

**Sonoma County  
Consolidated Oversight Board  
Regular Meeting**

**Agenda**

January 28, 2022  
8:30 a.m. - 10:30 a.m.

*This meeting will be held virtually. Please see page 2 for  
instructions on making public comment*  
**MEMBERS MAY NOT ATTEND THIS MEETING IN PERSON**

**Join by Web:**

<https://sonomacounty.zoom.us/j/97293522041?pwd=WjIKNWxTU3p3RFk1c0M0bWplUWwvUT09>

**Passcode:** 985989

**Join by Telephone:** 1-669-900-9128

**Webinar ID:** 972 9352 2041

**1. Call to Order and Roll Call**

**2. Public Comment on Non-Agenda Matters**

Any member of the public desiring to address the Oversight Board on a matter that is not on the agenda can raise their hand by clicking on the “raise hand” button on their webinar screen and the webinar host will permit the attendee to speak. Persons who are calling in can press \*9 to request to speak. Each person is granted three minutes to speak, with a total comment period of 15 minutes; time limitations are at the discretion of the Chair.

**3. Approval of August 27, 2021 Meeting Minutes**

The Board will discuss and may take action to approve the meeting minutes of August 27, 2021 or may recommend changes to these minutes.

**4. Approval of December 3, 2021 Meeting Minutes**

The Board will discuss and may take action to approve the meeting minutes of December 3, 2021 or may recommend changes to these minutes.

**5. City of Rohnert Park Bonds**

Receive report regarding Series 2007R Excess Bond Proceeds Expenditure Report

**6. Successor Agency Recognized Obligation Payment Business**

The Board will have an opportunity to listen to county and the cities presentations, discuss business related to Successor Agency agenda items, and hear public comment as follows:

- Presentation by County/City
- Questions by Board Members
- Public Comment
- Discussion/Comments by Board Members
- Motion
- Roll Call Vote

Continued item 6

- 6.1 City of Cloverdale
- 6.2 City of Cotati
- 6.3 City of Healdsburg
- 6.4 City of Petaluma
- 6.5 City of Rohnert Park
- 6.6 City of Santa Rosa
- 6.7 City of Sonoma
- 6.8 County of Sonoma
- 6.9 Town of Windsor

## **7. Communications Related to Oversight Board Business**

Announcements amongst board members and/or communications to or from staff.

## **8. Adjournment**

### **Next Meeting: To Be Determined**

**PUBLIC COMMENT PRIOR TO THE BOARD MEETING:** Public Comment may be submitted via email to [Veronica.Ortiz-DeAnda@sonoma-county.org](mailto:Veronica.Ortiz-DeAnda@sonoma-county.org)

**EMAIL PUBLIC COMMENT:** To submit an emailed public comment to the Board, please submit your email to [Veronica.Ortiz-DeAnda@sonoma-county.org](mailto:Veronica.Ortiz-DeAnda@sonoma-county.org) with "OB Public Comment" in the subject line. Please provide your name, the agenda number(s) on which you wish to speak, and your comment. These comments will be emailed to all Board members. All emailed public comments will be read into the record.

**PUBLIC COMMENT DURING THE BOARD MEETING: PUBLIC COMMENT USING ZOOM:** Members of the public who join the virtual meeting, either through their web browser online or by calling in, will be able to provide live public comment at specific points throughout the meeting.

Any writings or documents presented to a majority of the Community Development Committee regarding any item on this agenda will be made available for public inspection in the Sonoma County Community Development Commission office located at 1440 Guerneville Road, Santa Rosa, CA 95403 during normal business hours.

**DISABLED ACCOMMODATION:** If you have a disability which requires an accommodation, an alternative format, or requires another person to assist you while attending this meeting, please contact Veronica Ortiz-De Anda at the Community Development Commission by calling (707) 565-7520, as soon as possible to ensure arrangements for accommodation.

Language Services are available upon request if made at least 48 hours (2 days) in advance of the meeting to help ensure availability. For more information or to request services please call (707) 565-7520.

Servicios de idiomas se pueden solicitar con anticipación. Se le pide que haga su solicitud por lo menos 48 horas (2 días) antes de la junta. Para más información o para solicitar servicios de traducción llame al (707) 565-7520.



## Sonoma County Consolidated Oversight Board

### DRAFT Meeting Minutes

August 27, 2021

8:30AM – 10:00 AM

Recording of Meeting:

<https://www.youtube.com/watch?v=Yj-PA2DrP2I>

#### 1. Call to Order

- At 8:34am meeting was called to order
- Board Roll Call was taken:
  - Present: Grant Davis, Nance Jones, Bill Arnone, Dr. Steven Herrington, Chair Chris Rogers
  - Absent: Kate Jolley, Michael Stanford, Supervisor Gorin, Supervisor Hopkins

#### 2. Public Comment on Non-Agenda Matters

None

#### 3. Approval of the Minutes of June 30, 2021 Meeting

Grant Davis moved to approve the minutes; Nance Jones seconded.

Vote:

Ayes: Grant Davis, Nance Jones, Dr. Steven Herrington, Bill Arnone,

Noes: none

Absent: Michael Stanford, Kate Jolley

Abstain: Chair Chris Rogers

The motion passed unanimously.

#### 4. Public Comment on Consent Calendar

Chair Rogers asked if there was any member of the public who wished to comment on the consent calendar item. There was none.

#### 5. Consent Calendar

Chair Rogers introduced the consent calendar item from the City of Rohnert Park and asked if the Board members had any comments or questions about it. There was none.

Dr. Herrington moved to approve the consent calendar; Seconded by Bill Arnone.

Vote:

Ayes: Grant Davis, Nance Jones, Bill Arnone, Dr. Steven Herrington, Chair Chris Rogers

Noes: none

Absent: Michael Stanford, Kate Jolley

Abstain: none

The motion passed unanimously.

**6. Report from the Sonoma County Community Development Commission (CDC)**

Interim Director Dave Kiff said there was nothing to report.

Dr. Herrington shared with the members that the school district in Sebastopol is now a direct community funded school district since the dissolution of the City of Sebastopol Successor Agency.

The Chair asked if there were members from the public who wished to speak on this item. There were none.

**7. Successor Agency Business**

7.1 City of Cotati – Resolution to Approve Land Purchase Agreement for real property addressed at 950 East Cotati Avenue (APN 144-320-026).

Chair Rogers introduced the item to the Board.

Angela Courter, Director of Administrative Services for the City of Cotati, presented the item.

After the presentation Bill Arnone pointed out to the group that exhibit 'A' referenced in the resolution was missing. He stated that he did not have any issue with the proposed sale. Ms. Courter apologized for the inadvertent omission and shared her screen to show the Board members the draft agreement being considered before them. Ms. Courter clarified that this is the draft purchase-sale agreement and the final agreement would come back to the Board for approval.

Dr. Herrington asked if the sale price of the property was within the appraised value. Ms. Courter answered yes, otherwise the City would not be able to sell the property if the price was below the appraisal.

There was no public comment

Mr. Arnone moved to approve the resolution; Seconded by Mr. Davis.

Vote:

Ayes: Grant Davis, Nance Jones, Bill Arnone, Dr. Steven Herrington, Chair Rogers

Noes: none

Absent: Michael Stanford, Kate Jolley

Abstain: none

After the vote Kristin Horrell from County Counsel advised that the motion should be amended to say that the resolution is approved with exhibit 'A' as presented in the meeting since the exhibit was not in the meeting packet. There was consensus among the Board members. Chair Rogers called for a new motion.

Mr. Arnone moved to approve the resolution as amended; Seconded by Mr. Davis.

Vote:

Ayes: Grant Davis, Nance Jones, Bill Arnone, Dr. Steven Herrington, Chair Rogers

Noes: none

Absent: Michael Stanford, Kate Jolley

Abstain: none

The motion passed unanimously.

**8. Discussion/Communications Regarding Oversight Board Business**

General discussion amongst board members and/or communications.

Veronica Ortiz-De Anda, Community Development Commission staff, asked counsel to provide clarity as to whether the Board of Supervisors are voting members during action items. Dr. Herrington stated that the statute does not include the Supervisors as designated members of the Oversight Board and clarified that in the last meeting Supervisor Gorin was removed from the motion and voting for action items.

Chair Rogers asked if Counsel could provide clarification and circulate an email to this Board with a response. Dave Kiff said staff could look into it. Kristin Horrell from County Counsel's office said she would provide a response.

Bill Arnone made a request to add the election of vice chair to the agenda for the next meeting. The other members agreed.

The Chair asked if there were members from the public who wished to comment on this item. There were none.

The meeting was adjourned at 9:05 a.m.



## Sonoma County Consolidated Oversight Board

### DRAFT Meeting Minutes

December 3, 2021

8:30AM – 10:00 AM

Recording of Meeting:

<https://www.youtube.com/watch?v=-nzluYIHsoA>

#### 1. Call to Order

- At 8:33 A.M. the meeting was called to order
- Board Roll Call was taken:
  - Present: Grant Davis, Bill Arnone, Kate Jolley, Chair Chris Rogers
  - Absent: Nance Jones, Dr. Steven Herrington

#### 2. Election of the Vice Chair

Chair Rogers called for public comment on the election of the Vice Chair. There was no public comment.

A motion was made by Grant Davis to elect Dr. Steven Herrington to serve as Vice Chair and seconded by Bill Arnone.

##### Roll Call Vote:

Ayes: Grant Davis, Kate Jolley, Bill Arnone, and Chair Rogers

Noes: None

Absent: Dr. Steven Herrington, Nance Jones

Abstain: None

The motion passed unanimously.

#### 3. Public Comment for Non-Agenda Items

None

#### 4. Approval of the Minutes of August 27, 2021 Meeting

Approval of the minutes was moved to the next scheduled meeting in January 2022 due to lack of a quorum of board members present to approve them.

**5. Report from the Community Development Commission Interim Director**

None

**6. Successor Agency Business**

Ana Kwong from the City of Sebastopol presented the city's item to the board requesting final dissolution of their successor agency. After the presentation Chair Rogers read out loud an amended (corrected) version of the city's request.

There was no public comment.

Bill Arnone moved to approve the resolution as amended; seconded by Kate Jolley

Roll Call Vote:

Ayes: Grant Davis, Kate Jolley, Bill Arnone, Chair Rogers

Noes: None

Absent: Nance Jones, Dr. Steven Herrington

Abstain: None

The motion passed unanimously.

**7. Discussion/Communications Regarding Oversight Board Business**

Veronica Ortiz-De Anda, Community Development Commission staff, reminded the Board about the next meeting scheduled for January 28, 2022 and asked if there were any questions regarding the memo from County Counsel that was previously distributed to them. There were no questions.

The meeting was adjourned at 8:45 a.m.

SONOMA COUNTY  
CONSOLIDATED OVERSIGHT BOARD

TO: CHAIRPERSON AND CONSOLIDATED OVERSIGHT BOARD MEMBERS

FROM: TERRIE ZWILLINGER, CIP PROGRAM MANAGER  
CITY OF ROHNERT PARK

SUBJECT: RECEIVE CITY OF ROHNERT PARK SERIES 2007R EXCESS BOND PROCEEDS EXPENDITURE REPORT

AGENDA ACTION: RECEIVE REPORT

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**RECOMMENDATION**

It is recommended that the Sonoma County Consolidated Oversight Board (“Oversight Board”) receive the attached report of 2007R Excess Bond proceeds expenditures for July 2021 through December 2021.

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**EXECUTIVE SUMMARY**

On September 25, 2015, the Successor Agency to the CDC and the City of Rohnert Park entered into an Excess Bond Proceeds Agreement (Agreement) regarding the expenditure of excess bond proceeds (Rohnert Park Redevelopment Project Tax Allocation Bonds Series 2007R). The Agreement provides that the City will use the Series 2007R Excess Bond Proceeds solely to finance the capital improvements within the former Redevelopment Project Area, as listed in Tables 1 and 2, or as determined by the City Council, for other infrastructure projects consistent with the Series 2007R Bond covenants. Section 5 of the Agreement requires that the City provide the Successor Agency and Oversight Board with a semi-annual written statement identifying the amount of Series 2007R Excess Bond Proceeds expended in the January through June and July through December six-month periods.

**BACKGROUND:**

Since receiving the Finding of Completion, the city, Successor Agency and Oversight Board have taken the following actions relating to the use of the remaining redevelopment bond proceeds:

- On February 11, 2014, the City Council approved approximately \$5.7 million in bond proceeds for the capital projects listed in Table 1 (attached). Staff refers to these funds as “Bond 1”. Then, on February 10, 2015, the City Council approved an additional \$627,546 in uncommitted bond proceeds from the 1999 Tax Allocation Bonds (TAB) to be used as contingency funds for projects that have already been approved. Staff refers to these funds as “Bond 2”.



- On May 22, 2007, the former CDC entered into a reimbursement agreement with the City whereby the former Commission would fund 88% of the Eastside Sewer Main Phase 1 Improvement Project in advance of the City receiving the money through public facilities finance. The Commission funded this project from the 2007R Tax Allocation Bond proceeds. On August 25, 2015, the City Council approved the use of an additional \$10,055,725 in bond funds for projects in the former RDA. Staff refers to these funds as "Bond 3". Note: The Public Facility Finance Fee fund has repaid all of the funds advanced for the sewer project to the Successor Agency. As a result of the repayment of the bond proceeds, such funds are therefore available to be used for the same purpose as when issued, which is for capital projects within the former redevelopment area.

**Oversight Board:** Each successor agency was required to establish an oversight board to oversee successor agency activities. The Oversight Board was comprised of representatives of the local agencies including citizens, city staff, and elected officials. The City of Rohnert Park Oversight Board was dissolved on June 30, 2018. On July 1, 2018, all individual oversight boards in Sonoma County were consolidated into a single oversight board.

**Excess Bond Proceeds Agreement:** On September 25, 2015, the Successor Agency to the CDC and the City of Rohnert Park entered into an Excess Bond Proceeds Agreement (Agreement) regarding the expenditure of excess bond proceeds (Rohnert Park Redevelopment Project Tax Allocation Bonds Series 2007R). The Agreement provides that the City will use the Series 2007R Excess Bond Proceeds solely to finance the capital improvements within the former Redevelopment Project Area, as listed in Tables 1 and 2, or as determined by the City Council, for other infrastructure projects consistent with the Series 2007R Bond covenants.

#### **ANALYSIS:**

During this reporting period, the City Council closed seven projects and moved the remaining \$250,000 of surplus funding from those completed projects into the Senior Center Restroom and ADA Improvements Project No. 2015-07 (Bond 3) on September 14 (Resolution 2021-104). In addition, the City Council appropriated \$6,311 in interest to the Senior Center Restroom and ADA Improvements Project No. 2015-07 (Bond 1-2) on December 14, 2021 (Resolution 2021-139). See Attachment 2 and 3 for more details.

The total amount of bond proceeds allocated to the bond projects is \$6,396,216 from Bond 1 and 2 and \$10,054,951 from Bond 3, with a total of \$16,451,167 with \$3,077,834 remaining to be allocated in Bond 3. Since approving the Agreement, most of the public facility improvement projects have been completed. Examples of projects closed this period include the Downtown Sewer Main Project, City Hall Generator connection Project and the Senior Center Generator Connection Project.

Section 5 of the Agreement requires that the City provide the Successor Agency and Oversight Board with a semi-annual written statement identifying the amount of Series 2007R Excess Bond Proceeds expended in the January through June and July through December six-month periods.

The attached report details expenditures of excess bond proceeds on public improvements for the six-month period of July 2021 through December 2021, in addition to the previously expended funds.

As better cost estimates for the projects are received or projects are completed, project budgets will be adjusted to re-distribute funds up to the amounts previously approved by City Council and the Oversight Board.

CONSIDERATION OF RESOLUTION NO. OB      OF THE SONOMA COUNTY CONSOLIDATED  
OVERSIGHT BOARD, RECEIVE CITY OF ROHNERT PARK SERIES 2007 EXCESS BOND  
PROCEEDS EXPENDITURE REPORT FOR THE PERIOD JULY 1, 2021 TO DECEMBER 31, 2021  
PAGE 3 OF 3

ATTACHMENTS

- Attachment 1 – 2007R Excess Bond Proceeds Semi-Annual Report Bond 1 and 2
- Attachment 2 – 2007R Excess Bond Proceeds Semi-Annual Report Bond 3

CONTACT

Terrie Zwillinger, CIP Program Manager, Department of Public Works

[tzwillinger@rpcity.org](mailto:tzwillinger@rpcity.org) (707) 588-3331

**BOND 1 and 2 Project List**

Project Name	Types of Expenses	Project Budget		Previous Expenditures	July-Dec 2021 Total	Remaining Balance
		BOND Proceeds	Other Funding Source			
<b>Benicia Pool Renovation Project No. 2014-06 - CLOSED</b>						
Rehab of pool including replacement of pool decking, pool plaster, building roofs, restroom fixtures, diving board, expanded picnic area, new ADA restroom	Design	\$27,766	\$60,771	\$88,537	\$0	\$0
	Construction Management	\$101,437	\$0	\$101,437	\$0	\$0
	Construction	\$1,291,808	\$0	\$1,291,807	\$0	\$0
	<b>Sub-total</b>	<b>\$1,421,011</b>	<b>\$60,771</b>	<b>\$1,481,781</b>	<b>\$0</b>	<b>\$0</b>
<b>Sports Center Locker Room Retrofit Project No. 2013-05- CLOSED</b>						
Remodel of both women's and men's locker rooms including replacement of lockers, fixtures, floors, and upgraded showers	Design	\$14,057	\$64,321	\$78,378	\$0	\$0
	Constructability Review	\$4,977	\$0	\$4,977	\$0	\$0
	Construction Management	\$56,074	\$0	\$56,074	\$0	\$0
	Construction	\$689,725	\$0	\$689,725	\$0	\$0
	<b>Sub-total</b>	<b>\$764,833</b>	<b>\$64,321</b>	<b>\$829,154</b>	<b>\$0</b>	<b>\$0</b>
<b>Public Safety Main HVAC Replacement Project No. 2014-02- CLOSED</b>						
Replacement of HVAC system including new chiller and boiler, control system, VAVs	Design	\$49,166		\$49,166	\$0	\$0
	Construction Management	\$37,179		\$37,179	\$0	\$0
	Construction	\$424,870	\$473,939	\$898,809	\$0	
	<b>Sub-total</b>	<b>\$511,215</b>	<b>\$473,939</b>	<b>\$985,154</b>	<b>\$0</b>	<b>\$0</b>
<b>A-Park Restroom Renovation Project No. 2015-04 - CLOSED</b>						
Rehabilitation of the restroom building, including replacement of fixtures and security features	Design	\$29,945	\$0	\$29,945	\$0	\$0
	Construction Management	\$0	\$0	\$0	\$0	\$0
	Construction	\$270,134	\$0	\$270,134	\$0	\$0
	<b>Sub-total</b>	<b>\$300,079</b>	<b>\$0</b>	<b>\$300,079</b>	<b>\$0</b>	<b>\$0</b>
<b>PAC HVAC Replacement (4 units) Project No. 2015-05 - CLOSED</b>						
Replacement of 4 HVAC units <i>Resolution 2019-143 appropriated \$22,569.38 Interest and refunded \$70,000 of "other funding source"</i>	Design	\$84,200	\$0	\$84,200	\$0	\$0
	Construction Management	\$0	\$0	\$0	\$0	\$0
	Construction	\$533,863	\$0	\$533,863	\$0	\$0
	<b>Sub-total</b>	<b>\$618,063</b>	<b>\$0</b>	<b>\$618,063</b>	<b>\$0</b>	<b>\$0</b>
<b>Community Center Roof Replacement Project No. 2015-06- CLOSED</b>						
Replacement of roof	Design	\$21,220	\$0	\$21,220	\$0	\$0
	Construction Management	\$0	\$0	\$0	\$0	\$0
	Construction	\$336,782	\$0	\$336,782	\$0	\$0
	<b>Sub-total</b>	<b>\$358,002</b>	<b>\$0</b>	<b>\$358,002</b>	<b>\$0</b>	<b>\$0</b>

**BOND 1 and 2 Project List**

Project Name	Types of Expenses	Project Budget		Previous Expenditures	July-Dec 2021 Total	Remaining Balance
		BOND Proceeds	Other Funding Source			
<b>Senior Center Roof Replacement Project No. 2014-05- CLOSED</b>						
Replacement of roof	Design	\$27,300	\$0	\$27,300	\$0	\$0
	Construction Management	\$0	\$0	\$0	\$0	\$0
	Construction	\$232,541	\$28,462	\$257,837	\$0	\$3,166
	<b>Sub-total</b>	<b>\$259,841</b>	<b>\$28,462</b>	<b>\$285,137</b>	<b>\$0</b>	<b>\$3,166</b>
<b>Senior Center Restroom Renovation Project No. 2015-07</b>						
Renovation of restroom, including new fixtures, flooring, ADA upgrades <i>Resolution 2019-143 appropriated \$15,667.91 in interest Resolution 2021-139 appropriated \$6,311 in interest Other Funds = CDBG Grant \$85,000 Note: Project includes \$250,000 from Fund 324 Bond III</i>	Design	\$30,000	\$0	\$30,000	\$0	\$0
	Construction Management	\$0	\$0	\$0	\$0	\$0
	Construction	\$100,842	\$85,000	\$34,577	\$36,650	\$114,616
	<b>Sub-total</b>	<b>\$130,842</b>	<b>\$85,000</b>	<b>\$64,577</b>	<b>\$36,650</b>	<b>\$114,616</b>
<b>PAC Roof Replacement Project No. 2015-08- Closed</b>						
Replacement of roof <i>Resolution 2019-143 appropriated \$14,268.33 in interest and returned \$30,000 of "Other Funding Source"</i>	Design	\$19,650	\$0	\$19,650	\$0	\$0
	Construction Management	\$0	\$0	\$0	\$0	\$0
	Construction	\$1,396,776	\$0	\$1,396,776	\$0	\$0
	<b>Sub-total</b>	<b>\$1,416,426</b>	<b>\$0</b>	<b>\$1,416,426</b>	<b>\$0</b>	<b>\$0</b>
<b>Library Parking Lot Paving and Landscaping Project No. 2015-09 - CLOSED</b>						
Overlay of library parking and associated landscaping	Construction	\$102,549	\$0	\$102,549	\$0	\$0
	<b>Sub-total</b>	<b>\$102,549</b>	<b>\$0</b>	<b>\$102,549</b>	<b>\$0</b>	<b>\$0</b>
<b>Community Center Parking Lot Overlay Project No. 2014-07 - CLOSED</b>						
Overlay of parking lot	Construction	\$513,354	\$0	\$513,354	\$0	\$0
	<b>Sub-total</b>	<b>\$513,354</b>	<b>\$0</b>	<b>\$513,354</b>	<b>\$0</b>	<b>\$0</b>
<b>TOTAL</b>		<b>\$6,396,216</b>	<b>\$712,493</b>	<b>\$6,954,277</b>	<b>\$36,649</b>	<b>\$117,781</b>

**BOND 3 Project List**

Project Name	Types of Expenses	Project Budget		Previous Expenditures	July-Dec 2021 Total	Remaining Balance
		BOND Proceeds	Other Funding Source			
<b>Sports Center HVAC Feasibility Study Project No. 2015-25 - CLOSED</b>						
Feasibility Study and analysis of various types of mechanical cooling systems at the Sports Center	Design/Feasibility Study	\$24,112	\$0	\$24,112	\$0	\$0
	Construction Management	\$0	\$0	\$0	\$0	\$0
	Construction	\$3,967	\$0	\$3,967	\$0	\$0
	<b>Sub-total</b>	<b>\$28,079</b>	<b>\$0</b>	<b>\$28,079</b>	<b>\$0</b>	<b>\$0</b>
<b>Animal Shelter HVAC Replacement Project No. 2016-12 - CLOSED</b>						
Replacement of two HVAC Units at the Animal Shelter <i>Budget Amendment 2021-22 (\$5,971)</i>	Design	\$8,250	\$0	\$8,250	\$0	\$0
	Construction Management	\$0	\$0	\$0	\$0	\$0
	Construction	\$83,279	\$0	\$83,279	\$0	\$0
	<b>Sub-total</b>	<b>\$91,529</b>	<b>\$0</b>	<b>\$91,529</b>	<b>\$0</b>	<b>\$0</b>
<b>Animal Shelter Roof, Paint and Siding Project No. 2017-01 - CLOSED</b>						
Replacement of the siding at the Animal Shelter <i>Budget Amendment 2021-22 (\$46,626)</i>	Design	\$14,919	\$0	\$14,919	\$0	\$0
	Construction Management	\$0	\$0	\$0	\$0	\$0
	Construction	\$395,605	\$0	\$395,605	\$0	\$0
	<b>Sub-total</b>	<b>\$410,524</b>	<b>\$0</b>	<b>\$410,524</b>	<b>\$0</b>	<b>\$0</b>
<b>Senior Center West Parking Lot Paving Project No. 2017-12 - CLOSED</b>						
Paving of the west parking lot at the Senior Center	Design	\$1,186	\$0	\$1,186	\$0	\$0
	Construction Management	\$0	\$0	\$0	\$0	\$0
	Construction	\$150,131	\$0	\$150,131	\$0	\$0
	<b>Sub-total</b>	<b>\$151,317</b>	<b>\$0</b>	<b>\$151,317</b>	<b>\$0</b>	<b>\$0</b>
<b>Sports Center Exterior Coating and Siding Project No. 2017-02 - CLOSED</b>						
Replacement of the siding on the west side of the Sports Center building	Design	\$1,499	\$0	\$1,499	\$0	\$0
	Construction Management	\$0	\$0	\$0	\$0	\$0
	Construction	\$54,240	\$0	\$54,240	\$0	\$0
	<b>Sub-total</b>	<b>\$55,739</b>	<b>\$0</b>	<b>\$55,739</b>	<b>\$0</b>	<b>\$0</b>
<b>PAC HVAC Replacement Project No. 2017-04 - CLOSED</b>						
Replacement of 5 HVAC Units at the Spreckels Performing Arts Center	Design	\$0	\$0	\$0	\$0	\$0
	Construction Management	\$0	\$0	\$0	\$0	\$0
	Construction	\$413,888	\$0	\$413,888	\$0	\$0
	<b>Sub-total</b>	<b>\$413,888</b>	<b>\$0</b>	<b>\$413,888</b>	<b>\$0</b>	<b>\$0</b>

**BOND 3 Project List**

Project Name	Types of Expenses	Project Budget		Previous Expenditures	July-Dec 2021 Total	Remaining Balance
		BOND Proceeds	Other Funding Source			
<b>Alicia Park ADA Path of Travel Project No. 2017-05 - CLOSED</b>						
Replacement of various paths of travel for ADA accessibility	Design	\$0	\$0	\$0	\$0	\$0
	Construction Management	\$0	\$0	\$0	\$0	\$0
	Construction	\$104,608	\$0	\$104,608	\$0	\$0
	<b>Sub-total</b>	<b>\$104,608</b>	<b>\$0</b>	<b>\$104,608</b>	<b>\$0</b>	<b>\$0</b>
<b>Senior Center HVAC Replacement Project No 2017-13 - CLOSED</b>						
Replacement of 8 HVAC units at the Senior Center <i>Budget Amendment 2021-22 (\$9,289)</i>	Design	\$0	\$0	\$0	\$0	\$0
	Construction Management	\$0	\$0	\$0	\$0	\$0
	Construction	\$274,331	\$0	\$274,331	\$0	\$0
	<b>Sub-total</b>	<b>\$274,331</b>	<b>\$0</b>	<b>\$274,331</b>	<b>\$0</b>	<b>\$0</b>
<b>Senior Center Roof Project No. 2014-05 - CLOSED</b>						
Replacement of roof at Senior Center - Combined with 310-1405 <i>Budget Amendment 2021-22 (\$3,166)</i>	Design	\$0	\$0	\$0	\$0	\$0
	Construction Management	\$0	\$0	\$0	\$0	\$0
	Construction	\$288,043	\$0	\$288,043	\$0	\$0
	<b>Sub-total</b>	<b>\$288,043</b>	<b>\$0</b>	<b>\$288,043</b>	<b>\$0</b>	<b>\$0</b>
<b>Downtown Sewer Main Project - Project No 2018-40- CLOSED</b>						
Provides additional capacity in the existing sewer system on Enterprise Drive and Hunter Drive <i>Budget Amendment 2021-22 (\$192,460)</i>	Design	\$0	\$0	\$0	\$0	\$0
	Construction Management	\$0	\$0	\$0	\$0	\$0
	Construction	\$2,657,540	\$650,000	\$3,307,540	\$0	\$0
	<b>Sub-total</b>	<b>\$2,657,540</b>	<b>\$650,000</b>	<b>\$3,307,540</b>	<b>\$0</b>	<b>\$0</b>
<b>Downtown Rohnert Park Expressway - State Farm Drive Traffic Improvements Project No 2018-41</b>						
Modifications to the Rohnert Park Expressway/State Farm Drive intersection and median improvements on State Farm Drive <i>Budget Amendment 2021-22 +\$6,965</i>	Design	\$0	\$0	\$0	\$0	\$0
	Construction Management	\$0	\$0	\$0	\$0	\$0
	Construction	\$2,106,965	\$0	\$18,607	\$0	\$2,088,358
	<b>Sub-total</b>	<b>\$2,106,965</b>	<b>\$0</b>	<b>\$18,607</b>	<b>\$0</b>	<b>\$2,088,358</b>
<b>City Hall Generator Connection Project Project No 2020-10- CLOSED</b>						
Generator connection installation <i>Budget Amendment 2021-22 (\$575)</i>	Design		\$0	\$0	\$0	\$0
	Construction Management		\$0	\$0	\$0	\$0
	Construction	\$79,425	\$0	\$79,425	\$0	\$0
	<b>Sub-total</b>	<b>\$79,425</b>	<b>\$0</b>	<b>\$79,425</b>	<b>\$0</b>	<b>\$0</b>

**BOND 3 Project List**

Project Name	Types of Expenses	Project Budget		Previous Expenditures	July-Dec 2021 Total	Remaining Balance
		BOND Proceeds	Other Funding Source			
<b>Senior Center Generator Connection Project Project No 2020-11- CLOSED</b>						
Generator connection installation <i>Budget Amendment 2021-22 (\$4,871)</i>	Design	\$8,000	\$0	\$8,000	\$0	\$0
	Construction Management		\$0	\$0	\$0	\$0
	Construction	\$57,129	\$0	\$57,129	\$0	\$0
	<b>Sub-total</b>	<b>\$65,129</b>	<b>\$0</b>	<b>\$65,129</b>	<b>\$0</b>	<b>\$0</b>
<b>NEW PROJECT: Senior Center Restrooms and ADA Improvements Project No. 2015-07</b>						
Renovation of restroom, including new fixtures, flooring, ADA upgrades <i>Combined with 310-1507 via Resolution 2021-104</i>	Design	\$0	\$0	\$0	\$0	\$0
	Construction Management	\$0	\$0	\$0	\$0	\$0
	Construction	\$250,000	\$0	\$0	\$0	\$250,000
	<b>Sub-total</b>	<b>\$250,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$250,000</b>
<b>TOTAL</b>		<b>\$250,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$250,000</b>
<b>Other Identified but not-funded Projects</b>						
Unencumbered total \$3,077,834		\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0
	Unencumbered Funds	\$3,077,834	\$0	\$0	\$0	\$3,077,834
	<b>Sub-total</b>	<b>\$3,077,834</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,077,834</b>
<b>TOTAL</b>		<b>\$10,054,951</b>	<b>\$650,000</b>	<b>\$5,288,759</b>	<b>\$0</b>	<b>\$5,416,193</b>

SONOMA COUNTY  
CONSOLIDATED OVERSIGHT BOARD

TO: CHAIRPERSON AND CONSOLIDATED OVERSIGHT BOARD MEMBERS

FROM: SUSIE HOLMES, FINANCE DIRECTOR  
CITY OF CLOVERDALE

SUBJECT: CLOVERDALE RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) 22-23 AND ADMINISTRATIVE BUDGET FOR FISCAL YEAR 2022-23

AGENDA ACTION: ADOPT A RESOLUTION

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RECOMMENDATION

Adopt a resolution approving: 1) the Cloverdale Successor Agency ROPS 22-23 and 2) Cloverdale Successor Agency Administrative Budget for Fiscal Year 2022-23

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EXECUTIVE SUMMARY

All California redevelopment agencies were dissolved effective February 1, 2012 pursuant to Assembly Bill x1 26 and subsequent legislation referred to as the "Dissolution Act". The Cloverdale Community Development Successor Agency ("Cloverdale Successor Agency") was established via Resolution No. SA 001-2012 on July 11, 2012 to wind down the affairs of the former Cloverdale Community Development Agency ("CCDA") pursuant to the Dissolution Act.

Health and Safety Code Section 34177(o) requires the Cloverdale Successor Agency to prepare a Recognized Obligation Payment Schedule ("ROPS") that requests funding for former CCDA obligations on an annual basis. The Cloverdale Successor Agency has prepared a ROPS 22-23 that requests funding for obligations due between July 1, 2022 and June 30, 2023.

Health and Safety Code Section 34177(j) requires the Cloverdale Successor Agency to prepare an annual administrative budget. The Cloverdale Successor Agency has prepared a detailed Administrative Budget for Fiscal Year 2022-23.

The Cloverdale Successor Agency ROPS 22-23 and Administrative Budget for Fiscal Year 2022-23 were approved by the Successor Agency Board on December 8, 2022 and are being presented to the Consolidated Oversight Board for its approval as required by the Dissolution Act.



### ROPS 22-23 OBLIGATIONS

The following describes the \$4.69 million requested from Redevelopment Property Tax Trust Funds ("RPTTF") for enforceable obligations on the ROPS 22-23.

- Item 8 – Administrative Budget – The Successor Agency is requesting \$224,000 for its FY 2022-23 administrative expenses, which is less than the maximum permitted by law of \$250,000. The administrative budget is needed to fund staff time to prepare the ROPS, prepare for and attend Successor Agency and Oversight Board meetings, administer payments, and maintain financial records including the annual audited financial statements.
- Item 17 – Contract for Bond Administration – \$3,000 is requested to pay an administrative fee charged by the fiscal agent on the 2020 Bonds pursuant to an enforceable contract.
- Item 18 – Continuing Disclosure Reports – \$1,650 is requested to pay a consultant to prepare and submit legally mandated reports on the 2020 Bonds pursuant to an enforceable contract.
- Item 26 – 2020 Tax Allocation Refunding Bonds ("2020 Bonds") - \$1,615,325 is requested to make debt service payments on the 2020 Bonds by August 1, 2022 and February 1, 2023 as required pursuant to the Indenture of Trust for the 2020 Bonds. Of this amount, \$1,383,716 is requested from Reserve Balances held from the prior ROPS period and \$231,609 is requested from RPTTF.
- Item 27 – Reserves for 2020 Bonds - \$2,849,291 is requested to hold as reserve for the next three debt service payments (August 1, 2023, February 1, 2024, and August 1, 2024). The reserve is required by Section 5.08(c)(iii) of the Indenture of Trust for the 2020 Bonds.

### Cash Balances

The Report of Cash Balances in the current ROPS represents the Successor Agency's estimate of the cash balance as of June 30, 2020. It shows the inflow and outflow of funds held by the Successor Agency. Funds are being spent in a timely manner and consistent with the approvals of the Oversight Board and DOF. The Cash Balances page helps the Successor Agency to identify other funds available to spend on enforceable obligations, detailed as follows:

- Reserve Balance: The Successor Agency had \$672,429 in reserve balances from prior ROPS periods that were spent on ROPS 19-20 obligations as approved by DOF or is reserved for subsequent ROPS.
- Other Funds: The Successor Agency had a negative Other Funds balance of approximately \$142,000 as of June 30, 2020 due to cash balances being overstated in prior periods.
- Redevelopment Property Tax Trust Funds ("RPTTF"): The Successor Agency spent all RPTTF received for the ROPS 19-20, with the exception of \$678,740 that was held as a reserve for debt service payments made in the ROPS 20-21 period and \$2,610 less pursuant to the Prior Period Adjustment 19-20.

ROPS 19-20 Prior Period Adjustment

As required by HSC section 34186 (c), the Successor Agency prepared a reconciliation between approved and actual payments on enforceable obligations from the ROPS covering Fiscal Year 2019-20 and submitted this reconciliation to the County Auditor-Controller (“CAC”) by October 1, 2021. The CAC is reviewed the Prior Period Adjustment and submitted its determination to DOF agreeing with the Successor Agency’s \$2,610 difference between approved and actual expenses. DOF will reduce the ROPS 22-23 RPTTF allocation by \$2,610.

ATTACHMENTS

- Attachment 1 – Sonoma Countywide Oversight Board Resolution No. \_\_\_\_ Approving the Cloverdale Successor Agency ROPS 22-23 and Administrative Budget for Fiscal Year 2022-23

CONTACT

Susie Holmes, Finance Director, Cloverdale Successor Agency  
sholmes@ci.cloverdale.ca.us  
(707) 894-1715

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE SONOMA COUNTY CONSOLIDATED OVERSIGHT BOARD  
APPROVING THE CLOVERDALE RECOGNIZED OBLIGATION PAYMENT SCHEDULE  
22-23 FOR THE JULY 2022 THROUGH JUNE 2023 PERIOD AND THE SUCCESSOR  
AGENCY'S ADMINISTRATIVE BUDGET FOR FISCAL YEAR 2022-23

WHEREAS, pursuant to Part 1.85 of Division 24 of the California Health and Safety Code ("Dissolution Act"), all redevelopment agencies in the State of California, including the Cloverdale Community Development Agency ("CCDA") were dissolved as of February 1, 2012; and

WHEREAS, pursuant to the Dissolution Act, the Successor Agency to the Cloverdale Community Development Agency ("Cloverdale Successor Agency") is the successor-in-interest of the former CCDA and, by operation of law under Section 34175(b) of the Dissolution Act, all assets, properties, contracts, leases, books and records, buildings, and equipment of the former CCDA were transferred to the Successor Agency on February 1, 2012; and

WHEREAS, pursuant to the Dissolution Act, the Sonoma County Consolidated Oversight Board ("Oversight Board") was created effective July 1, 2018 and is the Oversight Board to all successor agencies in the County of Sonoma, including the Cloverdale Successor Agency; and

WHEREAS, pursuant to ("HSC") 34177(o) the Cloverdale Successor Agency has prepared a Recognized Obligation Payment Schedule for the July 1, 2022 through June 30, 2023 period ("ROPS 22-23"), attached as Exhibit "A", and transmitted it to the Oversight Board for its approval; and

WHEREAS, the Dissolution Act requires the Cloverdale Successor Agency to prepare a proposed administrative budget and submit it to the Oversight Board for approval; and

WHEREAS, the proposed ROPS 22-23 includes an administrative budget of \$224,000 for Fiscal Year 2022-23, or \$112,000 between each ROPS period within the fiscal year, to pay for staffing, operating costs, and professional administrative services related to the wind-down of the former redevelopment agency, as detailed in Exhibit "B", out of the administrative cost allowance permitted by the Dissolution Act; and

WHEREAS, the Oversight Board desires to approve the Cloverdale Successor Agency ROPS 22-23 and Administrative Budget for Fiscal Year 2022-23.

NOW, THEREFORE, BE IT RESOLVED that the Sonoma County Consolidated Oversight Board resolves as follows:

SECTION 1. The Recitals set forth above are true and correct and incorporated herein by reference.

SECTION 2. The Oversight Board hereby approves and adopts the ROPS 22-23 covering

the period of July 1, 2022 to June 30, 2023, and incorporated herein by reference, as required by the Dissolution Act.

SECTION 3. The Oversight Board hereby approves the Administrative Budget for Fiscal Year 2022-23, in substantially the form attached hereto as Exhibit B, and incorporated herein by reference, as required by the Dissolution Act.

SECTION 4. The Cloverdale Successor Agency is hereby authorized and directed to transmit a copy of the ROPS 22-23 to DOF, the State Controller, and the Sonoma County Auditor-Controller for their review.

SECTION 5. The Oversight Board Secretary shall certify to the adoption of this Resolution.

PASSED, APPROVED and ADOPTED at a meeting of Sonoma County Consolidated Oversight Board held this 28<sup>th</sup> day of January, 2022 by the following vote, to wit:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

APPROVED:

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Chris Rogers, Chair  
Consolidated Oversight Board

APPROVED AS TO FORM:

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General Counsel

Attachment:  
Exhibit A – Cloverdale Successor Agency ROPS 22-23  
Exhibit B – Cloverdale Successor Agency Administrative Budget for Fiscal Year 2022-23

EXHIBIT A

CLOVERDALE SUCCESSOR AGENCY  
ROPS 22-23

EXHIBIT B

CLOVERDALE SUCCESSOR AGENCY  
ADMINISTRATIVE BUDGET FOR FISCAL YEAR 2022-23

**Recognized Obligation Payment Schedule (ROPS 22-23) - Summary**  
**Filed for the July 1, 2022 through June 30, 2023 Period**

**Successor Agency:** Cloverdale

**County:** Sonoma

<b>Current Period Requested Funding for Enforceable Obligations (ROPS Detail)</b>	<b>22-23A Total (July - December)</b>	<b>22-23B Total (January - June)</b>	<b>ROPS 22-23 Total</b>
<b>A Enforceable Obligations Funded as Follows (B+C+D)</b>	<b>\$ 1,281,334</b>	<b>\$ 102,382</b>	<b>\$ 1,383,716</b>
B Bond Proceeds	-	-	-
C Reserve Balance	1,281,334	102,382	1,383,716
D Other Funds	-	-	-
<b>E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)</b>	<b>\$ 115,000</b>	<b>\$ 3,194,550</b>	<b>\$ 3,309,550</b>
F RPTTF	3,000	3,082,550	3,085,550
G Administrative RPTTF	112,000	112,000	224,000
<b>H Current Period Enforceable Obligations (A+E)</b>	<b>\$ 1,396,334</b>	<b>\$ 3,296,932</b>	<b>\$ 4,693,266</b>

**Certification of Oversight Board Chairman:**

Pursuant to Section 34177 (o) of the Health and Safety code, I hereby certify that the above is a true and accurate Recognized Obligation Payment Schedule for the above named successor agency.

\_\_\_\_\_  
Name Title

/s/ \_\_\_\_\_  
Signature Date

**Cloverdale**  
**Recognized Obligation Payment Schedule (ROPS 22-23) - ROPS Detail**  
**July 1, 2022 through June 30, 2023**

A	B	C	D	E	F	G	H	I	J	K	M	O	P	Q	S	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 22-23 Total	ROPS 22-23A (Jul - Dec)			22-23A Total	ROPS 22-23B (Jan - Jun)			22-23B Total
											Fund Sources				Fund Sources			
											Reserve Balance	RPTTF	Admin RPTTF		Reserve Balance	RPTTF	Admin RPTTF	
								\$58,089,128		\$4,693,266	\$1,281,334	\$3,000	\$112,000	\$1,396,334	\$102,382	\$3,082,550	\$112,000	\$3,296,932
8	Administration Budget	Admin Costs	07/01/2022	06/30/2023	Various	Administration Budget	Cloverdale Redevelopment Agency	4,526,000	N	\$224,000	-	-	112,000	\$112,000	-	-	112,000	\$112,000
17	Contract for Bond Administration	Fees	12/23/2015	06/30/2039	Union Bank	Contract for bond administration	Cloverdale Redevelopment Agency	51,000	N	\$3,000	-	3,000	-	\$3,000	-	-	-	\$-
18	Continuing Disclosure Reports	Fees	12/23/2015	06/30/2040	HdL Coren & Cone	Contract for continuing disclosure reports	Cloverdale Redevelopment Agency	29,700	N	\$1,650	-	-	-	\$-	-	1,650	-	\$1,650
26	2020 Tax Allocation Refunding Bonds	Refunding Bonds Issued After 6/27/12	09/01/2020	08/01/2038	Union Bank	Refunded Tax Allocation Bonds, Series 2015		26,741,214	N	\$1,615,325	1,281,334	-	-	\$1,281,334	102,382	231,609	-	\$333,991
27	Reserves for 2020 Tax Allocation Refunding Bonds	Reserves	09/01/2020	08/01/2038	Union Bank	Reserve required by Section 5.08 of the Indenture for the 2020 Tax Allocation Refunding Bonds		26,741,214	N	\$2,849,291	-	-	-	\$-	-	2,849,291	-	\$2,849,291



**Cloverdale**  
**Recognized Obligation Payment Schedule (ROPS 22-23) - Report of Cash Balances**  
**July 1, 2019 through June 30, 2020**  
(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (I), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation.							
A	B	C	D	E	F	G	H
		<b>Fund Sources</b>					
		<b>Bond Proceeds</b>		<b>Reserve Balance</b>	<b>Other Funds</b>	<b>RPTTF</b>	
	<b>ROPS 19-20 Cash Balances (07/01/19 - 06/30/20)</b>	Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	<b>Comments</b>
1	<b>Beginning Available Cash Balance (Actual 07/01/19)</b> RPTTF amount should exclude "A" period distribution amount.			672,429	(139,005)	500	E Reserve Balance held for ROPS 19-20, Item 16 PPA 17-18 and 19-20 F Reconciled cash balance based on actual cash. G \$500 PPA 16-17 for ROPS 19-20
2	<b>Revenue/Income (Actual 06/30/20)</b> RPTTF amount should tie to the ROPS 19-20 total distribution from the County Auditor-Controller				82,982	2,185,297	F Other Fund Revenues from City Reimbursement Agreement and third-party loan repayments
3	<b>Expenditures for ROPS 19-20 Enforceable Obligations (Actual 06/30/20)</b>			670,385	61,701	1,504,447	
4	<b>Retention of Available Cash Balance (Actual 06/30/20)</b> RPTTF amount retained should only include the amounts distributed as reserve for future period(s)			2,044	23,963	678,740	E PPA 17-18 for ROPS 20-21 (\$850), PPA 18-19 for ROPS 21-22 (\$1,194) F \$23,963 retained for ROPS 20-21 Item 8 G Reserve held for next A period debt service
5	<b>ROPS 19-20 RPTTF Prior Period Adjustment</b> RPTTF amount should tie to the Agency's ROPS 19-20 PPA form submitted to the CAC		<b>No entry required</b>			2,610	
6	<b>Ending Actual Available Cash Balance (06/30/20)</b>	\$-	\$-	\$-	\$(141,687)	\$-	<b>Negative balance carried over from prior</b>

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.

A	B	C	D	E	F	G	H	
	<p align="center"><b>ROPS 19-20 Cash Balances (07/01/19 - 06/30/20)</b></p>	<b>Fund Sources</b>					<b>Comments</b>	
<b>Bond Proceeds</b>		<b>Reserve Balance</b>	<b>Other Funds</b>	<b>RPTTF</b>				
Bonds issued on or before 12/31/10		Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin			
<b>C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)</b>							<b>to dissolution</b>	

**Cloverdale**  
**Recognized Obligation Payment Schedule (ROPS 22-23) - Notes**  
**July 1, 2022 through June 30, 2023**

Item #	Notes/Comments
8	
17	
18	
26	
27	

**EXHIBIT B**

**CLOVERDALE SUCCESSOR AGENCY**

**ADMINISTRATIVE BUDGET FY 2022-23 FOR JULY 1, 2022 to JUNE 30, 2023**

Expense Category	Responsibilities	FY 2022-23 Proposed Budget
<b>Salaries and Wages</b>		
Staff salaries, benefits, and payroll taxes	<ul style="list-style-type: none"> <li>• Process payment of enforceable obligations</li> <li>• Maintain documentation of Agency financial and other records</li> <li>• Coordinate with consultant to answer questions and provide documentation as requested by Oversight Board, County Auditor-Controller, and Department of Finance</li> <li>• Coordinate with auditors to audit Successor Agency fund</li> <li>• Coordinate and hold Successor Agency meetings</li> <li>• Includes time for Finance, Assistant City Manager, City Manager, City Attorney, and City Clerk departments</li> </ul>	\$109,758
<b>TOTAL</b>		<b>\$109,758</b>
<b>Maintenance and Operations</b>		
Contract services (RSG, Inc.)	<ul style="list-style-type: none"> <li>• Prepare ROPS, PPA, staff reports, and resolutions</li> <li>• Coordinate with and answer questions for Oversight Board, County Auditor-Controller, and Department of Finance</li> <li>• Monitor and project cash flow to ensure sufficient revenues for obligations and to inform Agency staff of expected revenues</li> </ul>	\$24,000
Auditor	<ul style="list-style-type: none"> <li>• Audit Successor Agency funds and prepare annual audit</li> <li>• Provide legal services as needed</li> </ul>	\$6,500
Operating and overhead costs	<ul style="list-style-type: none"> <li>• Successor Agency share of City Hall overhead and operating costs for Administrative budgets (supplies, utilities, website updates and IT, meeting mileage, etc.)</li> </ul>	\$83,835
<b>TOTAL</b>		<b>\$114,335</b>
<b>ROUNDING FACTOR</b>	<ul style="list-style-type: none"> <li>• <b>Round down to nearest thousand</b></li> </ul>	<b>(\$93)</b>
<b>TOTAL BUDGET</b>		<b>\$224,000</b>

SONOMA COUNTY CONSOLIDATED OVERSIGHT BOARD

TO: CHAIRPERSON AND CONSOLIDATED OVERSIGHT BOARD MEMBERS

FROM: COTATI COMMUNITY REDEVELOPMENT SUCCESSOR AGENCY

SUBJECT: RESOLUTION ADOPTING A JULY 1, 2022 – JUNE 30, 2023  
RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 22-23)  
AND ADMINISTRATIVE BUDGET PURSUANT TO HEALTH AND  
SAFETY CODE SECTION 34177(L)

AGENDA ACTION: APPROVAL OF THIS RESOLUTION

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**RECOMMENDATION**

It is recommended that the Sonoma County Consolidated Oversight Board (Oversight Board) approve the Resolution Adopting a July 1, 2022 – June 30, 2023 Recognized Obligation Payment Schedule (ROPS 22-23) and Administrative Budget Pursuant to Health and Safety Code Section 34177 (l).

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**EXECUTIVE SUMMARY**

The Oversight Board to the Successor Agency is required to adopt a list of enforceable obligations called a Recognized Obligation Payment Schedule (ROPS), together with an administrative budget every year. The proposed ROPS for July 1, 2022 - June 30, 2023 period is provided in Exhibit A of Attachment 1 as prepared by the Cotati Administrative Services staff.

Health and Safety Code Section 34177(j) also requires the Oversight Board to approve the Successor Agency's administrative budget. The proposed ROPS requests \$250,000 for the annual administration budget; which is allowed by law and has been approved by the Department of Finance for proper administration of the agency in previous ROPS. The administrative summary is provided in Exhibit B of Attachment 1.

**BACKGROUND**

The Cotati Community Redevelopment Agency (CCRA) was dissolved on February 1, 2012, pursuant to ABx1 26. On January 11, 2012, by Resolution 2011-74, the City Council of the City of Cotati elected to become the Successor Agency to the Cotati Community Redevelopment Agency (Agency) in order to ensure that projects currently underway are completed, to retain control over the disposition of assets, and to make payments as identified in approved Recognized Obligation Payment Schedules (ROPS). Each ROPS is prepared by the Agency and sets forth the amounts due for each enforceable obligation during a twelve month period. The ROPS is approved by the Oversight Board for the Agency, and the approved ROPS is forwarded to the California Department of Finance (DOF).

This ROPS covers the entire Fiscal Year Budget from July 2022 to June 2023. The ROPS are used to authorize expenditures and allocate Redevelopment Property Tax Trust Fund (RPTTF) payments to the Successor Agencies.

## FISCAL IMPACT

The ROPS 22-23 requests are to pay the bond debt payments, bond trustee costs, school district obligation and administrative costs. In addition, Successor Agency requests to retain funding to pay for costs associated with the implementation of the approved Long Range Property Management Plan (LRPMP).

## ENVIRONMENTAL IMPACT

The action of the Oversight Board to the Successor Agency in adopting the ROPS Resolution does not constitute a project as defined by the California Environmental Quality Act Guidelines Section 15378; therefore, no further environmental review is required.

## ATTACHMENTS

1. Resolution approving ROPS 2022-23
  - Exhibit A - Cotati Recognized Obligation Payment Schedule 2022-23
  - Exhibit B - Cotati Successor Agency - Administrative Costs Summary

## CONTACT

Damien O'Bid, [dobid@cotaticity.org](mailto:dobid@cotaticity.org) , 707-665-3621  
Angela Courter, [acourter@cotaticity.org](mailto:acourter@cotaticity.org), 707-665-4236

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION OF THE SONOMA COUNTY CONSOLIDATED OVERSIGHT BOARD FORMED PURSUANT TO HEALTH AND SAFETY CODE SECTION 34179 TO OVERSEE THE COTATI COMMUNITY REDEVELOPMENT SUCCESSOR AGENCY, APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE INCLUDING THE SUCCESSOR AGENCY ADMINISTRATIVE COSTS FOR THE PERIOD ENDING JUNE 30, 2023.**

**WHEREAS**, on December 29, 2011, the California Supreme Court delivered its decision in *California Redevelopment Association v. Matosantos*, finding ABX1 26 (the “Dissolution Act”) largely constitutional; and

**WHEREAS**, under ABx1 26 (the “Dissolution Act”) and the California Supreme Court’s decision in *California Redevelopment Association v. Matosantos*, all California redevelopment agencies, including the Cotati Community Development Commission, were dissolved on February 1, 2012; and

**WHEREAS**, on January 11, 2012, the City adopted Resolution 2011-74 electing to serve as the successor agency to the Cotati Community Redevelopment Agency pursuant to Health and Safety Code Section 34176; and

**WHEREAS**, on July 25, 2012, in accordance with AB 1484, enacted on June 27, 2012, the City Council adopted Resolution No. 2012-51 and the Successor Agency Board adopted Resolution No. 2012-52, acknowledging the Successor Agency as a local public entity distinct from the City of Cotati; and

**WHEREAS**, in accordance with SB107, as of June 30, 2018 the City of Cotati Oversight Board was dissolved with all future actions related to the dissolution of redevelopment taken over by the County of Sonoma Oversight Board, and

**WHEREAS**, under the Dissolution Act, the ROPS 22-23 must be approved by the Oversight Board to enable the Cotati Community Redevelopment Successor Agency to continue to make payments on enforceable obligations of the former forenamed agency; and

**WHEREAS**, pursuant to the Dissolution Act, the duly-constituted Oversight Board for the Cotati Community Redevelopment Successor Agency met at a duly-noticed public meeting on January 28, 2022 to consider obligations listed on the ROPS 22-23, and consider approval of the ROPS 22-23.

**NOW THEREFORE, THE SONOMA COUNTY CONSOLIDATED OVERSIGHT BOARD, FORMED TO OVERSEE THE COTATI COMMUNITY REDEVELOPMENT AGENCY DOES RESOLVE, DETERMINE, FIND AND ORDER AS FOLLOWS:**

1. Finds that the Recitals are true and correct and are incorporated herein by reference; and
2. Approves the Recognized Obligation Payment Schedule (ROPS 22-23) for the period covering July 1, 2022 through June 30, 2023 (attached herein as Exhibit A) including the Cotati Community Redevelopment Successor Agency Administrative Costs (attached here in as Exhibit B), in the form presented to the Oversight Board including the agreements and obligations described in the ROPS, and hereby determines that such agreements and obligations constitute “enforceable obligations” or “recognized obligations” for all purposes of the Dissolution Act; and
3. The Oversight Board authorizes and directs the Cotati Community Redevelopment Successor Agency’s Executive Director or designee to perform all acts necessary to be compliant with AB X1 26, AB 1484 and the statutory requirements set forth by the City staff to take all actions necessary under the Dissolution Act to take any other actions necessary to ensure the validity of the ROPS 22-23 or the validity of any enforceable obligation or other agreement approved by the Oversight Board in this Resolution.

Adopted this 28<sup>nd</sup> day of January 2022 by the following vote:

**OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY CITY OF COTATI**

---

Chair

Arnone: \_\_\_\_\_ Davis: \_\_\_\_\_ Herrington: \_\_\_\_\_ Jolley: \_\_\_\_\_ Jones: \_\_\_\_\_ Rogers: \_\_\_\_\_ Stanford: \_\_\_\_\_

AYES: (    ) NOES: (    ) ABSENT: (    ) ABSTAIN: (    )



Exhibit A

Recognized Obligation Payment Schedule (ROPS) 2022-23

Period of July 1, 2022 through June 30, 2023

**Recognized Obligation Payment Schedule (ROPS 22-23) - Summary**  
**Filed for the July 1, 2022 through June 30, 2023 Period**

**Successor Agency:** Cotati

**County:** Sonoma

<b>Current Period Requested Funding for Enforceable Obligations (ROPS Detail)</b>	<b>22-23A Total (July - December)</b>	<b>22-23B Total (January - June)</b>	<b>ROPS 22-23 Total</b>
<b>A Enforceable Obligations Funded as Follows (B+C+D)</b>	<b>\$ 30,500</b>	<b>\$ -</b>	<b>\$ 30,500</b>
B Bond Proceeds	-	-	-
C Reserve Balance	30,500	-	30,500
D Other Funds	-	-	-
<b>E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)</b>	<b>\$ 339,924</b>	<b>\$ 181,400</b>	<b>\$ 521,324</b>
F RPTTF	214,924	56,400	271,324
G Administrative RPTTF	125,000	125,000	250,000
<b>H Current Period Enforceable Obligations (A+E)</b>	<b>\$ 370,424</b>	<b>\$ 181,400</b>	<b>\$ 551,824</b>

**Certification of Oversight Board Chairman:**

Pursuant to Section 34177 (o) of the Health and Safety code, I hereby certify that the above is a true and accurate Recognized Obligation Payment Schedule for the above named successor agency.

\_\_\_\_\_  
Name Title

/s/ \_\_\_\_\_  
Signature Date

**Cotati**  
**Recognized Obligation Payment Schedule (ROPS 22-23) - ROPS Detail**  
**July 1, 2022 through June 30, 2023**

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	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 22-23 Total	ROPS 22-23A (Jul - Dec)					22-23A Total	ROPS 22-23B (Jan - Jun)					22-23B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$8,911,202		\$551,824	\$-	\$30,500	\$-	\$214,924	\$125,000	\$370,424	\$-	\$-	\$-	\$56,400	\$125,000	\$181,400
3	Administrative Costs	Admin Costs	12/31/2013	10/31/2035	Various	Administrative Costs related to Successor Agency	1	250,000	N	\$250,000	-	-	-	-	125,000	\$125,000	-	-	-	-	125,000	\$125,000
4	CRPUSD Court Settled Payments	Litigation	12/31/1986	12/31/2033	Cotati Rohnert Park Unified School District	Court Settlement Agreement to settle claims against the Agency regarding redirection of tax increment revenues away from CRUSD to RDA	1	864,421	N	\$64,405	-	-	-	64,405	-	\$64,405	-	-	-	-	-	\$-
20	Bond Disclosure/ Arbitrage Reports	Fees	01/01/2014	09/01/2035	NHA Advisors	Required annual disclosure Reports for 2020A Refunding Bond	1	2,500	N	\$2,500	-	-	-	-	-	\$-	-	-	-	2,500	-	\$2,500
21	Bond Trustee Services	Fees	11/27/2001	09/01/2035	Union Bank	Trustee Services for 2020 A Refunding Bond	1	9,000	N	\$9,000	-	-	-	4,500	-	\$4,500	-	-	-	4,500	-	\$4,500
24	Long Range Property Management Plan Implementation	Property Dispositions	07/01/2015	06/30/2020	Various - Not Selected	Implementation of disposition of assets per LRPMP	1	30,500	N	\$30,500	-	30,500	-	-	-	\$30,500	-	-	-	-	-	\$-
26	Tax Allocation Bond, Series 2020	Refunding Bonds Issued After 6/27/12	07/01/2020	09/01/2035	Union Bank	Refunding of Bonds 2001 and 2004 Issued to fund non-housing		7,754,781	N	\$195,419	-	-	-	146,019	-	\$146,019	-	-	-	49,400	-	\$49,400



**Cotati**  
**Recognized Obligation Payment Schedule (ROPS 22-23) - Report of Cash Balances**  
**July 1, 2019 through June 30, 2020**  
(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.							
A	B	C	D	E	F	G	H
		<b>Fund Sources</b>					
		<b>Bond Proceeds</b>		<b>Reserve Balance</b>	<b>Other Funds</b>	<b>RPTTF</b>	
	<b>ROPS 19-20 Cash Balances (07/01/19 - 06/30/20)</b>	Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	<b>Comments</b>
1	<b>Beginning Available Cash Balance (Actual 07/01/19)</b> RPTTF amount should exclude "A" period distribution amount.	702,860		41,500			Tied and agreed to P Ending Actual Available Cash Balance
2	<b>Revenue/Income (Actual 06/30/20)</b> RPTTF amount should tie to the ROPS 19-20 total distribution from the County Auditor-Controller				23,795	1,140,415	ROPS 2019-20A \$ 806,418 - ROPS 2019-20B \$333,997
3	<b>Expenditures for ROPS 19-20 Enforceable Obligations (Actual 06/30/20)</b>					1,140,415	
4	<b>Retention of Available Cash Balance (Actual 06/30/20)</b> RPTTF amount retained should only include the amounts distributed as reserve for future period(s)			41,500	23,795		
5	<b>ROPS 19-20 RPTTF Prior Period Adjustment</b> RPTTF amount should tie to the Agency's ROPS 19-20 PPA form submitted to the CAC		No entry required				
6	<b>Ending Actual Available Cash Balance (06/30/20)</b> C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	<b>\$702,860</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	

**Cotati**  
**Recognized Obligation Payment Schedule (ROPS 22-23) - Notes**  
**July 1, 2022 through June 30, 2023**

Item #	Notes/Comments
3	Personnel services and other contract services including legal, financial audit and insurance.
4	
20	
21	
24	950 E Cotati Ave, Cotati, CA - Vacant parcel adjacent to inter-modal train station/Future Development.
26	

Exhibit B  
Cotati Successor Agency  
Administrative Costs Summary

Cotati Sucessor Agency  
 Administrative Costs Summary

Salaries and Benefits	Proposed
Salaries and Benefits of partial FTE for 13 Staff	208,200
<b>Other Administrative Services Budget Breakdown</b>	
<b>Proposed</b>	
Contract Services	
Legal Non-Retainer	1,800
Legal Retainer	3,000
General Contract Services Office Support	4,950
Professional Contract Services - Audit, CAFR Prep, Other	5,940
Software and Other Technology Contract Support	6,640
Insurance	11,760
Total Contracted Services	34,090
Other Materials Supplies, Travel, Misc.	7,710
Total Other Administrative Expenses	41,800
<b>Total Administrative Costs</b>	<b>250,000</b>



SONOMA COUNTY  
CONSOLIDATED OVERSIGHT BOARD

TO CHAIRPERSON AND CONSOLIDATED OVERSIGHT BOARD MEMBERS

FROM ANDREW STURMFELS, ADMINISTRATIVE SERVICES DIRECTOR  
CITY OF HEALDSBURG

SUBJECT HEALDSBURG RECOGNIZED OBLIGATION PAYMENT SCHEDULE  
(ROPS) 22-23 AND ADMINISTRATIVE BUDGET FOR FISCAL YEAR  
2022-23

AGENDA ACTION/RESOLUTION

---

RECOMMENDATION

Adopt a resolution approving the Healdsburg Redevelopment Successor Agency ROPS 22-23 and the Healdsburg Redevelopment Successor Agency Administrative Budget for Fiscal Year 2022-23.

---

BACKGROUND

Assembly Bill x126 amending the California Health and Safety Code dissolved redevelopment agencies statewide effective February 1, 2012. On January 30, 2012, the City Council designated the City of Healdsburg to serve as the Successor Agency to the Redevelopment Agency of the City of Healdsburg.

Health & Safety Code Section 34177(o) requires the successor agencies to submit a Recognized Obligation Payment Schedule (ROPS) to the State Department of Finance (DOF) on an annual basis.

The ROPS must be submitted to the Sonoma County Auditor-Controller Treasurer-Tax Collector, State Controller's Office and Department of Finance no later than February 1 after approval by the Oversight Board.

ANALYSIS

The attached ROPS 22-23 addresses \$3,997,259 in enforceable obligations to be paid from Redevelopment Property Tax Trust Funds ("RPTTF") and Other Funds. The enforceable obligations include bond debt payments, fiscal agent fees and the administrative cost allowance for the period July 1, 2022 to June 30, 2023.

CONSIDERATION OF RESOLUTION NO. 0000 OF THE SONOMA COUNTY CONSOLIDATED  
OVERSIGHT BOARD, APPROVING THE HEALDSBURG ROPS 22-23 AND HEALDSBURG  
REDEVELOPMENT SUCCESSOR AGENCY ADMINISTRATIVE BUDGET FOR THE PERIOD JUL 1,  
2022 TO JUNE 30, 2023  
PAGE 2 OF 2

The total obligations included for bond debt payments are \$3,738,509 and fiscal agent fees are \$8,750. The Health and Safety Code Section 34171 (b) determines the administrative cost allowance shall be up to 3 percent of the actual property tax distributed in the preceding fiscal year less the prior year administrative cost allowance and city loan repayments. The code further states the administrative cost allowance shall not be less than \$250,000 unless the annual administrative cost allowance exceeds 50 percent of the total Redevelopment Property Tax Trust Fund distributed to pay enforceable obligation in the preceding fiscal year. Pursuant to these provisions, the Successor Agency to the Redevelopment Agency for the City of Healdsburg includes an Administrative Cost Allowance of \$250,000.

Staff recommends that the Oversight Board consider and adopt the attached Resolution approving the ROPS 22-23, and related administrative budget. If approved, staff will submit the approved ROPS to the Sonoma County Auditor-Controller Treasurer-Tax-Collector, State Controller's Office and the Department of Finance by February 1, 2022. In accordance with AB1484, staff will also post the approved ROPS on the Successor Agency's website.

ATTACHMENTS

- Attachment 1 – Sonoma Countywide Oversight Board Resolution No. 0000 Approving the Healdsburg ROPS 22-23 and Healdsburg Redevelopment Successor Agency Administrative Budget  
Exhibit A to Attachment 1 ROPS 22-23

CONTACT

Andrew Sturmfels, Administrative Services Director City of Healdsburg  
[asturmfels@healdsburg.gov](mailto:asturmfels@healdsburg.gov) 707-431-3570

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE SONOMA COUNTY CONSOLIDATED OVERSIGHT BOARD APPROVING THE HEALDSBURG RECOGNIZED OBLIGATION PAYMENT SCHEDULE 2022-23, INCLUDING HEALDSBURG REDEVELOPMENT SUCCESSOR AGENCY ADMINISTRATIVE BUDGET FOR THE JULY 2022 THROUGH JUNE 2023 PERIOD, AND AUTHORIZING ITS TRANSMITTAL

WHEREAS, pursuant to Part 1.85 of Division 24 of the California Health and Safety Code (“Dissolution Act”), all redevelopment agencies in the State of California, including the Redevelopment Agency of the City of Healdsburg (“Former Agency”) were dissolved as of February 1, 2012; and

WHEREAS, pursuant to the Dissolution Act, the Healdsburg Redevelopment Successor Agency (“Successor Agency”) is the successor-in-interest of the Former Agency and, by operation of law under Section 34175(b) of the Dissolution Act, all assets, properties, contracts, leases, books and records, buildings, and equipment of the Former Agency were transferred to the Successor Agency on February 1, 2012; and

WHEREAS, pursuant to the Dissolution Act, the Sonoma County Consolidated Oversight Board (“Oversight Board”) was created effective July 1, 2018 and is the Oversight Board to all successor agencies in the County of Sonoma, including the Healdsburg Redevelopment Successor Agency; and

WHEREAS, pursuant to (“HSC”) 34177(o) the Healdsburg Redevelopment Successor Agency has prepared a Recognized Obligation Payment Schedule for the July 1, 2022 through June 30, 2023 period (“ROPS 22-23”), including the administrative costs, attached as Exhibit “A”, and transmitted it to the Oversight Board for its approval; and

WHEREAS, the Oversight Board desires to approve the Healdsburg Redevelopment Successor Agency ROPS 22-23.

NOW, THEREFORE, BE IT RESOLVED that the Sonoma County Consolidated Oversight Board resolves as follows:

SECTION 1. The Recitals set forth above are true and correct and incorporated herein by reference.

SECTION 2. The Oversight Board hereby approves and adopts the ROPS 22-23 covering the period of July 1, 2022 to June 30, 2023, including the administrative costs, in substantially the form attached hereto as Exhibit “A”, and incorporated herein by reference, as required by the Dissolution Act.

SECTION 3. The Oversight Board hereby approves and adopts the Administrative Budget covering the period of July 1, 2022 to June 30, 2023, in substantially the form attached hereto as Exhibit A, and incorporated herein by reference, as required by the Dissolution Act.

SECTION 4. The Healdsburg Redevelopment Successor Agency is hereby authorized and directed to transmit a copy of the ROPS to DOF, the State Controller, and the Sonoma County Auditor-Controller for their review.

SECTION 5. The Oversight Board Secretary shall certify to the adoption of this Resolution.

PASSED, APPROVED and ADOPTED at a meeting of Sonoma County Consolidated Oversight Board held this 28th day of January 2022 by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

\_\_\_\_\_  
Chris Rogers, Chair  
Consolidated Oversight Board

Attachment:

Exhibit A – Healdsburg Redevelopment Successor Agency ROPS 22-23

**Exhibit A**

**Recognized Obligation  
Payment Schedule (ROPS  
22-23) - Summary**

**Successor Agency:** City of Healdsburg  
**County:** Sonoma

**Current Period Requested  
Funding for Enforceable  
Obligations (ROPS Detail)**

**22-23A Total (July  
- December)      22-23B Total  
(January - June)      ROPS 22-23  
Total**

		<b>97,206</b>	<b>29,175</b>	<b>126,381</b>
<b>A</b>	<b>Enforceable Obligations Funded as Follows (B+C+D)</b>			
B	Bond Proceeds	-	-	-
C	Reserve Balance	-	-	-
D	Other Funds	97,206	29,175	126,381
<b>E</b>	<b>Redevelopment Property Tax Trust Fund (RPTTF) (F+G)</b>	<b>3,073,518</b>	<b>797,360</b>	<b>3,870,878</b>
F	RPTTF	2,948,518	672,360	3,620,878
G	Administrative RPTTF	125,000	125,000	250,000
<b>H</b>	<b>Current Period Enforceable Obligations (A+E)</b>	<b>3,170,724</b>	<b>826,535</b>	<b>3,997,259</b>

**Certification of**

Pursuant to Section 34177 (o) of the Health and Safety code, I hereby certify that the above is a true and accurate Recognized Obligation Payment Schedule for the above named successor agency.

\_\_\_\_\_  
Name

/s/ \_\_\_\_\_  
Signature

Exhibit A

**City of Healdsburg**  
**Recognized Obligation Payment Schedule (ROPS 22-23) - ROPS Detail July 1, 2022 through June 30, 2023**

A	B	C	D	E	F	G	H	I	J	K	L				Q	R				W				
											M					N					S			
											ROPS 22-23A (Jul - Dec)					ROPS 22-23B (Jan - Jun)					ROPS 22-23B (Jan - Jun)			
											22-23A Total	Fund Sources				22-23B Total	Fund Sources				22-23B Total	Fund Sources		
Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF															
								48,052,664		<b>3,997,259</b>														
								1,174,756	N	<b>117,631</b>			97,206	2,948,518	125,000	3,170,724			29,175	672,360	125,000		826,535	
2	2002 Tax Allocation Bonds Series B	Bonds Issued On or Before 12/31/10	4/3/2002	08/01/2031	USDA	Bonds issued to fund non-housing projects	All																	
67	2014 TAB Refunding Bond Series A	Bonds Issued After 12/31/10	5/8/2014	08/01/2031	Bank of New York Mellon, Trustee	Refund 2002 Bonds issued to fund non-housing	All	7,978,333	N	<b>797,374</b>				692,193		692,193					105,181		105,181	
68	2014 TAB Refunding Bond Series B	Bonds Issued After 12/31/10	5/8/2014	08/01/2031	Bank of New York Mellon, Trustee	Refund 2002 Bonds issued to fund housing	All	3,137,434	N	<b>315,164</b>				273,825		273,825					41,339		41,339	
69	Trustee Agreement	Bonds Issued After 12/31/10	5/8/2014	08/01/2031	Bank of New York Mellon, Trustee	Fiscal Agent Fees	All	101,418	N	<b>8,750</b>						-				8,750			8,750	
70	2015 TAB Refunding Bond Series A	Bonds Issued After 12/31/10	1/22/2015	08/01/2031	Bank of New York Mellon, Trustee	Refund 2003 Bonds issued to fund non-housing	All	8,225,834	N	<b>737,097</b>				605,836		605,836					131,261		131,261	
71	2015 TAB Refunding Bond Series B	Bonds Issued After 12/31/10	1/22/2015	08/01/2031	Bank of New York Mellon, Trustee	Refund 2003 Bonds issued to fund housing	All	3,857,014	N	<b>395,593</b>				334,389		334,389					61,204		61,204	
73	Personnel, Supplies, Legal and Audit	Admin Costs	2/1/2012	08/01/2031	City of Healdsburg	Annual Admin Budget	All	3,125,000	N	<b>250,000</b>					125,000	125,000						125,000	125,000	
75	2017 TAB Refunding Bond	Bonds Issued After 12/31/10	12/7/2017	08/01/2034	Bank of New York Mellon, Trustee	Refund 2010 Bond issue to fund non-housing	All	20,452,875	N	<b>1,375,650</b>				1,042,275		1,042,275					333,375		333,375	

**Exhibit A**

**City of Healdsburg**  
**Recognized Obligation Payment Schedule (ROPS 22-23) - Report of Cash Balances July 1, 2019 through June 30, 2020**  
 (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.								
A	B	C	D	E	F	G	H	
		<b>Fund Sources</b>						
		<b>Bond Proceeds</b>		<b>Reserve Balance</b>	<b>Other Funds</b>	<b>RPTTF</b>		
	<b>ROPS 19-20 Cash Balances (07/01/19 - 06/30/20)</b>	Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	<b>Comments</b>	
1	<b>Beginning Available Cash Balance (Actual 07/01/19)</b> RPTTF amount should exclude "A" period distribution amount.				2,353,421	399,511		
2	<b>Revenue/Income (Actual 06/30/20)</b> RPTTF amount should tie to the ROPS 19-20 total distribution from the County Auditor-Controller				545,203	3,562,885	Other Revenue: Interest \$97,622, rent \$119,340, principal \$328,241	
3	<b>Expenditures for ROPS 19-20 Enforceable Obligations (Actual 06/30/20)</b>				375,837	3,559,844		
4	<b>Retention of Available Cash Balance (Actual 06/30/20)</b> RPTTF amount retained should only include the amounts distributed as reserve for future period(s)							
5	<b>ROPS 19-20 RPTTF Prior Period Adjustment</b> RPTTF amount should tie to the Agency's ROPS 19-20 PPA form submitted to the CAC		No entry required				4,450	
6	<b>Ending Actual Available Cash Balance (06/30/20)</b> C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$-	2,522,787	398,102		

SONOMA COUNTY  
CONSOLIDATED OVERSIGHT BOARD

TO: CHAIRPERSON AND CONSOLIDATED OVERSIGHT BOARD MEMBERS

FROM: INGRID ALVERDE, DIRECTOR, ECONOMIC & OPEN GOVT., CITY OF PETALUMA

SUBJECT: PETALUMA RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) 2022-23 AND ADMINISTRATIVE BUDGET FOR FISCAL YEAR 2022-23

AGENDA ACTION: ADOPT A RESOLUTION

---

RECOMMENDATION

Adopt a resolution approving: 1) the Petaluma Community Development Successor Agency ROPS 22-23 and 2) Petaluma Community Development Successor Agency Administrative Budget for Fiscal Year 2022-23

---

RECOMMENDATION

It is recommended that the Petaluma Community Development Successor Agency approve the Resolutions Adopting a July 1, 2022 – June 30, 2023, Recognized Obligation Payment Schedule and Administrative Budget Pursuant to Health and Safety Code Section 34177 (I).

BACKGROUND

On December 29, 2011, the California Supreme Court upheld the constitutionality of Assembly Bill x1 26 dissolving redevelopment agencies statewide as of February 1, 2012. The Council established the Petaluma Community Development Successor Agency (PCDSA) as a separate legal body to oversee the dissolution of the former Petaluma Community Development Commission.

DISCUSSION

The Recognized Obligation Payment Schedule (ROPS) is the document that serves as the budgeting authority for the PCDSA. In the past it was updated and approved by the State of California every six months and now it is approved once a year. The upcoming ROPS period is July 1, 2022 – June 30, 2023 and is referred to as the ROPS 2022-23 because it covers obligations for fiscal year 2022-23. The attached ROPS requests funds to pay for ongoing debt service and administration.



CONSIDERATION OF RESOLUTION NO. OB \_\_\_ OF THE SONOMA COUNTY CONSOLIDATED  
OVERSIGHT BOARD, ADOPTING PETALUMA RECOGNIZED OBLIGATION PAYMENT  
SCHEDULE (ROPS) 22-23 AND ADMINISTRATIVE BUDGET FOR FISCAL YEAR 2022-23

PAGE 2 OF 2

As of July 1, 2018, the Petaluma Oversight Board will no longer approve the actions of the PCDSA. As outlined in State law, a new, county-wide oversight board was established to oversee all actions of all successor agencies in Sonoma County. The Sonoma County Consolidated Oversight Board is scheduled to meet in January 2022 to review the ROPS in time for the Department of Finance (DOF) deadline on February 1, 2022. The attached resolution includes the ROPS 2022-23 and the administrative budget for review and consideration (ExhibitS A & B of the Resolution).

ATTACHMENTS

1. Resolution Adopting the Fiscal Year 2022-23 Recognized Obligation Payment Schedule  
Exhibit A – Recognized Payment Schedule  
Exhibit B – Administrative Budget

CONTACT

Ingrid Alverde, Ingrid Alverde, Director, Economic & Open Govt., City of Petaluma  
[ialverde@cityofpetaluma.org](mailto:ialverde@cityofpetaluma.org)  
707-778-4549

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE SONOMA COUNTY CONSOLIDATED OVERSIGHT BOARD APPROVING THE PETALUMA COMMUNITY DEVELOPMENT SUCCESSOR AGENCY RECOGNIZED OBLIGATION PAYMENT SCHEDULE 2022-23 FOR THE JULY 1, 2022 THROUGH JUNE 30, 2023 PERIOD, ADMINISTRATIVE BUDGET 2022-23. AND AUTHORIZING ITS TRANSMITTAL

WHEREAS, pursuant to Part 1.85 of Division 24 of the California Health and Safety Code (“Dissolution Act”), all redevelopment agencies in the State of California, including the Petaluma Community Development Agency (“Former Agency”) were dissolved as of February 1, 2012; and

WHEREAS, pursuant to the Dissolution Act, the Petaluma Community Development Agency (“Successor Agency”) is the successor-in-interest of the Former Agency and, by operation of law under Section 34175(b) of the Dissolution Act, all assets, properties, contracts, leases, books and records, buildings, and equipment of the Former Agency were transferred to the Successor Agency on February 1, 2012; and

WHEREAS, pursuant to the Dissolution Act, the Sonoma County Consolidated Oversight Board (“Oversight Board”) was created effective July 1, 2018 and is the Oversight Board to all successor agencies in the County of Sonoma, including the Petaluma Community Development Successor Agency; and

WHEREAS, pursuant to (“HSC”) 34177(o) the Petaluma Community Development Agency has prepared a Recognized Obligation Payment Schedule for the July 1, 2022 through June 30, 2023 period (“ROPS 2022-23”), including the administrative budget, attached as Exhibit “A” and Exhibit “B” respectively, and transmitted it to the Oversight Board for its approval; and

WHEREAS, the Oversight Board desires to approve the Petaluma Community Development Agency Successor Agency ROPS 2022-23.

NOW, THEREFORE, BE IT RESOLVED that the Sonoma County Consolidated Oversight Board resolves as follows:

SECTION 1. The Recitals set forth above are true and correct and incorporated herein by reference.

SECTION 2. The Oversight Board hereby approves and adopts the ROPS 2022-23 covering the period of July 1, 2022 through June 30, 2023, including the administrative budget, in substantially the form attached hereto as Exhibit “A” and Exhibit “B” respectively, and incorporated herein by reference, as required by the Dissolution Act.

SECTION 3. The Petaluma Community Development Agency Successor Agency is hereby authorized and directed to transmit a copy of the ROPS to State Department of Finance,

the State Controller, and the Sonoma County Auditor-Controller for their review.

SECTION 4. The Oversight Board Secretary shall certify to the adoption of this Resolution.

PASSED, APPROVED and ADOPTED at a meeting of Sonoma County Consolidated Oversight Board held this 28th day of January, 2022 by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: \_\_\_\_\_

Chris Rogers, Chair  
Consolidated Oversight Board

Attachment:

Exhibit A – Petaluma Community Development Agency ROPS 2022-23

Exhibit B – Petaluma Community Development Successor Agency Administrative

Budget 2022-23

Recognized Obligation Payment Schedule (ROPS 22-23) - Summary Filed for the July 1, 2022 through June 30, 2023 Period

Successor Agency: Petaluma  
County: Sonoma

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	22-23A Total (July - December)	22-23B Total (January - June)	ROPS 22-23 Total
<b>A Enforceable Obligations Funded as Follows (B+C+D)</b>			
B Bond Proceeds			
C Reserve Balance			
D Other Funds			
<b>E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)</b>	<b>3,426,460</b>	<b>1,962,162</b>	<b>5,388,622</b>
F RPTTF	3,301,460	1,837,162	5,138,622
G Administrative RPTTF	125,000	125,000	250,000
<b>H Current Period Enforceable Obligations (A+E)</b>	<b>\$ 3,426,460</b>	<b>\$ 1,962,162</b>	<b>\$ 5,388,622</b>

Certification of Oversight Board Chairman:

Pursuant to Section 34177 (c) of the Health and Safety code, I hereby certify that the above is a true and accurate Recognized Obligation Payment Schedule for the above named successor agency.

Name \_\_\_\_\_ Title \_\_\_\_\_  
/s/ \_\_\_\_\_ Date \_\_\_\_\_

Petaluma  
Recognized Obligation Payment Schedule (ROPS 22-23) - ROPS Detail July 1, 2022 through June 30, 2023

Item #	Project Name	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	J	L	ROPS 22-23A (Jul - Dec)			ROPS 22-23B (Jan - Jun)			V	W	
											Bond Proceeds	Reserve Balance	Other Funds	Fund Sources Total	Bond Proceeds	Reserve Balance			Other Funds
39	N/A	07/01/2020	06/30/2021	Petaluma Community Development Successor Agency	Administrative Costs	PCDC Merged	250,000												
46	TAB-2015A Tax Allocation Bonds 2015	03/01/2015	05/01/2033	U. S. Bank	Bonds issued to fund non-housing projects	PCDC Merged	15,310,000												
47	TAB-2015B Tax Allocation Bonds 2015	03/01/2015	05/01/2033	U. S. Bank	Bonds issued to fund non-housing projects	PCDC Merged	9,865,000												
53	TAB-2017 Tax Allocation Bonds	08/01/2017	11/01/2039	U. S. Bank	Bonds issued to fund non-housing projects	PCDC Merged	30,240,000												
											3,426,460	1,970,622	705,306	625,532	125,000	649,191	701,450	486,522	1,962,162

**Petaluma**  
**Recognized Obligation Payment Schedule (ROPS 22-23) - Report of Cash Balances July 1, 2019 through June 30, 2020**  
 (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.

A	B	C	D	E		F	G	H
				Fund Sources				
		Bond Proceeds	Reserve Balance	Other Funds	RPTTF			
ROPS 19-20 Cash Balances (07/01/19 - 06/30/20)		Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	Comments	
1	<b>Beginning Available Cash Balance (Actual 07/01/19)</b> RPTTF amount should exclude "A" period distribution amount.	-					(1,096)	
2	<b>Revenue/Income (Actual 06/30/20)</b> RPTTF amount should tie to the ROPS 19-20 total distribution from the County Auditor-Controller						5,179,390	
3	<b>Expenditures for ROPS 19-20 Enforceable Obligations (Actual 06/30/20)</b>						5,434,944	
4	<b>Retention of Available Cash Balance (Actual 06/30/20)</b> RPTTF amount retained should only include the amounts distributed as reserve for future period(s)							
5	<b>ROPS 19-20 RPTTF Prior Period Adjustment</b> RPTTF amount should tie to the Agency's ROPS 19-20 PPA form submitted to the CAC			No entry required				
6	<b>Ending Actual Available Cash Balance (06/30/20) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)</b>	\$-	\$-		\$-	\$-	(256,650)	

Petaluma	
Recognized Obligation Payment Schedule (ROPS 22-23) - Notes July 1, 2022 through June 30, 2023	
Item #	Notes/Comments
39	
46	
47	
53	

**Exhibit B**

**PETALUMA COMMUNITY DEVELOPMENT SUCCESSOR AGENCY  
Administrative Budget FY 2022-2023  
ROPS 22-23**

	<b>FY 22-23A</b>	<b>FY 22-23B</b>	<b>Total for Year</b>
Admin charges (wages, etc)	\$ 93,200	\$ 93,200	
Professional Service/Audit	8,000	8,000	
Utilities/Maintenance/Repairs	5,000	5,000	
Legal Services	10,000	10,000	
Office Supplies	250	250	
Bank/Trustee fees/Financial oversight	8,550	8,550	
	<b>\$ 125,000</b>	<b>\$ 125,000</b>	<b>\$ 250,000</b>

SONOMA COUNTY  
CONSOLIDATED OVERSIGHT BOARD

TO: CHAIRPERSON AND CONSOLIDATED OVERSIGHT BOARD MEMBERS

FROM: NISHIL BALI, FINANCE DIRECTOR  
CITY OF ROHNERT PARK

SUBJECT: CITY OF ROHNERT PARK RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) 22-23

AGENDA ACTION: ADOPT RESOLUTION

---

RECOMMENDATION

Consider and adopt attached Resolution approving the Annual Recognized Obligation Payment Schedule of the Successor Agency to the former Community Development Commission of the City of Rohnert Park for the period July 1, 2022 to June 30, 2023.

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EXECUTIVE SUMMARY

Pursuant to Assembly Bill x1 26, the Rohnert Park Successor Agency ("Successor Agency") was established to serve as a custodian for the assets and to wind down the affairs of the former Redevelopment Agency or the Community Development Commission ("Commission") on February 1, 2012. The Commission was subject to the direction of a seven-member Oversight Board. Changes in State law consolidated Oversight Boards for individual successor agencies to county-wide oversight boards, and thus the Successor Agency is now overseen by the Sonoma County Consolidated Oversight Board as of July 1, 2018. Tax increment funding that had previously gone to redevelopment agencies is instead now placed in a county-wide Redevelopment Property Tax Trust Fund ("RPTTF"). The revenues received from the RPTTF, as well as the Successor Agency's assets transferred from the Commission, can only be used to pay enforceable obligations in existence at the date of dissolution. Each year, the City as the Successor Agency prepares a Recognized Obligation Payment Schedule (ROPS), which details funding requirements related to all outstanding obligations that the former Commission entered into prior to dissolution that the Successor Agency must now fulfill. This is submitted to the State, which then authorizes remission of RPTTF revenue that is necessary to fulfill those obligations.

State law requires the Rohnert Park Successor Agency's ROPS FY22-23 report to be submitted to the Sonoma County Auditor-Controller-Treasurer-Tax Collector, State Controller's Office and Department of Finance (DOF) by February 1, 2022 after approval by the Oversight Board for the County of Sonoma Successor Agency.

### ROPS 22-23 OBLIGATIONS

The attached ROPS FY22-23 addresses \$3,632,449 in enforceable obligations to be paid from RPTTF revenue. The enforceable obligations include bond debt payments for the City's 1999 Tax Allocation Bonds and 2018 Tax Allocation Refunding Bonds that are tied to repaying outstanding debt obligations of the Successor Agency, and the administrative cost allowance for the period July 1, 2022 to June 30, 2023.

With the receipt of the Notice of Completion on April 26, 2013, the Successor Agency is eligible to include previously unallowable items beginning with ROPS 14-15B. These include repayment of a loan the City made to the former Community Development Commission and expenditure of the proceeds of bonds issued prior to December 31, 2010 for infrastructure projects, which was directed in Resolution 2014-109 by Rohnert Park City Council on September 9, 2014.

The first annual City loan repayment was made in the ROPS 14-15B period, and to-date the City has received \$3,058,173. With an interest rate of 3%, the annual interest for the City Loan is \$85,156 at June 30, 2022. All loan payments received by the City are required to first reduce the principal balance, and then pay off the accreted interest. With the FY19-20 ROPS payment, the principal amount was fully repaid, and further interest has stopped accruing.

The Report of Cash Balances in the current ROPS represents the Successor Agency's estimate of the true cash balance as of June 30, 2020. It shows the inflow and outflow of funds held by the Successor Agency. Funds are being spent in a timely manner and consistent with the approvals of the Oversight Board and DOF. The Cash Balances page helps the Successor Agency to identify other funds available to spend on enforceable obligations, detailed as follows:

### ATTACHMENTS

- Attachment 1 – Sonoma Countywide Oversight Board Resolution No. \_\_\_ Approving the City of Rohnert Park Redevelopment Successor Agency ROPS 22-23 with Exhibit A ROPS FY 22-23

### CONTACT

Nishil Bali, Finance Director, City of Rohnert Park  
nbali@rpcity.org  
(707) 585-6717



RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE SONOMA COUNTY CONSOLIDATED OVERSIGHT BOARD APPROVING THE CITY OF ROHNERT PARK RECOGNIZED OBLIGATION PAYMENT SCHEDULE 22-23 FOR THE JULY 2022 THROUGH JUNE 2023 PERIOD AND AUTHORIZING IT'S TRANSMITTAL

WHEREAS, pursuant to Part 1.85 of Division 24 of the California Health and Safety Code ("Dissolution Act"), all redevelopment agencies in the State of California, including the Redevelopment Agency of the City of Rohnert Park ("Former Agency") were dissolved as of February 1, 2012; and

WHEREAS, pursuant to the Dissolution Act, the City of Rohnert Park Redevelopment Successor Agency ("Successor Agency") is the successor-in-interest of the Former Agency and, by operation of law under Section 34175(b) of the Dissolution Act, all assets, properties, contracts, leases, books and records, buildings, and equipment of the Former Agency were transferred to the Successor Agency on February 1, 2012; and

WHEREAS, pursuant to the Dissolution Act, the Sonoma County Consolidated Oversight Board ("Oversight Board") was created effective July 1, 2018 and is the Oversight Board to all successor agencies in the County of Sonoma, including the City of Rohnert Park Redevelopment Successor Agency; and

WHEREAS, pursuant to ("HSC") 34177(o) the City of Rohnert Park Redevelopment Successor Agency has prepared a Recognized Obligation Payment Schedule for the July 1, 2022 through June 30, 2023 period ("ROPS 22-23"), attached as Exhibit "A", and transmitted it to the Oversight Board for its approval; and

WHEREAS, the Oversight Board desires to approve the City of Rohnert Park Redevelopment Successor Agency ROPS 22-23.

NOW, THEREFORE, BE IT RESOLVED that the Sonoma County Consolidated Oversight Board resolves as follows:

SECTION 1. The Recitals set forth above are true and correct and incorporated herein by reference.

SECTION 2. The Oversight Board hereby approves and adopts the ROPS 22-23 covering the period of July 1, 2022 to June 30, 2023, in substantially the form attached hereto as Exhibit A, and incorporated herein by reference, as required by the Dissolution Act.

SECTION 3. The City of Rohnert Park Redevelopment Successor Agency is hereby authorized and directed to transmit a copy of the ROPS to DOF, the State Controller, and the Sonoma County Auditor-Controller for their review.

SECTION 4. The Oversight Board Secretary shall certify to the adoption of this

Resolution.

PASSED, APPROVED and ADOPTED at a meeting of Sonoma County Consolidated Oversight Board held this 28<sup>th</sup> day of January, 2022 by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: \_\_\_\_\_  
Chris Rogers, Chair  
Consolidated Oversight Board

APPROVED AS TO FORM:

\_\_\_\_\_  
General Counsel

Attachment:

Exhibit A – City of Rohnert Park Redevelopment Successor Agency ROPS 22-23

EXHIBIT A

CITY OF ROHNERT PARK REDEVELOPMENT SUCCESSOR AGENCY  
ROPS 22-23

**Recognized Obligation Payment Schedule (ROPS 22-23) - Summary**  
**Filed for the July 1, 2022 through June 30, 2023 Period**

**Successor Agency:** Rohnert Park

**County:** Sonoma

<b>Current Period Requested Funding for Enforceable Obligations (ROPS Detail)</b>	<b>22-23A Total (July - December)</b>	<b>22-23B Total (January - June)</b>	<b>ROPS 22-23 Total</b>
<b>A Enforceable Obligations Funded as Follows (B+C+D)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	-	-	-
<b>E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)</b>	<b>\$ 3,104,709</b>	<b>\$ 527,740</b>	<b>\$ 3,632,449</b>
F RPTTF	2,979,709	402,740	3,382,449
G Administrative RPTTF	125,000	125,000	250,000
<b>H Current Period Enforceable Obligations (A+E)</b>	<b>\$ 3,104,709</b>	<b>\$ 527,740</b>	<b>\$ 3,632,449</b>

**Certification of Oversight Board Chairman:**

Pursuant to Section 34177 (o) of the Health and Safety code, I hereby certify that the above is a true and accurate Recognized Obligation Payment Schedule for the above named successor agency.

\_\_\_\_\_  
Name Title

/s/ \_\_\_\_\_  
Signature Date

**Rohnert Park**  
**Recognized Obligation Payment Schedule (ROPS 22-23) - ROPS Detail**  
**July 1, 2022 through June 30, 2023**

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	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 22-23 Total	ROPS 22-23A (Jul - Dec)					22-23A Total	ROPS 22-23B (Jan - Jun)					22-23B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$43,586,940		\$3,632,449	\$-	\$-	\$-	\$2,979,709	\$125,000	\$3,104,709	\$-	\$-	\$-	\$402,740	\$125,000	\$527,740
1	1999 Tax Allocation Bonds	Bonds Issued On or Before 12/31/10	01/27/1999	08/01/2035	US Bank	Bonds issue to fund non-housing projects	Rohnert Park Redevelopment Project Area	22,815,000	N	\$1,755,000	-	-	-	1,755,000	-	\$1,755,000	-	-	-	-	-	\$-
6	Administrative Allowance	Admin Costs	01/01/2014	06/30/2037	City of Rohnert Park	Administrative support costs	Rohnert Park Redevelopment Project Area	250,000	N	\$250,000	-	-	-	-	125,000	\$125,000	-	-	-	-	125,000	\$125,000
32	City General Fund Loan	City/County Loan (Prior 06/28/11), Cash exchange	06/15/2000	01/02/2036	City of Rohnert Park	Loan made by City of Rohnert Park General Fund	Rohnert Park Redevelopment Project Area	85,156	N	\$85,156	-	-	-	-	-	\$-	-	-	-	85,156	-	\$85,156
38	2018 CDC Tax Allocation Refunding Bonds	Bonds Issued After 12/31/10	05/01/2018	08/01/2037	US Bank	Bonds refunding issue		20,436,784	N	\$1,542,293	-	-	-	1,224,709	-	\$1,224,709	-	-	-	317,584	-	\$317,584

**Rohnert Par**  
**Recognized Obligation Payment Schedule (ROPS 22-23) - Report of Cash Balances**  
**July 1, 2019 through June 30, 2020**  
(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.

A	B	C	D	E	F	G	H
		<b>Fund Sources</b>					
		<b>Bond Proceeds</b>		<b>Reserve Balance</b>	<b>Other Funds</b>	<b>RPTTF</b>	
	<b>ROPS 19-20 Cash Balances (07/01/19 - 06/30/20)</b>	Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	<b>Comments</b>
1	<b>Beginning Available Cash Balance (Actual 07/01/19)</b> RPTTF amount should exclude "A" period distribution amount.	-			54,624	2,755,320	
2	<b>Revenue/Income (Actual 06/30/20)</b> RPTTF amount should tie to the ROPS 19-20 total distribution from the County Auditor-Controller	-			58,567	4,396,334	
3	<b>Expenditures for ROPS 19-20 Enforceable Obligations (Actual 06/30/20)</b>	-			54,624	3,541,043	
4	<b>Retention of Available Cash Balance (Actual 06/30/20)</b> RPTTF amount retained should only include the amounts distributed as reserve for future period(s)	-					
5	<b>ROPS 19-20 RPTTF Prior Period Adjustment</b> RPTTF amount should tie to the Agency's ROPS 19-20 PPA form submitted to the CAC		No entry required				
6	<b>Ending Actual Available Cash Balance (06/30/20)</b> C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$-	\$58,567	\$3,610,611	

**Rohnert Par**  
**Recognized Obligation Payment Schedule (ROPS 22-23) - Notes**  
**July 1, 2022 through June 30, 2023**

Item #	Notes/Comments
1	
6	
32	
38	

SONOMA COUNTY  
CONSOLIDATED OVERSIGHT BOARD

TO: CHAIRPERSON AND CONSOLIDATED OVERSIGHT BOARD  
MEMBERS  
FROM: ALAN ALTON, ACTING CHIEF FINANCIAL OFFICER, SANTA  
ROSA  
SUBJECT: APPROVAL OF ANNUAL ROPS FISCAL YEAR 2022-23

AGENDA ACTION: ADOPT RESOLUTION

---

RECOMMENDATION

It is recommended by the Finance Department of the City of Santa Rosa that the Sonoma County Consolidated Oversight Board, by resolution, adopt the Recognized Obligation Payment Schedule (ROPS) for the period of July 2022 – June 2023, entitled Annual ROPS 22-23, pursuant to Health and Safety (H&S) Code §34177(j)-(l).

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EXECUTIVE SUMMARY

Pursuant to Health and Safety (H&S) Code §34179 (j) on or after July 1, 2018 in each county where more than one Oversight Board was created, there shall be only one Countywide Oversight Board. The County of Sonoma falls under this category, and as such the Sonoma County Consolidated Oversight Board was created. Commencing with the Recognized Obligation Payment Schedule (ROPS) covering the period from July 1, 2016 to June 30, 2017 and thereafter, agencies shall submit an Oversight Board approved annual ROPS to the California Department of Finance (DOF) and the County Auditor-Controller by February 1, 2016 and each February 1 thereafter.

The City of Santa Rosa, in its role as Successor Agency is requesting \$3,273,661 of Redevelopment Property Tax Trust Funds (RPTTF) on the ROPS to pay the administrative cost allowance and debt service-related enforceable actions.

The Successor Agency is required to submit the ROPS, including the Administrative Budget, to the Sonoma County Consolidated Oversight Board for its approval. Once approved by the Oversight Board, the ROPS must be submitted to the DOF and the Sonoma County Auditor-Controller (CAC). The due date for submittal of the Annual ROPS 22-23 to the DOF and CAC is February 1, 2022.



## BACKGROUND

AB 1484, signed into law by Governor Jerry Brown on June 27, 2012, requires Successor Agencies to complete certain tasks by specific dates, and submission of the Annual ROPS 20-21 by February 1, 2022 is the next task and due date. The ROPS is not deemed valid unless it is approved by the Oversight Board and a copy of the approved ROPS is submitted to the DOF and CAC.

The Successor Agency is required to prepare an annual ROPS which sets forth (a) the nature, amount, and source(s) of payment for all “enforceable obligations” of the former Redevelopment Agency (as defined by law) to be paid by the Successor Agency; and (b) an Administrative Budget that includes the estimated amounts for Successor Agency administrative costs for the period. The Administrative Budget is included in the Annual ROPS 22-23.

## ANALYSIS

The City, in its capacity as Successor Agency, has prepared the ROPS covering the period from July 1, 2022 – June 30, 2023. The ROPS must be adopted by the Successor Agency, approved by the Oversight Board, and submitted to the CAC and DOF by February 1, 2022. The DOF has until April 15, 2022 to review the ROPS and to object to any items that do not meet its definition of an Enforceable Obligation.

“Enforceable Obligations” listed in the ROPS may include the following: bonds, loans legally required to be repaid pursuant to a payment schedule or other mandatory repayment terms; payments required by the federal government; preexisting obligations to the state or obligations imposed by state law; judgments, settlements or binding arbitration decisions against the former Redevelopment Agency; legally binding and enforceable agreements or contracts; costs of maintenance of assets prior to disposition; and agreements to purchase or rent office space, equipment and supplies.

Successor Agencies are entitled to an “administrative cost allowance” which is an amount that, subject to the approval of the oversight board, is payable from property tax revenues of up to 5 percent of the property tax allocated to the successor agency for the 2011–12 fiscal year and up to 3 percent of the property tax allocated to the Redevelopment Obligation Retirement Fund money that is allocated to the Successor Agency for each fiscal year thereafter; provided, however, that the amount shall not be less than two hundred fifty thousand dollars (\$250,000) for any fiscal year or such lesser amount as agreed to by the Successor Agency. The City of Santa Rosa is requesting an administrative cost allowance of \$250,000, which will cover various costs including salaries and benefits and professional services relative to continuing disclosures and legal services.

The City of Santa Rosa, in its role as Successor Agency, is requesting \$3,273,661 of

Redevelopment Property Tax Trust Funds (RPTTF) on the ROPS to pay the Administrative Cost Allowance and debt-service related enforceable obligations; this funding is subject to approval by the DOF and allocation by the CAC.

The Enforceable Obligations listed on the Annual ROPS 22-23 will be paid with the funding sources indicated on the ROPS, unless otherwise directed by the DOF after their review.

### FISCAL IMPACT

H&S Code 34177 (o)(1) requires the Successor Agency to submit the ROPS by the scheduled deadline, or the Successor Agency is subject to a penalty of \$10,000 per day for every day that the ROPS is not submitted to the DOF; and if the ROPS is not submitted within 10 days of the deadline, the Successor Agency administration allowance will be reduced by 25%.

All Enforceable Obligations are paid with Real Property Tax Trust Funds (RPTTF) and there is no fiscal impact to the City of Santa Rosa General Fund.

### ENVIRONMENTAL IMPACT

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.

### BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable.

### NOTIFICATION

Not applicable.

### ATTACHMENT

- Resolution/Exhibit A (Annual ROPS 22-23)

### CONTACT

Alan Alton, Acting Chief Financial Officer, Finance Department, (707) 312-4413  
aalton@srcity.org

RESOLUTION NO. \_\_\_\_\_

RESOLUTION OF THE SONOMA COUNTY CONSOLIDATED OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF SANTA ROSA, APPROVING AND ADOPTING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177(j)-(o)

WHEREAS, on December 29, 2011, the California Supreme Court issued its final decision in the litigation of *California Redevelopment Association v. Matosantos*, upholding Assembly Bill x1 26 (codified as Health and Safety Code §§34161-34191) (“ABx1 26”) and invalidating Assembly Bill x1 27 (the legislation that would have permitted redevelopment agencies to continue operation if their sponsoring jurisdiction agreed to make certain payments for the benefit of schools and special districts); and as a result, all California redevelopment agencies were dissolved, effective February 1, 2012; and

WHEREAS, pursuant to Health and Safety Code §34173(d), on January 10, 2012, by Resolution No. 28029, the Council of the City of Santa Rosa elected to become the Successor Agency to the Redevelopment Agency of the City of Santa Rosa (“Agency”); and

WHEREAS, the City of Santa Rosa as Successor Agency to the Redevelopment Agency approved all prior Recognized Obligation Payment Scheduled for submission to the Department of Finance pursuant to Health & Safety Code §§34169 and 34177; and

WHEREAS, the Oversight Board to the Successor Agency of the City of Santa Rosa adopted all prior Recognized Obligation Payment Schedules (ROPS); and

WHEREAS, Health and Safety Code §34177 (o) (1) requires that commencing with the ROPS covering the period July 1, 2016 to June 30, 2017 and thereafter, agencies shall submit an oversight board approved annual ROPS to the California Department of Finance and the County Auditor-Controller by February 1, 2016 and each February 1 thereafter; and

WHEREAS, Health and Safety Code §34177(j) requires the Successor Agency to the Redevelopment Agency to prepare an Administrative Budget within the ROPS that includes the estimated amounts for Successor Agency administrative costs for each ROPS period and submit it to the Oversight Board for approval; and

WHEREAS, pursuant to Health and Safety Code Section 34179 (j), on and after July 1, 2018, in each county where more than one oversight board was created, there shall be only one Countywide Oversight Board, which in Sonoma County is the Sonoma County Consolidated Oversight Board; and

WHEREAS, Successor Agencies are entitled to an administrative allowance subject to approval of the Oversight Board. The administrative allowance allowed under dissolution law is up to five percent (5%) of the eligible property tax allocated to the Successor Agency for Fiscal Year (FY) 2011-12 and three percent (3%) each year thereafter. The dissolution law further states

the administrative cost allowance shall not be less than \$250,000 for any fiscal year unless agreed to by the Successor Agency: and

WHEREAS, Governor Brown signed into law Assembly Bill 471, on February 18, 2014, as urgency legislation to be effective immediately that provides for a “housing entity administrative cost allowance” of up to 1% of the property tax allocated to the Redevelopment Obligation Retirement Fund on behalf of the Successor Agency, but not less than \$150,000 per fiscal year if a local housing authority assumed the housing functions of the former redevelopment agency and the housing entity administrative cost allowance is listed on the ROPS; and

WHEREAS, Health and Safety Code §34177(1), requires the Successor Agency to the redevelopment agency to prepare a Recognized Obligation Payment Schedule (ROPS) which sets forth the nature, amount, and source(s) of payment for all “enforceable obligations” of the Agency (as defined by law) to be paid by the Successor Agency after the Agency’s dissolution; and

WHEREAS, Health and Safety Code §34177(1)(2)(B)-(C) requires the Successor Agency to submit the ROPS to the Successor Agency’s Oversight Board for its approval, and upon such approval, the Successor Agency is required to submit a copy of the approved ROPS (“Approved ROPS”) to the Sonoma County Auditor-Controller and the State of California Department of Finance, and post the Approved ROPS on the Successor Agency’s website; and

WHEREAS, only payments required pursuant to the ROPS may be made by the Successor Agency after May 1, 2012, and the County Auditor-Controller will allocate real property tax trust funds to Successor Agencies to pay debts listed on the Approved ROPS.

NOW, THEREFORE, BE IT RESOLVED that the Sonoma County Consolidated Oversight Board resolves as follows:

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

**Section 2. CEQA Compliance.** 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, it does not constitute a project subject to the requirements of the California Environmental Quality Act in that pursuant to CEQA Guidelines Section 15061(b)(3), it is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment; and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

**Section 3. Approval of Administrative Budget.** The Sonoma County Consolidated Oversight Board hereby approves and adopts the Administrative Budget, in substantially the form attached to this Resolution as Exhibit A, as required by Health and Safety Code §34171(a)-(b) and §34177(j).

**Section 4. Approval of ROPS.** The Oversight Board hereby approves and adopts the ROPS, in substantially the form attached to this Resolution as Exhibit A, as required by Health

and Safety Code §34177 and §34179 and further finds that all listed obligations are committed for legitimate redevelopment purposes. Furthermore, the Chief Financial Officer or designee, on behalf of the Sonoma County Consolidated Oversight Board, is hereby authorized and directed to take any action necessary to amend the ROPS to comply with the legislation contained in Assembly Bill 471; and to take any action necessary to amend the Oversight Board’s internal accounting structure to comply with the structure and reporting requirements of the ROPS.

**Section 5. Transmittal of ROPS.** The Chief Financial Officer or designee, on behalf of the Sonoma County Consolidated Oversight Board, is hereby authorized and directed to undertake any actions as are necessary to carry out the purposes of this Resolution and comply with applicable law regarding the ROPS including, without limitation, the execution of documents and all other actions, subject to any minor conforming, technical or clarifying changes approved by the City Attorney. Such actions may include, but are not limited to (1) submitting the ROPS to the State of California Department of Finance; and (2) submitting the approved ROPS to the Sonoma County Auditor-Controller; and (3) posting the approved ROPS on the Successor Agency’s website.

**Section 6. Effectiveness.** This Resolution shall take effect immediately upon its adoption.

DULY AND REGULARLY ADOPTED by the Sonoma County Consolidated Oversight Board this 28<sup>th</sup> day of January, 2022.

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: \_\_\_\_\_  
Chris Rogers, Chair  
Consolidated Oversight Board

Attachment: Exhibit A – Annual ROPS 22-23

EXHIBIT A  
ROPS 2022-23

**Recognized Obligation Payment Schedule (ROPS 22-23) - Summary**  
**Filed for the July 1, 2022 through June 30, 2023 Period**

**Successor Agency:** Santa Rosa

**County:** Sonoma

<b>Current Period Requested Funding for Enforceable Obligations (ROPS Detail)</b>	<b>22-23A Total (July - December)</b>	<b>22-23B Total (January - June)</b>	<b>ROPS 22-23 Total</b>
<b>A Enforceable Obligations Funded as Follows (B+C+D)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	-	-	-
<b>E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)</b>	<b>\$ 2,604,928</b>	<b>\$ 668,733</b>	<b>\$ 3,273,661</b>
F RPTTF	2,479,928	543,733	3,023,661
G Administrative RPTTF	125,000	125,000	250,000
<b>H Current Period Enforceable Obligations (A+E)</b>	<b>\$ 2,604,928</b>	<b>\$ 668,733</b>	<b>\$ 3,273,661</b>

**Certification of Oversight Board Chairman:**

Pursuant to Section 34177 (o) of the Health and Safety code, I hereby certify that the above is a true and accurate Recognized Obligation Payment Schedule for the above named successor agency.

\_\_\_\_\_  
Name Title

/s/ \_\_\_\_\_  
Signature Date

**Santa Rosa**  
**Recognized Obligation Payment Schedule (ROPS 22-23) - ROPS Detail**  
**July 1, 2022 through June 30, 2023**

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	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 22-23 Total	ROPS 22-23A (Jul - Dec)					22-23A Total	ROPS 22-23B (Jan - Jun)					22-23B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$39,114,304		\$3,273,661	\$-	\$-	\$-	\$2,479,928	\$125,000	\$2,604,928	\$-	\$-	\$-	\$543,733	\$125,000	\$668,733
40	Administrative Activities	Admin Costs	01/01/2016	06/30/2014	City of Santa Rosa	Operational expenses for Successor Agency	Gateway	3,000,000	N	\$250,000	-	-	-	-	125,000	\$125,000	-	-	-	-	125,000	\$125,000
93	2015A Tax Allocation Bonds	Refunding Bonds Issued After 6/27/12	11/19/2015	08/01/2033	□B National Association	Tax Allocation Refunding Bonds		24,352,775	N	\$754,900	-	-	-	377,450	-	\$377,450	-	-	-	377,450	-	\$377,450
94	2015B Tax Allocation Bonds	Refunding Bonds Issued After 6/27/12	11/19/2015	08/01/2027	□B National Association	Tax Allocation Refunding Bonds		11,734,529	N	\$2,265,761	-	-	-	2,102,478	-	\$2,102,478	-	-	-	163,283	-	\$163,283
95	2015A TAB Trustee Fees	Fees	11/19/2015	08/01/2033	□B National Association	Trustee fees associated with bond		18,000	N	\$1,500	-	-	-	-	-	\$-	-	-	-	1,500	-	\$1,500
96	2015B TAB Trustee Fees	Fees	11/19/2015	08/01/2027	□B National Association	Trustee fees associated with bond		9,000	N	\$1,500	-	-	-	-	-	\$-	-	-	-	1,500	-	\$1,500
97	2015A TAB Arbitrage Fees	Fees	11/19/2015	08/01/2033	Willdan Financial Services	Arbitrage calculation		-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-



**Santa Rosa**  
**Recognized Obligation Payment Schedule (ROPS 22-23) - Report of Cash Balances**  
**July 1, 2019 through June 30, 2020**  
(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.

A	B	C	D	E	F	G	H	
		<b>Fund Sources</b>						
		<b>Bond Proceeds</b>		<b>Reserve Balance</b>	<b>Other Funds</b>	<b>RPTTF</b>		
	<b>ROPS 19-20 Cash Balances (07/01/19 - 06/30/20)</b>	Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	<b>Comments</b>	
1	<b>Beginning Available Cash Balance (Actual 07/01/19)</b> RPTTF amount should exclude "A" period distribution amount.			2,184,451	296,720			
2	<b>Revenue/Income (Actual 06/30/20)</b> RPTTF amount should tie to the ROPS 19-20 total distribution from the County Auditor-Controller			3,230,463	13,112			
3	<b>Expenditures for ROPS 19-20 Enforceable Obligations (Actual 06/30/20)</b>			3,036,369	219,874			
4	<b>Retention of Available Cash Balance (Actual 06/30/20)</b> RPTTF amount retained should only include the amounts distributed as reserve for future period(s)							
5	<b>ROPS 19-20 RPTTF Prior Period Adjustment</b> RPTTF amount should tie to the Agency's ROPS 19-20 PPA form submitted to the CAC		No entry required					
6	<b>Ending Actual Available Cash Balance (06/30/20)</b> C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$2,378,545	\$89,958	\$-		

**Santa Rosa**  
**Recognized Obligation Payment Schedule (ROPS 22-23) - Notes**  
**July 1, 2022 through June 30, 2023**

Item #	Notes/Comments
40	
93	
94	
95	
96	
97	

# Sonoma County Consolidated Oversight Board

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TO: CHAIRPERSON AND CONSOLIDATED OVERSIGHT BOARD MEMBERS

FROM: GARRETT TOY  
EXECUTIVE DIRECTOR, FORMER COMMUNITY DEVELOPMENT AGENCY  
FOR THE CITY OF SONOMA

SUBJECT: SONOMA RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) 22-23  
AND ADMINISTRATIVE BUDGET FOR FISCAL YEAR 2022-23

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## **RECOMMENDATION**

It is recommended that the Sonoma County Consolidated Oversight Board (Oversight Board) approve and adopt the Resolution Approving the Recognized Obligation Payment Schedule (ROPS 22-23) for the period of July 1, 2022 – June 30, 2023, for the Successor Agency of the Former Community Development Agency for the City of Sonoma.

## **DISCUSSION**

As required by legislation AB126 and subsequent legislation with the dissolution of redevelopment, the Recognized Obligation Schedule [ROPS] must be prepared and approved annually. The ROPS is a permanent schedule of obligations that must be approved by the Successor Agency, Oversight Board, and the State Department of Finance. After approval by the Department of Finance, the County Auditor-Controller will allocate property tax increment (RPTTF – Redevelopment Property Tax Trust Fund) to successor agencies to pay debts listed on the ROPS and the remaining is distributed to the appropriate property tax agencies in the county.

The ROPS under consideration covers the period July 1, 2022, through June 30, 2023 (FY 22/23) and contains updates to all previously approved projects and expenditures. The FY 22/23 ROPS also includes new principal and interest payments on the 2021 Tax Allocation Refunding Bonds, the proceeds of which were used to redeem and defease the 2010 Refunding Tax Allocation Bonds (“2010 Bonds”) and the 2011 Tax Allocation Bonds (“2011 Bonds”), in order to provide significant savings to the Successor Agency on the total interest cost to maturity. The final net present value savings on the bonds will be \$7.76 million, higher than the original forecasted \$7.28 million. This was due to very favorable interest rates at the time the bonds were sold.

Once approved by the Sonoma County Consolidated Oversight Board, it will be submitted to Department of Finance, the State Controller’s Office and the County Auditor-Controller by February 1, 2020.

## **ATTACHMENTS**

1. Resolution – Consolidated Oversight Board Adopting FY 22-23 ROPS - Sonoma  
Exhibit A - Recognized Obligation Schedule FY 2022-23  
Exhibit B – Administrative Budget

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE SONOMA COUNTY CONSOLIDATED OVERSIGHT BOARD APPROVING THE CITY OF SONOMA RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD JULY 1, 2022, THROUGH JUNE 30, 2023, ADMINISTRATIVE ALLOWANCE, AND AUTHORIZING ITS TRANSMITTAL

WHEREAS, pursuant to Part 1.85 of Division 24 of the California Health and Safety Code (“Dissolution Act”), all redevelopment agencies in the State of California, including the City of Sonoma Community Development Agency (“Former Agency”) were dissolved as of February 1, 2012; and

WHEREAS, pursuant to the Dissolution Act, the Sonoma Community Development Agency (“Successor Agency”) is the successor-in-interest of the Former Agency and, by operation of law under Section 34175(b) of the Dissolution Act, all assets, properties, contracts, leases, books and records, buildings, and equipment of the Former Agency were transferred to the Successor Agency on February 1, 2012; and

WHEREAS, pursuant to the Dissolution Act, the Sonoma County Consolidated Oversight Board (“Oversight Board”) was created effective July 1, 2018, and is the Oversight Board to all successor agencies in the County of Sonoma, including the City of Sonoma Redevelopment Successor Agency; and

WHEREAS, pursuant to (“HSC”) 34177(o) the City of Sonoma Community Development Agency has prepared a Recognized Obligation Payment Schedule for the July 1, 2022, through June 30, 2023, period (“ROPS 22-23”), and has prepared the 2022-23 Administrative Allowance, attached as Exhibit “A” and Exhibit “B” respectively, and transmitted it to the Oversight Board for its approval; and

WHEREAS, the Oversight Board desires to approve the City of Sonoma Community Development Agency ROPS 22-23.

NOW, THEREFORE, BE IT RESOLVED that the Sonoma County Consolidated Oversight Board resolves as follows:

SECTION 1. The Recitals set forth above are true and correct and incorporated herein by reference.

SECTION 2. The Oversight Board hereby approves and adopts the ROPS 22-23 covering the period of July 1, 2022, to June 30, 2023, in substantially the form attached hereto as Exhibit A, and incorporated herein by reference, as required by the Dissolution Act.

SECTION 3. The Oversight Board hereby approves the administrative allowance for the Successor Agency, for the period covered July 1, 2022, through June 30, 2023, as set forth in Exhibit “B” to this Resolution and by this reference incorporated herein.

SECTION 4. The City of Sonoma Community Development Agency is hereby authorized and directed to transmit a copy of the ROPS to DOF, the State Controller, and the Sonoma County Auditor-Controller for their review.

SECTION 5. The Oversight Board Secretary shall certify to the adoption of this Resolution.

PASSED, APPROVED and ADOPTED at a meeting of Sonoma County Consolidated Oversight Board held this 28th day of January 2022 by the following vote, to wit:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

ATTEST: \_\_\_\_\_  
Chair

APPROVED AS TO FORM:

\_\_\_\_\_  
General Counsel

City of Sonoma  
Successor Agency

SA RESOLUTION # 01 - 2022

A RESOLUTION OF THE CITY COUNCIL AS THE  
SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT AGENCY  
OF THE CITY OF SONOMA APPROVING THE  
RECOGNIZED OBLIGATION PAYMENT SCHEDULE  
FOR THE PERIOD JULY 1, 2022 THROUGH JUNE 30, 2023

**WHEREAS**, pursuant to Health and Safety Code Section 34180(g), the City Council as the Successor Agency is required to review and approve the Recognized Obligation Payment Schedule prepared by the Successor Agency covering a one-year period and

**WHEREAS**, the Successor Agency to the dissolved Community Development Agency of the City of Sonoma is requested to approve the Recognized Obligation Payment Schedule (F 22/23) for the one-year period (July 1, 2022, through June 30, 2023) and

**WHEREAS**, the ROPS will be presented to the Sonoma County Consolidated Oversight Board for review and approval on January 28, 2021, and submitted by February 1 to Department of Finance, the State Controller's office and the County Auditor-Controller.

**NOW, THEREFORE, BE IT RESOLVED** by the Successor Agency as follows:

**SECTION 1.** The Successor Agency hereby approves the Recognized Obligation Payment Schedule for the period July 1, 2022, through June 30, 2023, as set forth in Exhibit "A" to this Resolution and by this reference incorporated herein.

**SECTION 2** The Successor Agency hereby approved the administrative allowance for the Successor Agency, for the period covered July 1, 2022 through June 30, 2023 as set forth in Exhibit "B" to the Resolution and by this reference incorporated herein.

**SECTION 3** The City Manager (as the person appointed by action of the Oversight Board at its meeting of April 4, 2012, to be the designated contract person to the Department of Finance), shall transmit the approved Recognized Obligation Payment Schedule to the Department of Finance, State Controller, and County Auditor-Controller in compliance with the requirements of Part 1.85 of Division 24 of the California Health and Safety Code. The staff of the Successor Agency shall take such other and further actions and sign such other and further documents as appropriate to effectuate the intent of this Resolution and to implement the Recognized Obligation Payment Schedule approved hereby on behalf of the Successor Agency.

**SECTION 4.** The adoption of this Resolution by the Successor Agency shall not impair the right of the Successor Agency to assert any claim or pursue any legal action challenging the constitutionality of Assembly Bill 26 from the 2011-12 First Extraordinary Session of the California Legislature ("AB 1x26") or challenging any determination by the State of California or any office, department or agency thereof with respect to the Recognized Obligation Payment Schedule approved hereby.

**SECTION 5** If any section, subsection, sentence, clause, or phrase of this Resolution is for any reason held by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remaining portions of this Resolution. The Successor Agency hereby declares that it would have adopted this Resolution and each section, subsection, sentence, clause, or phrase thereof irrespective of the fact that any one or more section, subsection, sentence, clause, or phrase be declared invalid.

**PASSED AND ADOPTED** at a duly noticed public meeting of the Successor Agency to the former Community Development Agency of the City of Sonoma held on the 19<sup>th</sup> day of January 2022 by the following vote

A  ES   
NOES   
ABSENT

***AGRIMONTI, COOK, HARVEY, HUNDLEY, HARRINGTON***



Jack Ding, Mayor/Chair, Successor Agency

ATTEST:



Rebekah Barr, MMC, City Clerk  
Secretary, Successor Agency

**Recognized Obligation Payment Schedule (ROPS 22-23) - Summary**  
**Filed for the July 1, 2022 through June 30, 2023 Period**

**Successor Agency:** Sonoma City

**County:** Sonoma

<b>Current Period Requested Funding for Enforceable Obligations (ROPS Detail)</b>	<b>22-23A Total (July - December)</b>	<b>22-23B Total (January - June)</b>	<b>ROPS 22-23 Total</b>
<b>A Enforceable Obligations Funded as Follows (B+C+D)</b>	\$ -	\$ -	\$ -
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	-	-	-
<b>E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)</b>	<b>\$ 1,382,522</b>	<b>\$ 1,222,905</b>	<b>\$ 2,605,427</b>
F RPTTF	1,257,522	1,097,905	2,355,427
G Administrative RPTTF	125,000	125,000	250,000
<b>H Current Period Enforceable Obligations (A+E)</b>	<b>\$ 1,382,522</b>	<b>\$ 1,222,905</b>	<b>\$ 2,605,427</b>

**Certification of Oversight Board Chairman:**

Pursuant to Section 34177 (o) of the Health and Safety code, I hereby certify that the above is a true and accurate Recognized Obligation Payment Schedule for the above named successor agency.

\_\_\_\_\_  
Name Title

/s/ \_\_\_\_\_  
Signature Date



**Sonoma City  
Recognized Obligation Payment Schedule (ROPS 22-23) - ROPS Detail  
July 1, 2022 through June 30, 2023**

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	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 22-23 Total	ROPS 22-23A (Jul - Dec)					22-23A Total	ROPS 22-23B (Jan - Jun)					22-23B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$30,828,873		\$2,605,427	\$-	\$-	\$-	\$1,257,522	\$125,000	\$1,382,522	\$-	\$-	\$-	\$1,097,905	\$125,000	\$1,222,905
3	2010 Tax Allocation Bond	Bonds Issued On or Before 12/31/10	09/22/2010	11/03/2021	Bank of New York	Principal	SONOMA	-		\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
4	2010 Tax Allocation Bond	Bonds Issued On or Before 12/31/10	09/22/2010	11/03/2021	Bank of New York	Interest	SONOMA	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
5	2011 Tax Allocation Bond	Bonds Issued After 12/31/10	03/04/2011	11/03/2021	Bank of New York	Portion of Bonds issue to fund non-housing projects	SONOMA	-		\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
19	2010 SERAF Loan Payment due to Housing Fund	SERAF/ ERAF	02/10/2010	06/30/2030	Sonoma County Community Development Commission/ Housing Authority	Agency loan from LMI fund to CDA fund for payment of 2010 SERAF Payment	SONOMA	946,114	N	\$121,738	-	-	-	60,869	-	\$60,869	-	-	-	60,869	-	\$60,869
26	Emergency/ Homeless Shelter Housing	Professional Services	03/07/2011	06/30/2030	Sonoma Overnight Shelter	Contract for Emergency Shelter Operations	SONOMA	270,000	N	\$30,000	-	-	-	15,000	-	\$15,000	-	-	-	15,000	-	\$15,000
27	Village Green II Low Income Housing USDA Loan	Third-Party Loans	05/01/2005	05/22/2035	United States Department of Agriculture	Affordable Senior Housing Project purchased in 2005 to maintain affordability	SONOMA	731,709	N	\$20,788	-	-	-	10,394	-	\$10,394	-	-	-	10,394	-	\$10,394
49	Administrative Allowance for Successor Agency	Admin Costs	07/01/2012	06/30/2036	City of Sonoma as Successor Agency	Administrative costs related to the wind-down of the Redevelopment Agency	extended thru 36/37	250,000	N	\$250,000	-	-	-	-	125,000	\$125,000	-	-	-	-	125,000	\$125,000
70	Successor Agency Audit Costs	Professional Services	06/23/2014	06/30/2037	Richardson & Company	Successor Agency Audit	extended thru 36/37	96,000	N	\$6,000	-	-	-	6,000	-	\$6,000	-	-	-	-	-	\$-
71	2015 TAB	Refunding	10/15/	12/01/2033	Bank of New	Tax Allocation		13,066,000	N	\$1,115,500	-	-	-	235,250	-	\$235,250	-	-	-	880,250	-	\$880,250

EXHIBIT A

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	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 22-23 Total	ROPS 22-23A (Jul - Dec)					22-23A Total	ROPS 22-23B (Jan - Jun)					22-23B Total		
											Fund Sources						Fund Sources							
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF			
		Bonds Issued After 6/27/12	2015		ork	Refunding Bonds																		
73	Continuing Disclosure Services	Professional Services	02/01/2017	06/30/2026	NHA Advisors	Fiscal Consulting	extended thru 36/37	31,250	N	\$6,250	-	-	-	6,250	-	\$6,250	-	-	-	-	-	-	-	\$-
77	Trustee Fees	Bonds Issued After 12/31/10	01/26/2017	12/01/2036	Bank of New ork	Future Trustee Fees	extended thru 36/37	44,000	N	\$3,500	-	-	-	3,500	-	\$3,500	-	-	-	-	-	-	-	\$-
78	Refunding Tax Allocation Bonds, Series 2021	Bonds Issued After 12/31/10	11/03/2021	12/01/2036	Bank of New ork Mellon	Tax Allocation Refunding Bonds		15,393,800	N	\$1,051,651	-	-	-	920,259	-	\$920,259	-	-	-	131,392	-	-	\$131,392	

**Sonoma City**  
**Recognized Obligation Payment Schedule (ROPS 22-23) - Report of Cash Balances**  
**July 1, 2019 through June 30, 2020**  
 (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.								
A	B	C	D	E	F	G	H	
ROPS 19-20 Cash Balances (07/01/19 - 06/30/20)		Fund Sources				Comments		
		Bond Proceeds		Reserve Balance	Other Funds			RPTTF
		Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.			Non-Admin and Admin
1	<b>Beginning Available Cash Balance (Actual 07/01/19)</b> RPTTF amount should exclude "A" period distribution amount.		7,672,590		-	25,396		
2	<b>Revenue/Income (Actual 06/30/20)</b> RPTTF amount should tie to the ROPS 19-20 total distribution from the County Auditor-Controller				115,710	3,373,978		
3	<b>Expenditures for ROPS 19-20 Enforceable Obligations (Actual 06/30/20)</b>				53,945	3,436,090		
4	<b>Retention of Available Cash Balance (Actual 06/30/20)</b> RPTTF amount retained should only include the amounts distributed as reserve for future period(s)					-		
5	<b>ROPS 19-20 RPTTF Prior Period Adjustment</b> RPTTF amount should tie to the Agency's ROPS 19-20 PPA form submitted to the CAC		No entry required			896		
6	<b>Ending Actual Available Cash Balance (06/30/20)</b> C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$7,672,590	\$-	\$61,765	\$(37,612)		

**Sonoma City**  
**Recognized Obligation Payment Schedule (ROPS 22-23) - Notes**  
**July 1, 2022 through June 30, 2023**

Item #	Notes/Comments
3	2010 Tax Allocation Bonds redeemed and defeased by the issuance of Refunding Tax Allocation Bonds, Series 2021 for the purpose of debt service savings
4	2010 Tax Allocation Bonds redeemed and defeased by the issuance of Refunding Tax Allocation Bonds, Series 2021 for the purpose of debt service savings
5	2011 Tax Allocation Bonds redeemed and defeased by the issuance of Refunding Tax Allocation Bonds, Series 2021 for the purpose of debt service savings
19	
26	
27	
49	
70	
71	
73	
77	
78	2010 and 2011 Tax Allocation Bonds redeemed and defeased by the issuance of Refunding Tax Allocation Bonds, Series 2021 for the purpose of debt service savings

**EXHIBIT B**  
**SUCCESSOR AGENCY OF THE**  
**FORMER CITY OF SONOMA COMMUNITY DEVELOPMENT AGENCY**  
**Proposed Administrative Budget**  
**July 1, 2022 -June 30, 2023**

Item Description	Estimate Details	A" Periods	"B" Periods	Total ROPS
		June 30 - Dec 31	Jan 1 - June 30	
Employee/Cosultant Costs/Finance/ City Manager	\$ 150,000.00	\$ 85,000.00	\$ 85,000.00	\$ 170,000.00
Bond Refinancing - Finance Consultants	\$ -	\$ -	\$ -	\$ -
Successor Agency Legal Fees/ Litigation	\$ 100,000.00	\$ 40,000.00	\$ 40,000.00	\$ 80,000.00
Period Adminiartative Budget	\$ 250,000.00	\$ 125,000.00	\$ 125,000.00	\$ 250,000.00
Number of Periods		1	1	2
<b>Total Administrative Budget</b>		\$ 125,000.00	\$ 125,000.00	\$ 250,000.00

**SONOMA COUNTY  
CONSOLIDATED OVERSIGHT BOARD**

To: Chairperson and Consolidated Oversight Board Members  
From: Dawn Chandler, Supervising Accountant  
Agenda Title: Approval of Recognized Obligation Payment Schedule (ROPS) 2022-23 of the Successor Agency to the former Redevelopment Agency of the County of Sonoma  
Agenda Action: Adopt a Resolution

---

**RECOMMENDED ACTION:**

Consider and adopt the attached Resolution approving the Annual ROPS 2022-23 (Recognized Obligation Payment Schedule for the period July 1, 2022 to June 30, 2023), including the administration budget, of the Successor Agency to the former Redevelopment Agency of the County of Sonoma.

**BACKGROUND:**

Health & Safety Code Section 34177 (o) requires successor agencies to prepare and submit the Recognized Obligation Payment Schedule (ROPS) to the State Department of Finance (DOF) on an annual basis.

The ROPS 2022-23 must be submitted to the State Controller's Office and Department of Finance with a copy to the Sonoma County Auditor-Controller Treasurer-Tax Collector, no later than February 1, 2022, after approval by the Oversight Board.

**ANALYSIS:**

The attached ROPS 2022-23 addresses \$6,013,307 in enforceable obligations, \$4,433,807 to be paid from a combination of reserve balances and other funds and \$1,579,500 to be paid from Redevelopment Property Tax Trust Funds ("RPTTF"). The enforceable obligations include bond debt payments and associated fiscal agent fees, Roseland Village and Highway 12 Phase 2 development projects, personnel and legal fees associated with the development projects and administrative costs for the period July 1, 2022 to June 30, 2023.

Staff recommends that the Oversight Board consider and adopt the attached Resolution approving the ROPS 2022-23. If approved, staff will submit the signed ROPS to the State Controller's Office and the Department of Finance with a copy to the Sonoma County Auditor- Controller Treasurer-Tax Collector by February 1, 2022. In accordance with AB1484, staff will also post the approved ROPS on the Successor Agency's website.

**ATTACHMENTS:**

- Resolution approving ROPS 2022-23
- Exhibit A to Resolution: ROPS 2022-23
- Exhibit B to Resolution: ROPS 2022-23 Administration Budget

**CONTACT**

Dawn Chandler  
Community Development Commission  
Dawn.Chandler@SonomaCounty.org  
(707)-565-7509

**OVERSIGHT BOARD RESOLUTION NO. □□□□□**

**A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY  
COUNTY OF SONOMA APPROVING THE ANNUAL  
RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR  
JULY 1, 2022 – JUNE 30, 2023 (“ROPS 22-23”), PURSUANT TO SECTION 34177 (o) OF  
THE CALIFORNIA HEALTH AND SAFETY CODE**

**WHEREAS**, the Redevelopment Dissolution Law (AB 1X 26, enacted June 28, 2011, as amended by AB 1484, enacted June 27, 2012, and hereinafter, “**Dissolution Law**”) provided for the creation of the Successor Agency County of Sonoma (“**Successor Agency**”), as successor agency to the Former Redevelopment Agency of the County of Sonoma (“**Redevelopment Agency**”) and required the Successor Agency, among other things, to expeditiously wind down the Commission’s affairs, while continuing to meet the Commission’s enforceable obligations and overseeing completion of redevelopment projects and disposing of the assets and properties of the Commission, all as directed by the oversight board created pursuant to Section 34179 of the Health and Safety Code (“**Oversight Board**”); and

**WHEREAS**, Section 34177(o) of the Health and Safety Code requires the County of Sonoma as the successor agency to submit to the State Department of Finance (“DOF”) and the Sonoma County Auditor-Controller Treasurer-Tax-Collector (“County Auditor”) an Oversight Board approved Recognized Obligation Payment Schedules (“ROPS”); and

**WHEREAS**, pursuant to Section 34177(o), the ROPS for the period of July 1, 2022 to June 30, 2023 (“ROPS 22-23”) must be submitted to the County Auditor, State Controller’s Office and Department of Finance no later than February 1, 2022, after approval by the Oversight Board; and

**WHEREAS**, Successor Agency staff have prepared the attached ROPS; and

**WHEREAS**, Successor Agency staff has submitted the attached ROPS to the Oversight Board for review and approval, including the administration budget, and provided a copy of the attached ROPS to the County Auditor and will provide an Oversight Board approved copy to the DOF, all as required pursuant to Health and Safety Code Section 34177 (o).

**NOW, THEREFORE, THE OVERSIGHT BOARD FOR THE SUCCESSOR  
AGENCY COUNTY OF SONOMA DOES RESOLVE AS FOLLOWS:**

Section 1. The Recognized Obligation Payment Schedule for the period of July 1, 2022 through June 30, 2023 (“ROPS 22-23”) and administration budget, in the form attached as Exhibit A and Exhibit B respectively, to this resolution and incorporated herein by reference, is hereby approved.

Section 2. The Consolidated Oversight Board authorizes and directs the Successor Agency staff to take all actions necessary under California Health and Safety Code to post the ROPS on the Successor Agency website, transmit the ROPS to the County Administrator and Auditor-Controller of the County of Sonoma, and to the State Controller and the State Department of Finance, and to take any other actions necessary to ensure the validity of the ROPS or the validity of any enforceable obligation or other agreement listed on the ROPS.



Passed, approved, and adopted at a meeting of Sonoma County Consolidated Oversight Board held this 28<sup>th</sup> day of January 2022 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

\_\_\_\_\_  
Chris Rogers, Chair  
Consolidated Oversight Board

Attachment:

Exhibit A – Sonoma County Successor Agency ROPS 22-23

Exhibit B – Administration Budget 2022-23

EXHIBIT A

**Recognized Obligation Payment Schedule (ROPS 22-23) - Summary  
Filed for the July 1, 2022 through June 30, 2023 Period**

**Successor Agency:** Sonoma County

**County:** Sonoma

<b>Current Period Requested Funding for Enforceable Obligations (ROPS Detail)</b>	<b>22-23A Total (July - December)</b>	<b>22-23B Total (January - June)</b>	<b>ROPS 22-23 Total</b>
<b>A Enforceable Obligations Funded as Follows (B+C+D)</b>	<b>\$ 2,600,622</b>	<b>\$ 1,833,185</b>	<b>\$ 4,433,807</b>
B Bond Proceeds	-	-	-
C Reserve Balance	2,447,312	1,833,185	4,280,497
D Other Funds	153,310	-	153,310
<b>E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)</b>	<b>\$ 390,000</b>	<b>\$ 1,189,500</b>	<b>\$ 1,579,500</b>
F RPTTF	265,000	1,064,500	1,329,500
G Administrative RPTTF	125,000	125,000	250,000
<b>H Current Period Enforceable Obligations (A+E)</b>	<b>\$ 2,990,622</b>	<b>\$ 3,022,685</b>	<b>\$ 6,013,307</b>

**Certification of Oversight Board Chairman:**

Pursuant to Section 34177 (o) of the Health and Safety code, I hereby certify that the above is a true and accurate Recognized Obligation Payment Schedule for the above named successor agency.

\_\_\_\_\_  
Name Title

/s/ \_\_\_\_\_  
Signature Date

**Sonoma County**  
**Recognized Obligation Payment Schedule (ROPS 22-23) - ROPS Detail**  
**July 1, 2022 through June 30, 2023**

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	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 22-23 Total	ROPS 22-23A (Jul - Dec)					22-23A Total	ROPS 22-23B (Jan - Jun)					22-23B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$15,663,207		\$6,013,307	\$-	\$2,447,312	\$153,310	\$265,000	\$125,000	\$2,990,622	\$-	\$1,833,185	\$-	\$1,064,500	\$125,000	\$3,022,685
2	2008 Springs Tax Allocation Bonds	Bonds Issued On or Before 12/31/10	12/02/2008	08/01/2034	Bank of New York Mellon, Trustee	Bond payments & trustee fees.	Springs	10,114,400	N	\$794,500	-	-	-	-	-	\$-	-	-	-	794,500	-	\$794,500
3	2008 Springs Bonds Bond Fiscal Agent Fees	Fees	12/01/2008	08/01/2034	Digital Assurance Certification LLP	Fees for bond administration & servicing.	Springs	35,000	N	\$5,000	-	-	-	-	-	\$-	-	-	-	5,000	-	\$5,000
75	Personnel	Project Management Costs	07/01/2018	06/30/2023	Employees, Workers Comp Insurance	Personnel costs required to implement projects listed on the ROPS.	All	900,000	N	\$600,000	-	146,690	153,310	-	-	\$300,000	-	300,000	-	-	-	\$300,000
100	Roseland Village Redevelopment	Reentered Agreements	01/18/2011	06/30/2023	Sonoma County General Services	Design & construction of public improvements.	Roseland	2,571,766	N	\$2,571,766	-	1,149,122	-	265,000	-	\$1,414,122	-	892,644	-	265,000	-	\$1,157,644
101	Highway 12 Phase 2 - Stage 2	Reentered Agreements	01/18/2011	06/30/2023	Sonoma County Public Works	Road, curb and sidewalk improvements.	Springs	1,489,041	N	\$1,489,041	-	1,000,000	-	-	-	\$1,000,000	-	489,041	-	-	-	\$489,041
107	Legal Services	Legal	07/26/2013	06/30/2023	Goldfarb & Lipman	Project-related legal services for Successor Agency.	All	100,000	N	\$100,000	-	50,000	-	-	-	\$50,000	-	50,000	-	-	-	\$50,000
108	Legal Services	Legal	09/12/2013	06/30/2023	Sonoma County Counsel	All legal services for Successor Agency.	All	200,000	N	\$200,000	-	100,000	-	-	-	\$100,000	-	100,000	-	-	-	\$100,000
110	Leased vehicles	Project Management Costs	09/12/2013	06/30/2023	Sonoma County General Services	Lease vehicles for travel to project sites, Successor Agency properties, and meetings.	All	3,000	N	\$3,000	-	1,500	-	-	-	\$1,500	-	1,500	-	-	-	\$1,500
119	General Administration	Admin Costs	07/01/2018	06/30/2023	Various Administration	Administrative Personnel, Office Rents and Leases, Office Supplies & Expenses,	All	250,000	N	\$250,000	-	-	-	-	125,000	\$125,000	-	-	-	-	125,000	\$125,000



**Sonoma County**  
**Recognized Obligation Payment Schedule (ROPS 22-23) - Report of Cash Balances**  
**July 1, 2019 through June 30, 2020**  
(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.							
A	B	C	D	E	F	G	H
		<b>Fund Sources</b>					
		<b>Bond Proceeds</b>		<b>Reserve Balance</b>	<b>Other Funds</b>	<b>RPTTF</b>	
	<b>ROPS 19-20 Cash Balances (07/01/19 - 06/30/20)</b>	Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	<b>Comments</b>
1	<b>Beginning Available Cash Balance (Actual 07/01/19)</b> RPTTF amount should exclude "A" period distribution amount.			4,420,646	26,815		ROPS 21-22 Approved Cash Balances from F <input type="checkbox"/> 18-19 Line 4 Column E and Column F <input type="checkbox"/> Line 5 Column G
2	<b>Revenue/Income (Actual 06/30/20)</b> RPTTF amount should tie to the ROPS 19-20 total distribution from the County Auditor-Controller				126,495	2,465,845	Other Revenue from Interest income and loan payments/payoffs
3	<b>Expenditures for ROPS 19-20 Enforceable Obligations (Actual 06/30/20)</b>			305,439	-	1,128,824	From Prior Period Adjustment Report
4	<b>Retention of Available Cash Balance (Actual 06/30/20)</b> RPTTF amount retained should only include the amounts distributed as reserve for future period(s)			4,115,207	153,310		
5	<b>ROPS 19-20 RPTTF Prior Period Adjustment</b> RPTTF amount should tie to the Agency's ROPS 19-20 PPA form submitted to the CAC			No entry required		1,337,021	
6	<b>Ending Actual Available Cash Balance (06/30/20)</b> C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$-	\$-	\$-	

**Sonoma County**  
**Recognized Obligation Payment Schedule (ROPS 22-23) - Notes**  
**July 1, 2022 through June 30, 2023**

Item #	Notes/Comments
2	Outstanding principal balance of \$7,775,000 and remaining interest of \$2,339,400
3	\$1,350 trustee fees and \$650 dissemination and storage fees for 13yrs (remaining life of bond) and three rounds of arbitrage at \$3,000 each
75	
100	
101	
107	
108	
110	
119	

**EXHIBIT B**

**Sonoma County Successor Agency  
Administrative Budget FY 2022-23**

<b>Expense</b>	<b>Description</b>	<b>FY 2022-23 Budget</b>
Staffing Costs of Administrative Staff	<ul style="list-style-type: none"><li>• All fiscal related activity, management, communication and maintenance of records and documentation</li><li>• Coordination and communication with Oversight Board, County Auditor-Controller, and Department of Finance</li><li>• Successor Agency meeting preparation and documentation</li></ul>	\$180,000
Legal Services	<ul style="list-style-type: none"><li>• Provide administrative related legal services as needed</li></ul>	\$20,000
Operating and overhead costs	<ul style="list-style-type: none"><li>• Successor Agency share of Community Development Commission overhead and operating costs for administration</li></ul>	\$50,000
<b>TOTAL</b>		<b>\$250,000</b>

SONOMA COUNTY  
CONSOLIDATED OVERSIGHT BOARD

TO: CHAIRPERSON AND CONSOLIDATED OVERSIGHT BOARD MEMBERS

FROM: JENEEN PETERSON, ADMINISTRATIVE SERVICES DIRECTOR  
TOWN OF WINDSOR

SUBJECT: WINDSOR RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) 22-23 AND ADMINISTRATIVE BUDGET FOR FISCAL YEAR 2022-23

AGENDA ACTION: APPROVAL OF RESOLUTION

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RECOMMENDATION

Adopt a resolution approving: 1) the Windsor Redevelopment Successor Agency ROPS 2022-23 and 2) Windsor Redevelopment Successor Agency Administrative Budget for Fiscal Year 2022-23

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EXECUTIVE SUMMARY

On January 11, 2012, the Town Council designated the Town of Windsor to serve as the Successor Agency to the Former Redevelopment Agency ("Former RDA") for the purposes of winding down the Former RDA's operation and to retain the Former RDA's housing assets and assume the Former RDA's housing responsibilities. All California redevelopment agencies were dissolved effective February 1, 2012 pursuant to Assembly Bill x1 26 and subsequent legislation referred to as the "Dissolution Act". Pursuant to AB 1484 the Town and the Successor Agency subsequently adopted resolutions establishing the Successor Agency as a separate public entity.

Health and Safety Code Section 34177(o) requires the Windsor Redevelopment Successor Agency to prepare a Recognized Obligation Payment Schedule ("ROPS") that requests funding for former Redevelopment Agency of the Town of Windsor obligations on an annual basis. The Windsor Redevelopment Successor Agency has prepared a ROPS 22-23 that requests funding for obligations due between July 1, 2022 and June 30, 2023.

Health and Safety Code Section 34177(j) requires the Windsor Redevelopment Successor Agency to prepare an annual administrative budget that covers each six-month period of the fiscal year. The Windsor Redevelopment Successor Agency has prepared a detailed Administrative Budget for Fiscal Year 2022-23.



## ROPS 2022-23 OBLIGATIONS

The following describes the \$392,000 requested for enforceable obligations on the ROPS 2022-23.

- Item 6 – Fiscal Agent/Disclosure/Arbitrage – The Successor Agency is requesting \$8,000 for its FY 2022-23 continuing disclosure, arbitrage and fiscal agent fees as mandated by the 2014 Bond agreement.
- Item 12 – Administrative Budget - The Successor Agency requests \$50,000 in administrative budget to fund staff time to prepare ROPS, prepare for and attend Successor Agency Consolidated Oversight Board meetings, administer payments, and maintain financial records including the annual audited financial statements.
- Items 16 – 2014 Tax Allocation Bonds – The Successor Agency requests \$334,000 to make debt service payments for the 2014 Tax Allocation Bonds. The bond proceeds were used to refinance infrastructure improvements and housing projects that were originally paid for by tax allocation bonds issued in 1998 and 2004. The 2014 Bonds make up the largest enforceable obligation for the Successor Agency.

## Cash Balances

The Report of Cash Balances in the current ROPS represents the Successor Agency's estimate of the true cash balance as of June 30, 2020. It shows the inflow and outflow of funds held by the Successor Agency. Funds are being spent in a timely manner and consistent with the approvals of the Oversight Board and DOF. The Cash Balances page helps the Successor Agency to identify other funds available to spend on enforceable obligations, detailed as follows:

- Other Funds: The Successor Agency earned \$39,021 in Fiscal Year 2019-20 from Other Fund revenues, all attributable to interest income.

## ATTACHMENTS

- Attachment 1 – Sonoma Countywide Oversight Board Resolution No. \_\_\_\_ Approving the Windsor Redevelopment Successor Agency ROPS 2022-23
  - Exhibit A – Town of Windsor Recognized Obligation Payment Schedule 2022-23
  - Exhibit B - Administrative Costs Summary

## CONTACT

Jeneen Peterson, Administrative Services Director, Windsor Redevelopment Successor Agency  
jpeterson@townofwindsor.com  
(707) 838-5003

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE SONOMA COUNTY CONSOLIDATED OVERSIGHT BOARD APPROVING THE WINDSOR RECOGNIZED OBLIGATION PAYMENT SCHEDULE 2022-23 FOR THE JULY 2022 THROUGH JUNE 2023 PERIOD, INCLUDING ADMINISTRATIVE BUDGET, AND AUTHORIZING ITS TRANSMITTAL

WHEREAS, pursuant to Part 1.85 of Division 24 of the California Health and Safety Code (“Dissolution Act”), all redevelopment agencies in the State of California, including the Redevelopment Agency of the Town of Windsor (“Former Agency”) were dissolved as of February 1, 2012; and

WHEREAS, pursuant to the Dissolution Act, the Windsor Redevelopment Successor Agency (“Successor Agency”) is the successor-in-interest of the Former Agency and, by operation of law under Section 34175(b) of the Dissolution Act, all assets, properties, contracts, leases, books and records, buildings, and equipment of the Former Agency were transferred to the Successor Agency on February 1, 2012; and

WHEREAS, pursuant to the Dissolution Act, the Sonoma County Consolidated Oversight Board (“Oversight Board”) was created effective July 1, 2018 and is the Oversight Board to all successor agencies in the County of Sonoma, including the Windsor Redevelopment Successor Agency; and

WHEREAS, pursuant to (“HSC”) 34177(o) the Windsor Redevelopment Successor Agency has prepared a Recognized Obligation Payment Schedule for the July 1, 2022 through June 30, 2023 period (“ROPS 22-23”), attached as Exhibit “A”, and transmitted it to the Oversight Board for its approval; and

WHEREAS, the Oversight Board desires to approve the Windsor Redevelopment Successor Agency ROPS 2022-23.

NOW, THEREFORE, BE IT RESOLVED that the Sonoma County Consolidated Oversight Board resolves as follows:

SECTION 1. The Recitals set forth above are true and correct and incorporated herein by reference.

SECTION 2. The Oversight Board hereby approves and adopts the ROPS 2022-23 covering the period of July 1, 2022 to June 30, 2023, including the administrative budget, in substantially the form attached hereto as Exhibit A and Exhibit B respectively, and incorporated herein by reference, as required by the Dissolution Act.

SECTION 3. The Windsor Redevelopment Successor Agency is hereby authorized and directed to transmit a copy of the ROPS to DOF, the State Controller, and the Sonoma County Auditor-Controller for their review.

SECTION 4. The Oversight Board Secretary shall certify to the adoption of this

Resolution.

PASSED, APPROVED and ADOPTED at a meeting of Sonoma County Consolidated Oversight Board held this 28th day of January, 2022 by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: \_\_\_\_\_

Chris Rogers, Chair  
Consolidated Oversight Board

Attachment:

Exhibit A – Windsor Redevelopment Successor Agency ROPS 22-23

Exhibit B – Administrative Costs Summary

EXHIBIT A

WINDSOR REDEVELOPMENT SUCCESSOR AGENCY  
ROPS 22-23

**Recognized Obligation Payment Schedule (ROPS 22-23) - Summary**  
**Filed for the July 1, 2022 through June 30, 2023 Period**

**Successor Agency:** Windsor  
**County:** Sonoma

<b>Current Period Requested Funding for Enforceable Obligations (ROPS Detail)</b>	<b>22-23A Total (July - December)</b>	<b>22-23B Total (January - June)</b>	<b>ROPS 22-23 Total</b>
<b>A Enforceable Obligations Funded as Follows (B+C+D)</b>	\$ -	\$ -	\$ -
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	-	-	-
<b>E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)</b>	<b>\$ 353,325</b>	<b>\$ 38,675</b>	<b>\$ 392,000</b>
F RPTTF	328,325	13,675	342,000
G Administrative RPTTF	25,000	25,000	50,000
<b>H Current Period Enforceable Obligations (A+E)</b>	<b>\$ 353,325</b>	<b>\$ 38,675</b>	<b>\$ 392,000</b>

**Certification of Oversight Board Chairman:**

Pursuant to Section 34177 (o) of the Health and Safety code, I hereby certify that the above is a true and accurate Recognized Obligation Payment Schedule for the above named successor agency.

\_\_\_\_\_  
Name Title

/s/ \_\_\_\_\_  
Signature Date

**Windsor**  
**Recognized Obligation Payment Schedule (ROPS 22-23) - ROPS Detail**  
**July 1, 2022 through June 30, 2023**

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	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 22-23 Total	ROPS 22-23A (Jul - Dec)					22-23A Total	ROPS 22-23B (Jan - Jun)					22-23B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$392,000		\$392,000	\$-	\$-	\$-	\$328,325	\$25,000	\$353,325	\$-	\$-	\$-	\$13,675	\$25,000	\$38,675
6	Fiscal Agent/ Disclosure/ Arbitrage Fees	Fees	12/01/ 1998	09/01/2024	U.S. Bank & Wildan Financial	Fiscal Agent Fees as required by bond covenants	Windsor	8,000	N	\$8,000	-	-	-	4,000	-	\$4,000	-	-	-	4,000	-	\$4,000
12	Personnel Costs, Legal, Supplies, HR Paper Document Mgmt Systems, Audit (Administrative Budget)	Admin Costs	02/01/ 2012	09/01/2024	Town of Windsor	Annual Admin Budget	Windsor	50,000	N	\$50,000	-	-	-	-	25,000	\$25,000	-	-	-	-	25,000	\$25,000
16	2014 Tax Allocation Bonds	Refunding Bonds Issued After 6/ 27/12	10/16/ 2014	09/01/2024	U.S. Bank	Bonds refunded the 1998 and 2004 TABs, and the 2008 LR Bonds	Windsor	334,000	N	\$334,000	-	-	-	324,325	-	\$324,325	-	-	-	9,675	-	\$9,675

**Windsor**  
**Recognized Obligation Payment Schedule (ROPS 22-23) - Report of Cash Balances**  
**July 1, 2019 through June 30, 2020**  
(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.

A	B	C	D	E	F	G	H
		<b>Fund Sources</b>					
		<b>Bond Proceeds</b>		<b>Reserve Balance</b>	<b>Other Funds</b>	<b>RPTTF</b>	
	<b>ROPS 19-20 Cash Balances (07/01/19 - 06/30/20)</b>	Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	<b>Comments</b>
1	<b>Beginning Available Cash Balance (Actual 07/01/19)</b> RPTTF amount should exclude "A" period distribution amount.			-	39,536	119,192	
2	<b>Revenue/Income (Actual 06/30/20)</b> RPTTF amount should tie to the ROPS 19-20 total distribution from the County Auditor-Controller				39,021	1,276,765	
3	<b>Expenditures for ROPS 19-20 Enforceable Obligations (Actual 06/30/20)</b>					1,278,136	
4	<b>Retention of Available Cash Balance (Actual 06/30/20)</b> RPTTF amount retained should only include the amounts distributed as reserve for future period(s)						
5	<b>ROPS 19-20 RPTTF Prior Period Adjustment</b> RPTTF amount should tie to the Agency's ROPS 19-20 PPA form submitted to the CAC			No entry required		5,264	
6	<b>Ending Actual Available Cash Balance (06/30/20)</b> <b>C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)</b>	\$-	\$-	\$-	\$78,557	\$112,557	

**Windsor**  
**Recognized Obligation Payment Schedule (ROPS 22-23) - Notes**  
**July 1, 2022 through June 30, 2023**

Item #	Notes/Comments
6	
12	
16	



Exhibit B  
Town of Windsor Successor Agency  
Administrative Costs Summary

**Town of Windsor  
 Administrative Cost Summary  
 ROPS 2022-23**

<b>Salaries and Benefits</b>	
Salaries and Benefits of partial FTE for 8 Staff	40,000
<b>Other Administrative Services Budget Breakdown</b>	
Contract Services	
Legal	1,000
Professional Contract Services - Audit	5,000
Software and Other Technology Contract Support	1,500
Insurance	1,000
Total Contracted Services	8,500
Other Materials, Supplies, Travel, Misc	1,500
Total Other Administrative Expenses	10,000
<b>Total Administrative Costs</b>	<b>50,000</b>