extended until the full amount owed under the Amendment has been paid.

The Parties acknowledge and agree that DOF has issued a finding of completion to the Successor Agency pursuant to Health and Safety Code Section 34179.7. The Successor Agency and City shall cooperate in providing any documentation and evidence to the Oversight Board as necessary to obtain from the Oversight Board approval of that Amendment, together with a finding that the loan of funds by the City to the former Redevelopment Agency under the Loan Agreement was for legitimate redevelopment purposes.

IN WITNESS THEREOF, the City and Successor Agency have executed this Amendment as of the date first set forth above.

CITY OF VALLEJO

By: _____
Daniel E. Keen, City Manager

ATTEST:

By: _____
Dawn G. Abrahamson, City Clerk

APPROVED AS TO FORM:

By: _____
Claudia Quintana, City Attorney

SUCCESSOR AGENCY

By: _____
Daniel E. Keen, Executive Director

ATTEST:

By: _____
Dawn G. Abrahamson, City Clerk

APPROVED AS TO FORM:

By: _____
Claudia Quintana, City Attorney

Exhibit B
City/Redevelopment Loan Repayment Schedule

File Name: CITY/AGENCY LOAN REPAYMENT SCHEDULE Amort 6/30/2014
 Compound Period: Monthly
 Nominal Annual Rate: 0.267%

Event	Date	Amount	Number	Period	End Date
<u>CASH FLOW DATA</u>				<u>Purpose of Loan</u>	
1 Loan	1/1/1976	825,305.00	1	Waterfront Improvements (includes: South Vallejo Industrial Park)	
2 Loan	1/1/1978	1,488,608.00	1	Marina Vista Improvements (includes: Urban Renewal, Government Buildings)	
3 Loan	1/1/1989	1,296,747.00	1	Central Improvements (includes: Parking Lot Improvements, street overlay)	
4 Payment	6/30/1994	1,217,000.00	1		
5 Payment	6/30/1995	120,000.00	1		
6 Payment	6/30/1996	120,000.00	1		
7 Payment	6/30/1997	120,000.00	1		
8 Payment	6/30/1998	85,875.00	1		
9 Payment	6/30/1999	60,000.00	1		
10 Payment	6/30/2000	60,000.00	1		
11 Loan	7/1/2003	500,000.00	1	Empress Theater Improvements	
12 Loan	7/1/2003	2,828,000.00	1	Empress Theater Improvements	
13 Loan	7/1/2006	500,000.00	1	Georgia Street Extension	
14 Loan	7/1/2006	968,000.00	1		
15 Payment	6/30/2008	400,000.00	1		
16 Payment	6/30/2009	450,000.00	1		
17 Payment	6/30/2010	400,000.00	1		
18 Payment	6/30/2011	400,000.00	1		
19 Payment	6/30/2012	400,000.00	1		
20 Balance	6/30/2014	4,922,579.40		Balance to Be Amortized on Future ROPS	

Calculation of Interest at LAIF Rate through June 30, 2014

	Date	Loan	Payment	Interest	Principal	Balance
Loan	1/1/1976	825,305.00				825,305.00
1976 Totals		825,305.00	0.00	0.00	0.00	
Loan	1/1/1978	1,488,608.00		4,418.42	-4,418.42	2,318,331.42
1978 Totals		1,488,608.00	0.00	4,418.42	-4,418.42	
Loan	1/1/1989	1,296,747.00		69,091.35	-69,091.35	3,684,169.77
1989 Totals		1,296,747.00	0.00	69,091.35	-69,091.35	
1	6/30/1994		1,217,000.00	54,483.73	1,162,516.27	2,521,653.50
1994 Totals		0.00	1,217,000.00	54,483.73	1,162,516.27	
2	6/30/1995		120,000.00	6,741.06	113,258.94	2,408,394.56
1995 Totals		0.00	120,000.00	6,741.06	113,258.94	
3	6/30/1996		120,000.00	6,438.29	113,561.71	2,294,832.85
1996 Totals		0.00	120,000.00	6,438.29	113,561.71	
4	6/30/1997		120,000.00	6,134.71	113,865.29	2,180,967.56
1997 Totals		0.00	120,000.00	6,134.71	113,865.29	
5	6/30/1998		85,875.00	5,830.31	80,044.69	2,100,922.87
1998 Totals		0.00	85,875.00	5,830.31	80,044.69	

Event	Date	Amount	Number	Period	End Date
6	6/30/1999	60,000.00	5,616.33	54,383.67	2,046,539.20
1999 Totals	0.00	60,000.00	5,616.33	54,383.67	
7	6/30/2000	60,000.00	5,470.95	54,529.05	1,992,010.15
2000 Totals	0.00	60,000.00	5,470.95	54,529.05	
Loan	7/1/2003	500,000.00	16,032.98	-16,032.98	2,508,043.13
Loan	7/1/2003	2,828,000.00	0.00	0.00	5,336,043.13
2004 Totals	3,328,000.00	0.00	16,032.98	-16,032.98	
Loan	7/1/2006	500,000.00	42,908.55	-42,908.55	5,878,951.68
Loan	7/1/2006	968,000.00	0.00	0.00	6,846,951.68
2007 Totals	1,468,000.00	0.00	42,908.55	-42,908.55	
8	6/30/2008	400,000.00	36,635.45	363,364.55	6,483,587.13
2008 Totals	0.00	400,000.00	36,635.45	363,364.55	
9	6/30/2009	450,000.00	17,332.38	432,667.62	6,050,919.51
2009 Totals	0.00	450,000.00	17,332.38	432,667.62	
10	6/30/2010	400,000.00	16,175.74	383,824.26	5,667,095.25
2010 Totals	0.00	400,000.00	16,175.74	383,824.26	
11	6/30/2011	400,000.00	15,149.67	384,850.33	5,282,244.92
2011 Totals	0.00	400,000.00	15,149.67	384,850.33	
12	6/30/2012	400,000.00	14,120.87	385,879.13	4,896,365.79
2012 Totals	0.00	400,000.00	14,120.87	385,879.13	
13	6/30/2014	4,922,579.40	26,213.61	4,896,365.79	0.00
2014 Totals	0.00	4,922,579.40	26,213.61	4,896,365.79	Balance to Be Amortized on Future ROPS
Grand Totals	8,406,660.00	8,755,454.40	348,794.40	8,406,660.00	

Amortization Schedule Through Maturity

Purpose of Loan

1	Loan	1/1/1976	825,305.00	1	Waterfront Improvements (includes: South Vallejo Industrial Park)
2	Loan	1/1/1978	1,488,608.00	1	Marina Vista Improvements (includes: Urban Renewal, Government Buildings)
3	Loan	1/1/1989	1,296,747.00	1	Central Improvements (includes: Parking Lot Improvements, street overlay)
4	Payment	6/30/1994	1,217,000.00	1	
5	Payment	6/30/1995	120,000.00	1	
6	Payment	6/30/1996	120,000.00	1	
7	Payment	6/30/1997	120,000.00	1	
8	Payment	6/30/1998	85,875.00	1	
9	Payment	6/30/1999	60,000.00	1	
10	Payment	6/30/2000	60,000.00	1	
11	Loan	7/1/2003	500,000.00	1	Empress Theater Improvements
12	Loan	7/1/2003	2,828,000.00	1	Empress Theater Improvements
13	Loan	7/1/2006	500,000.00	1	Georgia Street Extension
14	Loan	7/1/2006	968,000.00	1	
15	Payment	6/30/2008	400,000.00	1	
16	Payment	6/30/2009	450,000.00	1	
17	Payment	6/30/2010	400,000.00	1	
18	Payment	6/30/2011	400,000.00	1	
19	Payment	6/30/2012	400,000.00	1	

Event	Date	Amount	Number	Period	End Date
20 Payment	7/1/2015	234,900.00	1		
21 Payment	7/1/2016	300,525.30	16	Annual	7/1/2031
ROPS 2015-16A					
Future ROPS					

AMORTIZATION SCHEDULE - Normal Amortization, LAIF Interest Rate

Loan 1/1/1976	825,305.00				825,305.00
1976 Totals	825,305.00	0.00	0.00	0.00	
Loan 1/1/1978	1,488,608.00		4,418.42	-4,418.42	2,318,331.42
1978 Totals	1,488,608.00	0.00	4,418.42	-4,418.42	
Loan 1/1/1989	1,296,747.00		69,091.35	-69,091.35	3,684,169.77
1989 Totals	1,296,747.00	0.00	69,091.35	-69,091.35	
1 6/30/1994		1,217,000.00	54,483.73	1,162,516.27	2,521,653.50
1994 Totals	0.00	1,217,000.00	54,483.73	1,162,516.27	
2 6/30/1995		120,000.00	6,741.06	113,258.94	2,408,394.56
1995 Totals	0.00	120,000.00	6,741.06	113,258.94	
3 6/30/1996		120,000.00	6,438.29	113,561.71	2,294,832.85
1996 Totals	0.00	120,000.00	6,438.29	113,561.71	
4 6/30/1997		120,000.00	6,134.71	113,865.29	2,180,967.56
1997 Totals	0.00	120,000.00	6,134.71	113,865.29	
5 6/30/1998		85,875.00	5,830.31	80,044.69	2,100,922.87
1998 Totals	0.00	85,875.00	5,830.31	80,044.69	
6 6/30/1999		60,000.00	5,616.33	54,383.67	2,046,539.20
1999 Totals	0.00	60,000.00	5,616.33	54,383.67	
7 6/30/2000		60,000.00	5,470.95	54,529.05	1,992,010.15
2000 Totals	0.00	60,000.00	5,470.95	54,529.05	
Loan 7/1/2003	500,000.00		16,032.98	-16,032.98	2,508,043.13
Loan 7/1/2003	2,828,000.00		0.00	0.00	5,336,043.13
2004 Totals	3,328,000.00	0.00	16,032.98	-16,032.98	
Loan 7/1/2006	500,000.00		42,908.55	-42,908.55	5,878,951.68
Loan 7/1/2006	968,000.00		0.00	0.00	6,846,951.68
2007 Totals	1,468,000.00	0.00	42,908.55	-42,908.55	
8 6/30/2008		400,000.00	36,635.45	363,364.55	6,483,587.13
2008 Totals	0.00	400,000.00	36,635.45	363,364.55	
9 6/30/2009		450,000.00	17,332.38	432,667.62	6,050,919.51
2009 Totals	0.00	450,000.00	17,332.38	432,667.62	
10 6/30/2010		400,000.00	16,175.74	383,824.26	5,667,095.25
2010 Totals	0.00	400,000.00	16,175.74	383,824.26	
11 6/30/2011		400,000.00	15,149.67	384,850.33	5,282,244.92
2011 Totals	0.00	400,000.00	15,149.67	384,850.33	
12 6/30/2012		400,000.00	14,120.87	385,879.13	4,896,365.79
2012 Totals	0.00	400,000.00	14,120.87	385,879.13	

Event	Date	Amount	Number	Period	End Date
13	7/1/2015	234,900.00	39,409.09	195,490.91	4,700,874.88
2016 Totals	0.00	234,900.00	39,409.09	195,490.91	
14	7/1/2016	300,525.30	12,566.71	287,958.59	4,412,916.29
2017 Totals	0.00	300,525.30	12,566.71	287,958.59	
15	7/1/2017	300,525.30	11,796.92	288,728.38	4,124,187.91
2018 Totals	0.00	300,525.30	11,796.92	288,728.38	
16	7/1/2018	300,525.30	11,025.07	289,500.23	3,834,687.68
2019 Totals	0.00	300,525.30	11,025.07	289,500.23	
17	7/1/2019	300,525.30	10,251.15	290,274.15	3,544,413.53
2020 Totals	0.00	300,525.30	10,251.15	290,274.15	
18	7/1/2020	300,525.30	9,475.17	291,050.13	3,253,363.40
2021 Totals	0.00	300,525.30	9,475.17	291,050.13	
19	7/1/2021	300,525.30	8,697.12	291,828.18	2,961,535.22
2022 Totals	0.00	300,525.30	8,697.12	291,828.18	
20	7/1/2022	300,525.30	7,916.98	292,608.32	2,668,926.90
2023 Totals	0.00	300,525.30	7,916.98	292,608.32	
21	7/1/2023	300,525.30	7,134.76	293,390.54	2,375,536.36
2024 Totals	0.00	300,525.30	7,134.76	293,390.54	
22	7/1/2024	300,525.30	6,350.45	294,174.85	2,081,361.51
2025 Totals	0.00	300,525.30	6,350.45	294,174.85	
23	7/1/2025	300,525.30	5,564.04	294,961.26	1,786,400.25
2026 Totals	0.00	300,525.30	5,564.04	294,961.26	
24	7/1/2026	300,525.30	4,775.53	295,749.77	1,490,650.48
2027 Totals	0.00	300,525.30	4,775.53	295,749.77	
25	7/1/2027	300,525.30	3,984.91	296,540.39	1,194,110.09
2028 Totals	0.00	300,525.30	3,984.91	296,540.39	
26	7/1/2028	300,525.30	3,192.18	297,333.12	896,776.97
2029 Totals	0.00	300,525.30	3,192.18	297,333.12	
27	7/1/2029	300,525.30	2,397.33	298,127.97	598,649.00
2030 Totals	0.00	300,525.30	2,397.33	298,127.97	
28	7/1/2030	300,525.30	1,600.35	298,924.95	299,724.05
2031 Totals	0.00	300,525.30	1,600.35	298,924.95	
29	7/1/2031	300,525.30	801.25	299,724.05	0.00
2032 Totals	0.00	300,525.30	801.25	299,724.05	
Grand Totals	8,406,660.00	8,876,179.80	469,519.80	8,406,660.00	



October 16, 2013

Ms. Debra Lauchner, Finance Director
City of Vallejo Successor Agency
555 Santa Clara Street
Vallejo, CA 94590

Dear Ms. Lauchner:

Subject: Request for a Finding of Completion

The California Department of Finance (Finance) has completed the Finding of Completion for the City of Vallejo Successor Agency.

Finance has completed its review of your documentation, which may have included reviewing supporting documentation submitted to substantiate payment or obtaining confirmation from the county auditor-controller. Pursuant to Health and Safety Code (HSC) section 34179.7, we are pleased to inform you that Finance has verified that the Agency has made full payment of the amounts determined under HSC section 34179.6, subdivisions (d) or (e) and HSC section 34183.5.

This letter serves as notification that a Finding of Completion has been granted. The Agency may now do the following:

- Place loan agreements between the former redevelopment agency and sponsoring entity on the ROPS, as an enforceable obligation, provided the oversight board makes a finding that the loan was for legitimate redevelopment purposes per HSC section 34191.4 (b) (1). Loan repayments will be governed by criteria in HSC section 34191.4 (a) (2).
- Utilize proceeds derived from bonds issued prior to January 1, 2011 in a manner consistent with the original bond covenants per HSC section 34191.4 (c).

Additionally, the Agency is required to submit a Long-Range Property Management Plan to Finance for review and approval, per HSC section 34191.5 (b), within six months from the date of this letter.

Please direct inquiries to Andrea Scharffer, Staff Finance Budget Analyst, or Chris Hill, Principal Program Budget Analyst, at (916) 445-1546.

Sincerely,

JUSTYN HOWARD
Assistant Program Budget Manager

cc: Mr. Dan Marks, Interim Economic Development Director, City of Vallejo
Mr. Jun Adeva, Deputy Auditor Controller, County of Solano
California State Controller's Office



DATE: February 12, 2015
TO: Chairperson and Members of the Oversight Board
FROM: Ron Millard, Interim Finance Director
Kathleen Diohep, Economic Development Manager
SUBJECT: ADOPT A RESOLUTION APPROVING THE RECOGNIZED OBLIGATIONS PAYMENT SCHEDULE FOR JULY 1, 2015, THROUGH DECEMBER 31, 2015 ("ROPS 15-16A")

RECOMMENDATION

Adopt a Resolution approving the Recognized Obligations Payment Schedule for July 1, 2015, through December 31, 2015 ("ROPS 15-16A").

REASONS FOR RECOMMENDATION

Pursuant to Health & Safety Code Section 34177, successor agencies are required to prepare and submit an approved ROPS prior to each six-month fiscal period. Without an approved ROPS, the Successor Agency would not receive its allocation of property tax increment revenue necessary to fund debt service and other contractual payment obligations. ROPS 15-16A must also be approved by the Oversight Board and be submitted to the State of California Department of Finance ("DOF") by March 3, 2015.

BACKGROUND AND DISCUSSION

On June 29, 2011, the Governor signed into law AB1X 26 (the "Dissolution Act") which immediately suspended most activities of Redevelopment Agencies prior to their elimination effective October 1, 2011. A Successor Agency to the City of Vallejo Redevelopment Agency was established, with the City Council members sitting as its Board. ABX1 26 also established the Oversight Board for the Successor Agency to the Vallejo Redevelopment Agency to review and approve most actions of the Successor Agency. Assembly Bill 1484 ("AB 1484") was signed by the Governor on June 27, 2012, the primary purpose of which is to make technical and substantive amendments to the Dissolution Act based on experience to-date at the state and local level in implementing that act. AB 1484 added significant new or modified actions and deadlines.

The Dissolution Act requires successor agencies to prepare a ROPS which sets forth the successor agency's enforceable obligations and scheduled payments for such enforceable obligations for each six-month fiscal period on a forward-looking basis. The ROPS is the base document used by the County Auditor-Controller (the "CAC") in determining how much property tax increment revenue is needed to meet outstanding Agency obligations and administrative expenses, and if any residual tax revenue is available to distribute among local taxing entities. The ROPS are prepared by staff and approved by the Successor Agency Board and the Oversight Board. All ROPS are then subject to approval by the DOF and to audit by the CAC. The current ROPS 15-16A for the period July 1, 2015, through December 31, 2015 was submitted for approval by the Successor Agency Board at its meeting on February 10, 2015. It must be approved by the Oversight Board before being submitted to DOF by March 3, 2015.

DOF has created a specific format for submission of the ROPS that staff must adhere to. Attachment 1, Exhibit A, includes five separate sections that are part of the required ROPS 15-16A submission, as follows:

1. A summary which combines requested funding for the next period with a prior period "true-up" accounting, resulting in a net amount of requested funding.
2. The ROPS detail report for the coming period which shows the total outstanding obligations of the Successor Agency, how much is requested to be spent in the next six month period and from what funding source.
3. A reconciliation of fund balances of several potential sources that are available to make payments for enforceable payment obligations.
4. A detailed accounting of the ROPS 14-15A period. Any prior funding allocations which were not spent in that period are to be "recaptured" and applied to the next period request, essentially reducing the net new tax increment revenue allocation from CAC.
5. Notes that provide further explanation to the items on the ROPS detail report.

For the ROPS 15-16A period, staff has estimated property tax increment revenue at \$1,272,796 from which the CAC is expected to retain an estimated \$84,259 for its administrative fee and \$294,271 for statutory and contractual pass-through obligations to other taxing entities. The remainder of \$894,266 is available for the Redevelopment Property Tax Trust Fund ("RPTTF"). The RPTTF, together with another \$932,382 of Successor Agency cash reserves, are available for payment of \$1,826,648 in enforceable obligations over the next six-month period.

FISCAL IMPACT

ROPS 15-16A identifies the following obligations for payment in the next period:

- **Bond Repayments and Fees (Items 5-7, 26, 30-31):** Redevelopment Agencies typically bonded against future tax increment revenue in order to do capital improvements (and/or assemble land or construct buildings) that would make the Redevelopment Area more marketable and ready for development, or improve the area. Vallejo's bonds paid for various infrastructure improvements, primarily along the waterfront, and other public improvements. Bond payments are made twice a year, once for interest only, and the second interest and principal.
- **Administrative Costs (Item 33):** The Successor Agency is provided an allowance under the Dissolution Act of a minimum allocation of \$125,000 for each semi-annual ROPS to expend on staff time, overhead and all other expenses not otherwise recognized as an enforceable obligation on the ROPS.
- **Property Disposition and Maintenance Costs (Items 37, 41-42):** The Successor Agency is requesting spending authorization for various property disposition costs to continue the dissolution process. Amounts requested are estimates for property disposition costs such as recording fees, title reports, appraisal, real estate and legal support.
- **Repayment of City Advances (Item 8):** The Successor Agency anticipates that it will be eligible to begin repayment of its advances from the City during the ROPS 2015-16A reporting period. Eligibility requires adoption of findings by the Oversight Board in an action that will be presented as a separate agenda item. The annual advance repayment amount is limited to 50% in the growth of surplus tax increment in the prior ROPS year vs. the base 2012-13 ROPS year. The City estimates that \$234,900 might be available for repayment in the 2015-16A ROPS period after Oversight Board consideration of these advances and adoption of a new repayment schedule.

- North Vallejo Community Center (Items 1-2): The Successor Agency anticipates working with the Greater Vallejo Recreation District during the ROPS 2015-16A reporting period to renovate the North Vallejo Community Center. A Project Manager for the renovations of the North Vallejo Community Center will be hired during the ROPS 2015-16A reporting period.

ENVIRONMENTAL REVIEW

This action is exempt from the California Environmental Quality Act (CEQA) because it is not a project which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, pursuant to CEQA Guideline section 15378.

ATTACHMENTS

Attachment 1 – Resolution Approving ROPS 15-16A

Exhibit A – ROPS 15-16A schedules

CONTACT

Ron Millard, Interim Finance Director, 707-648-4502, Ron.Millard@cityofvallejo.net

Kathleen Diohep, Economic Development Manager, 707-553-7283, Kathleen.Diohep@cityofvallejo.net

OVERSIGHT BOARD RESOLUTION NO. 15-

**A RESOLUTION OF OVERSIGHT BOARD FOR THE SUCCESSOR
AGENCY OF THE FORMER VALLEJO REDEVELOPMENT AGENCY,
APPROVING THE RECOGNIZED OBLIGATIONS PAYMENT SCHEDULE
FOR THE PERIOD JULY 1, 2015 TO DECEMBER 31, 2015 (ROPS 15-16A)
PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177(l)**

WHEREAS, pursuant to AB 1X 26, enacted June 28, 2011 (as found constitutional and as partially reformed by the California Supreme Court in its decision in *California Redevelopment Association v. Matosantos* on December 29, 2011), and as amended by AB 1484, enacted June 27, 2012 (the “Dissolution Act”), the Vallejo Redevelopment Agency, along with all other redevelopment agencies in the State, was dissolved as of February 1, 2012; and

WHEREAS, pursuant to the authority provided in Health and Safety Code Section 34173, as enacted by AB 1X 26, the City Council of the City of Vallejo (“City”) elected and determined that the City shall become the “successor agency” to the former Redevelopment Agency, and upon dissolution of the Redevelopment Agency under AB 1X 26, all authorities, rights, powers, duties and obligations previously vested with the former Redevelopment Agency, under the Community Redevelopment Law (Health and Safety Code Section 33000 et seq.), were vested in the Successor Agency; and

WHEREAS, pursuant to Health and Safety Code Section 34173(g), added by AB 1484, the Successor Agency has been designated as a separate public entity from the City; and

WHEREAS, pursuant to the Dissolution Act, an Oversight Board has been selected to oversee, direct and approve specified actions of the Successor Agency; and

WHEREAS, also pursuant to the Dissolution Act, Successor Agency staff is required to prepare a “recognized obligation payment schedule” (“ROPS”), listing outstanding obligations of the Agency to be paid in the time period July 1, 2015 through December 31, 2015 (“ROPS 15-16A”), submit it for approval by the Oversight Board, and submit an electronic copy to the State Department of Finance (“DOF”) by March 3, 2015.

NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY OF THE FORMER VALLEJO REDEVELOPMENT AGENCY DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 2. The approval of the ROPS through this Resolution does not commit the Successor Agency to any action that may have a significant effect on the environment. As a result, such action does not constitute a project subject to the requirements of the California Environmental Quality Act.

Section 3. The Oversight Board hereby approves and adopts the July 1, 2015 through December 31, 2015 ROPS (ROPS 15-16A), in substantially the form attached to this Resolution as **Exhibit A**, and directs the Successor Agency to submit this information in the DOF-approved electronic format as required under the Dissolution Act.

This resolution was adopted by those present and voting at a regular meeting of the Oversight Board to the Successor Agency of the former Vallejo Redevelopment Agency held on February 12, 2015 by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

ERIN HANNIGAN, Chairperson

ATTEST:

DAWN G. ABRAHAMSON, Secretary

Recognized Obligation Payment Schedule (ROPS 15-16A) - Summary

Filed for the July 1, 2015 through December 31, 2015 Period

Name of Successor Agency: Vallejo

Name of County: Solano

Current Period Requested Funding for Outstanding Debt or Obligation	Six-Month Total
Enforceable Obligations Funded with Non-Redevelopment Property Tax Trust Fund (RPTTF)	
A Funding Sources (B+C+D):	\$ 932,382
B Bond Proceeds Funding (ROPS Detail)	-
C Reserve Balance Funding (ROPS Detail)	521,886
D Other Funding (ROPS Detail)	410,496
E Enforceable Obligations Funded with RPTTF Funding (F+G):	\$ 894,266
F Non-Administrative Costs (ROPS Detail)	769,266
G Administrative Costs (ROPS Detail)	125,000
H Current Period Enforceable Obligations (A+E):	\$ 1,826,648

Successor Agency Self-Reported Prior Period Adjustment to Current Period RPTTF Requested Funding	
I Enforceable Obligations funded with RPTTF (E):	894,266
J Less Prior Period Adjustment (Report of Prior Period Adjustments Column S)	(10,000)
K Adjusted Current Period RPTTF Requested Funding (I-J)	\$ 884,266

County Auditor Controller Reported Prior Period Adjustment to Current Period RPTTF Requested Funding	
L Enforceable Obligations funded with RPTTF (E):	894,266
M Less Prior Period Adjustment (Report of Prior Period Adjustments Column AA)	-
N Adjusted Current Period RPTTF Requested Funding (L-M)	894,266

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
Signature	Date

Recognized Obligation Payment Schedule (ROPS 15-16A) - 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.

A	B	C	D	E	F	G	H	I
		Fund Sources						
		Bond Proceeds		Reserve Balance		Other	RPTTF	
	Cash Balance Information by ROPS Period	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	Comments
ROPS 14-15A Actuals (07/01/14 - 12/31/14)								
1	Beginning Available Cash Balance (Actual 07/01/14)	1,114,334		15,231	620,784	88,937	140,166	RPTTF cash balance equals to unspent ROPS 13-14A = \$38,438 and unspent ROPS 13-14B = \$101,728 that were applied as a PPA amount to reduce the RPTTF distributed in ROPS 14-15A and 14-15B.
2	Revenue/Income (Actual 12/31/14) RPTTF amounts should tie to the ROPS 14-15A distribution from the County Auditor-Controller during June 2014					375,881	779,645	Other revenue includes prior and current year rental income and payments received from Meyer Cookware and Empress Theatre.
3	Expenditures for ROPS 14-15A Enforceable Obligations (Actual 12/31/14) RPTTF amounts, H3 plus H4 should equal total reported actual expenditures in the Report of PPA, Columns L and Q			15,231	618,159	73,407	808,083	
4	Retention of Available Cash Balance (Actual 12/31/14) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)	1,114,334				11,165		Retention of bond proceeds of \$1,114,334 and other income of \$ 11,165 equals to total restricted reserve fund account balances (required by indenture).
5	ROPS 14-15A RPTTF Prior Period Adjustment RPTTF amount should tie to the self-reported ROPS 14-15A PPA in the Report of PPA, Column S			No entry required			10,000	Unspent ROPS 14-15A which will be applied as a PPA amount to reduce RPTTF distributed in ROPS 15-16A.
6	Ending Actual Available Cash Balance C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 - 5)	\$ -	\$ -	\$ -	\$ 2,825	\$ 380,246	\$ 101,728	Unspent ROPS 13-14B applied as a PPA amount reducing RPTTF distributed in ROPS 14-15B.
ROPS 14-15B Estimate (01/01/15 - 06/30/15)								
7	Beginning Available Cash Balance (Actual 01/01/15) (C, D, E, G = 4 + 6, F = H4 + F4 + F6, and H = 5 + 6)	\$ 1,114,334	\$ -	\$ -	\$ 2,825	\$ 391,411	\$ 111,728	
8	Revenue/Income (Estimate 06/30/15) RPTTF amounts should tie to the ROPS 14-15B distribution from the County Auditor-Controller during January 2015					45,780	1,073,633	Anticipated lease revenues = \$45,780
9	Expenditures for ROPS 14-15B Enforceable Obligations (Estimate 06/30/15)				2,625	15,530	653,475	
10	Retention of Available Cash Balance (Estimate 06/30/15) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)	1,114,334				11,165	521,888	Retention of bond proceeds of \$1,114,334 and other income of \$11,165 equals to total restricted reserve fund account balances (required by indenture). Retention of \$521,888 RPTTF authorized by Finance as reserves for bond payments in ROPS 15-16A for 1980 TAB due 8/2015 = \$ 392,376 and 2001 Housing TAB partial principal due 9/2015 = \$ 129,510.
11	Ending Estimated Available Cash Balance (7 + 8 - 9 -10)	\$ -	\$ -	\$ -	\$ -	\$ 410,496	\$ 10,000	

Recognized Obligation Payment Schedule (HOPS 15-16A) - HOPS Detail
 July 1, 2015 through December 31, 2015
 (Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
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	Refined	Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	Six-Month Total
1	North Valjeo Community Center	Improvement/Grant	6/23/2005	8/31/2015	GRD	Renovation of the Community Center to Be Determined	Facades	1,755,100	N		25,000	300,458	199,478		495,976
2	North Valjeo Community Center	Project Management	6/23/2005	8/31/2015	To Be Determined	Project Management	Facades	25,000	N		25,000				25,000
4	Rental subsidy	Business Incentive	3/17/2008	2/28/2023	Fairgrounds Drive Retail, Solano County Lease	Facades	128,756	N							
5	1689 Tax Allocation Bonds	Bonds Issued On or Before 12/31/10	1/1/1989	5/1/2019	Wells Fargo Bank	Waterfront Development	Merged Project Area	1,491,884	N				40,665		40,665
6	1990 Tax Allocation Bonds	Bonds Issued On or Before 12/31/10	6/1/1990	8/1/2020	Wells Fargo Bank	Marina Vista & Valjeo Central	Merged Project Area	2,886,625	N	392,376					392,376
7	2003 COP - Stata Farm Project	Bonds Issued On or Before 12/31/10	12/1/2003	12/1/2023	Union Bank	Bond Payments	Merged Project Area	1,493,449	N				165,938		165,938
8	Adoption from City	City/County Loans	1/1/1174	6/20/2043	City of Valjeo General Fund	Redevelopment Activities	Merged Project Area	20,904,300	N			234,900			234,900
12	Waterfront DDA	Professional	10/17/2000	10/17/2000	Callahan LLC	Waterfront EIR Cost and Legal Fee	Merged Project Area		Y						
13	Waterfront DDA	Legal	10/17/2000	10/17/2000	B&B Bank/Kemper Co	Legal work	Merged Project Area		Y						
14	Waterfront DDA	Professional	10/17/2000	10/17/2000	Crabb & Melton	TRM Reports	Merged Project Area		Y						
15	Waterfront DDA	Professional	10/17/2000	10/17/2000	FCM American Title	TRM Reports	Merged Project Area		Y						
24	Waterfront DDA	Feas	10/17/2000	10/17/2000	Solano County Assessors	Solano County Recording Fees	Merged Project Area		Y						
26	Tax Allocation Bond, Certification of	Feas	10/20/2000	10/1/2032	Bondgate LLC, Wells Fargo	Debt Service Admin Fee	Merged Project Area	9,760	N		9,000				9,000
28	Waterfront Properties, Tax Hotel Bond	Property	7/29/2010	7/29/2030	EZ Trees Inc, Coastal Landscape Mgmt	Landscape Services	Merged Project Area	810,000	N						810,000
29	Temple Art Lotis	Professional	10/17/2010	10/14/2067	Temple Art Lotis Associates, LP	Building Acquisition, Pre-development	Low-Med Area	750,000	N						750,000
30	2001 Valjeo Housing Set-aside	Feas	10/20/2000	10/1/2032	Bank of America, Wells Fargo Bank	Debt Service Admin Fee	Low-Med Area	9,423	N						9,423
31	2001 Valjeo Housing Set-aside	Bonds Issued On or Before 12/31/10	8/6/2001	10/1/2031	Wells Fargo Bank	Valjeo Housing Set Aside Bond	Low-Med Area	6,327,000	N		128,510		162,265		162,265
33	Administration	Admin Costs	7/1/2015	12/31/2015	City of Valjeo	Create a plan to manage successor Agency Properties	N/A	125,000	N			5,000			125,000
37	Long Fanga Property Mgmt Plan (LRP)	Property Dispositions	7/1/2015	12/31/2015	Market Resource Group LLC	Long Fanga Property Management Plan	Merged Project Area	100,000	N						100,000
39	General Fund Loan	City/County Loans	6/20/2013	6/20/2015	City of Valjeo	Long Fanga Property Management Plan	Merged Project Area		Y						
40	Trad Settlement/Assignment	Legal	1/28/2014	1/28/2014	Trad Development Company	Settlement payment/Judgment to Trad	Merged Project Area		Y						
41	Long Fanga Property Mgmt Plan (LRP)	Property Dispositions	7/1/2015	12/31/2015	Selected Contractor	Recording fees, Appraisals, Title Reports, Legal and Real Estate	Merged Project Area	60,000	N						60,000
42	Southern Waterfront	Property	7/1/2015	12/31/2015	Selected Contractor	Maintenance/Security	Merged Project Area	15,000	N						15,000

