

**SUCCESSOR AGENCY FOR THE SONOMA COUNTY  
COMMUNITY REDEVELOPMENT AGENCY**

**OVERSIGHT BOARD MEETING**

**Monday, January 29, 2018, 1:30 pm**

**Sonoma County Community Development Commission  
Public Hearing Room, 1440 Guerneville Road, Santa Rosa, California**

**AGENDA**

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

**2. Approval of Minutes from January 26, 2017 Meeting**

The Oversight Board may approve the minutes of the previous meeting.

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

Any member of the audience desiring to address the Oversight Board on a matter that is not on the agenda: Please walk to the public speaker table and, after receiving recognition from the Chair, please state your name and make your comments. In order that all interested parties have an opportunity to speak, please be brief and limit your comments to the subject under discussion. Each person is usually granted three minutes to speak, with a total comment period of 15 minutes; time limitations are at the discretion of the Chair.

**4. Staff report on status of approved projects listed on the Recognized Obligation Payment Schedule (ROPS) for period ending June 30, 2018**

**5. Discussion and possible action approving the July 1, 2018–June 30, 2019 ROPS (annual ROPS 18-19)**

**6. Staff report on the consolidation of oversight boards**

State law requires that effective July 1, 2018, the oversight boards of the County of Sonoma and the Town of Windsor and cities of Cloverdale, Cotati, Healdsburg, Petaluma, Rohnert Park, Santa Rosa, Sebastopol, and Sonoma be consolidated into one countywide board. Staff will present a summary of this process.

**7. Adjournment**

**Oversight Board Members**

Supervisor Susan Gorin, County Representative, Chair

Supervisor Lynda Hopkins, Special District Representative, Vice-Chair

Steven Woodside, Public Representative

Jane Riley, Employee Representative

Mary Downey, Sonoma County Office of Education Representative

Doug Roberts, Chancellor's Office of California Community Colleges Representative

David Gouin, City of Santa Rosa Representative

**Notes**

- Disability-related aids or services to enable persons with disabilities to participate in public meetings are available by contacting Community Development Commission staff at (707) 565-7522 at least one week prior to the meeting.
- Any writings or documents provided to a majority of the Oversight Board members regarding any item on this agenda will be made available for public inspection in the Sonoma County Community Development Commission office at 1440 Guerneville Road, Santa Rosa, CA, 95403 during normal business hours.

# SUCCESSOR AGENCY FOR THE SONOMA COUNTY COMMUNITY REDEVELOPMENT AGENCY

## Draft Minutes for Meeting of

### OVERSIGHT BOARD

Thursday, January 26, 2017, 1:00 pm

Sonoma County Community Development Commission Public Hearing Room  
1440 Guerneville Road, Santa Rosa, CA 95403

#### 1. Call to Order and Roll Call

Jane Riley called the meeting to order at 1:15 pm. Present were Mary Downey, David Gouin, Supervisor Lynda Hopkins, Jane Riley, and Steven Woodside. Absent were Supervisor Susan Gorin and Doug Roberts. Sonoma County Community Development Commission staff present were John Haig, Assistant Executive Director; Dawn Chandler, Supervising Accountant; and Nina Bellucci, Senior Community Development Specialist. County of Sonoma staff present was Alegria De La Cruz, Chief Deputy County Counsel.

#### 2. Swearing in of New Members

Chief Deputy County Counsel Alegria De La Cruz swore in new members Mary Downey (Sonoma County Office of Education representative) and Supervisor Lynda Hopkins (Special District representative).

#### 3. Election of Board Officers

Jane Riley moved to elect Supervisor Susan Gorin as the new Chair; David Gouin seconded. Ayes: Downey, Hopkins, Woodside. None opposed. David Gouin moved to elect Supervisor Lynda Hopkins Vice-Chair; Mary Downey seconded. Ayes: Hopkins, Riley, Woodside. None opposed.

#### 4. Approval of the minutes from the January 20, 2016 Meeting

Steven Woodside moved to approve the minutes of the Oversight Board January 20, 2016 meeting. David Gouin seconded. Ayes: Downey, Hopkins, Riley. None opposed.

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

There was no public comment.

#### 6. Staff report on status of approved projects listed on the Recognized Obligation Payment Schedule (ROPS) for period ending June 30, 2017.

John Haig reviewed the current status of on-going projects.

#### 7. Discussion and possible action approving the July 2017-June 2018 ROPS (Annual ROPS FY17-18)

Dawn Chandler presented the ROPS resolution and summary. Steven Woodside moved to approve the ROPS by resolution. Jane Riley seconded. Ayes: Downey, Gouin, Hopkins. None opposed.

#### 8. Next Oversight Board Meeting

No date was established for the next Oversight Board Meeting.

#### 9. Adjournment

The meeting adjourned at 2:51 pm.

#### Oversight Board Members

Supervisor Susan Gorin (Chair)  
Supervisor Lynda Hopkins (Vice-Chair)  
Steven Woodside  
Jane Riley  
Mary Downey  
Doug Roberts  
David Gouin

County Representative  
Special District Representative  
Public Representative  
Employee Representative  
Sonoma County Office of Education Representative  
Chancellor's Office of California Community Colleges Representative  
City of Santa Rosa Representative

**RESOLUTION NO. 2018-01  
Oversight Board for the Successor Agency to  
the Sonoma County Community  
Redevelopment Agency,  
Santa Rosa, CA 95403**

**Date: January 29, 2018**

**Resolution Of The Oversight Board For Successor Agency To The Sonoma County  
Community Redevelopment Agency, Approving The Minutes From the Oversight Board  
Meeting of January 26, 2017.**

WHEREAS, the Oversight Board has reviewed the minutes from the Oversight Board meeting held on January 26, 2017 and finds them to be accurate.

NOW, THEREFORE, BE IT RESOLVED that the Oversight Board for the Successor Agency to the Sonoma County Community Redevelopment Agency, hereby finds, resolves, and determines as follows:

1. The foregoing recitals are true and correct.
2. The Oversight Board hereby approves and adopts the minutes from the Oversight Board meeting of January 26, 2017, presented to the Oversight Board on January 29, 2018.

The above and foregoing Resolution was duly and regularly passed and adopted at a meeting by the Oversight Board for the Successor Agency to the Sonoma County Community Redevelopment Agency on the 29<sup>th</sup> day of January, 2018 by the following vote:

Downey:	Hopkins:	Gorin:	Gouin:
Riley:	Roberts:	Woodside:	
<i>Ayes:</i>	<i>Noes:</i>	<i>Absent:</i>	<i>Abstain:</i>

**WHEREUPON**, the Chair declared the above and foregoing Resolution duly adopted and

**So Ordered.**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Chair, Oversight Board

## Recognized Obligation Payment Schedule (ROPS 18-19) - Summary

Filed for the July 1, 2018 through June 30, 2019 Period

Successor Agency:

Sonoma County

County:

Sonoma

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	18-19A Total (July - December)	18-19B Total (January - June)	ROPS 18-19 Total
<b>A Enforceable Obligations Funded as Follows (B+C+D):</b>	<b>\$ 4,523,886</b>	<b>\$ -</b>	<b>\$ 4,523,886</b>
B Bond Proceeds	-	-	-
C Reserve Balance	4,350,171	-	4,350,171
D Other Funds	173,715	-	173,715
<b>E Redevelopment Property Tax Trust Fund (RPTTF) (F+G):</b>	<b>\$ 1,822,450</b>	<b>\$ 1,690,850</b>	<b>\$ 3,513,300</b>
F RPTTF	1,697,450	1,565,850	3,263,300
G Administrative RPTTF	125,000	125,000	250,000
<b>H Current Period Enforceable Obligations (A+E):</b>	<b>\$ 6,346,336</b>	<b>\$ 1,690,850</b>	<b>\$ 8,037,186</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 18-19) - ROPS Detail**

**July 1, 2018 through June 30, 2019**

**(Report Amounts in Whole Dollars)**

A	B	C	D	E	F	G	H	I	J	K	18-19A (July - December)					Q
											Fund Sources					
											L	M	N	O	P	
Item #	Project Name/Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	ROPS 18-19 Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	18-19A Total
								\$ 23,070,134		\$ 8,037,186	\$ -	\$ 4,350,171	\$ 173,715	\$ 1,697,450	\$ 125,000	\$ 6,346,336
2	2008 Springs Tax Allocation Bonds	Bonds Issued On or Before	12/2/2008	8/1/2034	Bank of New York Mellon	Bond payments & trustee fees.	Springs	13,578,955	N	\$ 1,377,050		390,000		199,950		\$ 589,950
3	2008 Springs Bonds Bond Fiscal Agent Fees	Fees	12/1/2008	8/1/2034	Digital Assurance Certification LLP	Fees for bond administration & servicing.	Springs	20,000	N	\$ 1,250						\$ -
75	Personnel	Project Management Costs	7/1/2018	6/30/2019	Employees, Workers Comp Insurance	Personnel costs required to implement projects listed on the ROPS.	All	900,000	N	\$ 500,000				250,000		\$ 250,000
100	Roseland Village Redevelopment	Reentered Agreements	1/18/2011	6/30/2019	Sonoma County General Services	Design & construction of public improvements.	Roseland	4,255,293	N	\$ 2,843,000		1,799,285	173,715	420,000		\$ 2,393,000
101	Highway 12 Phase 2 - Stage 2	Reentered Agreements	1/18/2011	6/30/2019	Sonoma County Public Works	Road, curb and sidewalk improvements.	Springs	2,160,886	N	\$ 2,160,886		2,160,886				\$ 2,160,886
107	Legal Services	Legal	7/26/2013	6/30/2019	Goldfarb & Lipman	Project-related legal services for Successor Agency.	All	50,000	N	\$ 50,000				25,000		\$ 25,000
108	Legal Services	Legal	9/12/2013	6/30/2019	Sonoma County Counsel	All legal services for Successor Agency.	All	100,000	N	\$ 100,000				50,000		\$ 50,000
110	Leased vehicles	Project Management Costs	9/12/2013	6/30/2019	Sonoma County General Services	Lease vehicles for travel to project sites, Successor Agency properties, and meetings.	All	5,000	N	\$ 5,000				2,500		\$ 2,500
119	General Administration	Admin Costs	7/1/2018	6/30/2019	Various Administration	Administrative Personnel, Office Rents and Leases, Office Supplies & Expenses, Administrative Services, Memberships & Dues, Fees, Notices, Any Other Administration	All	1,250,000	N	\$ 250,000					125,000	\$ 125,000
120	Housing Entity Administrative Cost Allowance	Admin Costs	7/1/2014	6/30/2019	Sonoma County Housing Authority	Housing Successor Entity Administration Costs	All	750,000	N	\$ 750,000				750,000		\$ 750,000
122									N	\$ -						\$ -
123									N	\$ -						\$ -
124									N	\$ -						\$ -
125									N	\$ -						\$ -
126									N	\$ -						\$ -
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151									N	\$ -						\$ -
152									N	\$ -						\$ -

**Sonoma County Recognized Obligation Payment Schedule (ROPS 18-19) - ROPS Detail**

July 1, 2018 through June 30, 2019

(Report Amounts in Whole Dollars)

A Item #	B Project Name/Debt Obligation	C Obligation Type	D Contract/Agreement Execution Date	E Contract/Agreement Termination Date	F Payee	G Description/Project Scope	H Project Area	I Total Outstanding Debt or Obligation	J Retired	K ROPS 18-19 Total	18-19A (July - December)					Q 18-19A Total
											Fund Sources					
											L Bond Proceeds	M Reserve Balance	N Other Funds	O RPTTF	P Admin RPTTF	
153									N	\$ -						\$ -
154									N	\$ -						\$ -
155									N	\$ -						\$ -
156									N	\$ -						\$ -
157									N	\$ -						\$ -
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190									N	\$ -						\$ -
191									N	\$ -						\$ -
192									N	\$ -						\$ -

**Sonoma County Recognized Obligation Payment Schedule**

**July 1, 2018 through June 30, 2019**

**(Report Amounts in Whole Dollars)**

A	B	C	D	E	F	G	H	I	J	K	18-19B (January - June)					W
											Fund Sources					
											R	S	T	U	V	
Item #	Project Name/Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	ROPS 18-19 Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	18-19B Total
								\$ 23,070,134		\$ 8,037,186	\$ -	\$ -	\$ -	\$ 1,565,850	\$ 125,000	\$ 1,690,850
2	2008 Springs Tax Allocation Bonds	Bonds Issued On or Before	12/2/2008	8/1/2034	Bank of New York Mellon	Bond payments & trustee fees.	Springs	13,578,955	N	\$ 1,377,050				787,100		\$ 787,100
3	2008 Springs Bonds Bond Fiscal Agent Fees	Fees	12/1/2008	8/1/2034	Digital Assurance Certification LLP	Fees for bond administration & servicing.	Springs	20,000	N	\$ 1,250						\$ 1,250
75	Personnel	Project Management Costs	7/1/2018	6/30/2019	Employees, Workers Comp Insurance	Personnel costs required to implement projects listed on the ROPS.	All	900,000	N	\$ 500,000				250,000		\$ 250,000
100	Roseland Village Redevelopment	Reentered Agreements	1/18/2011	6/30/2019	Sonoma County General Services	Design & construction of public improvements.	Roseland	4,255,293	N	\$ 2,843,000				450,000		\$ 450,000
101	Highway 12 Phase 2 - Stage 2	Reentered Agreements	1/18/2011	6/30/2019	Sonoma County Public Works	Road, curb and sidewalk improvements.	Springs	2,160,886	N	\$ 2,160,886						\$ -
107	Legal Services	Legal	7/26/2013	6/30/2019	Goldfarb & Lipman	Project-related legal services for Successor Agency.	All	50,000	N	\$ 50,000				25,000		\$ 25,000
108	Legal Services	Legal	9/12/2013	6/30/2019	Sonoma County Counsel	All legal services for Successor Agency.	All	100,000	N	\$ 100,000				50,000		\$ 50,000
110	Leased vehicles	Project Management Costs	9/12/2013	6/30/2019	Sonoma County General Services	Lease vehicles for travel to project sites, Successor Agency properties, and meetings.	All	5,000	N	\$ 5,000				2,500		\$ 2,500
119	General Administration	Admin Costs	7/1/2018	6/30/2019	Various Administration	Administrative Personnel, Office Rents and Leases, Office Supplies & Expenses, Administrative Services, Memberships & Dues, Fees, Notices, Any Other Administration	All	1,250,000	N	\$ 250,000					125,000	\$ 125,000
120	Housing Entity Administrative Cost Allowance	Admin Costs	7/1/2014	6/30/2019	Sonoma County Housing Authority	Housing Successor Entity Administration Costs	All	750,000	N	\$ 750,000						
122									N	\$ -						\$ -
123									N	\$ -						\$ -
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152									N	\$ -						\$ -

**Sonoma County Recognized Obligation Payment Schedule**

July 1, 2018 through June 30, 2019

(Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K	R	S	T	U	V	W
Item #	Project Name/Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	ROPS 18-19 Total	18-19B (January - June)					18-19B Total
											Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
153									N	\$ -						\$ -
154									N	\$ -						\$ -
155									N	\$ -						\$ -
156									N	\$ -						\$ -
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192									N	\$ -						\$ -





**Sonoma County Recognized Obligation Payment Schedule (ROPS 18-19) - Notes July 1, 2018 through June 30, 2019**

Item #	Notes/Comments
Lines 100 and 101	Other Funds and Accounts balances retained pursuant to the Successor Agency's Due Diligence Review are being used for this work.
Lines 107, 108, 110, 119	Agreement amended to extend termination date for these continuing obligations.
Line 100	Pursuant to trial and appellate court rulings and the subsequent Settlement Agreement entered into between the Department of Finance and the Successor Agency, the Roseland Village Agreement reentered into by the Successor Agency with the County of Sonoma is recognized as enforceable obligations. The project progress and related timing of expenditures is unsure. If full amount requested is not spent in period 17-18A, the remainder of the contract will be moved to period 17-18B for expenditures in that period.
Line 101	Pursuant to trial and appellate court rulings and the subsequent Settlement Agreement entered into between the Department of Finance and the Successor Agency, the Highway 12 Agreement reentered into by the Successor Agency with the County of Sonoma are recognized as enforceable obligations. The project progress and related timing of expenditures is unsure. If full amount requested is not spent in period 17-18A, the remainder of the contract will be moved to period 17-18B for expenditures in that period.
Line 120	Non-Admin RPTTF for administration costs of the Sonoma County Housing Authority for Housing Successor Agency admin as authorized per AB471. This item is currently in litigation and will remain on the ROPS until the issued is settled

**RESOLUTION NO. 2018-02**  
**Oversight Board for the Successor Agency to**  
**the Sonoma County Community**  
**Redevelopment Agency,**  
**Santa Rosa, CA 95403**

**Date: January 29, 2018**

**Resolution Of The Oversight Board For The Successor Agency To The Sonoma County**  
**Community Redevelopment Agency, Approving The Annual Recognized Obligation**  
**Payment Schedule For The Period Ending June 30, 2019; And Making Related Findings**  
**And Declarations And Taking Related Actions In Connection Therewith.**

Whereas, under California Health and Safety Code (HSC) §34177, the Successor Agency to the Sonoma County Community Redevelopment Agency (Successor Agency) must prepare a Recognized Obligation Payment Schedule (ROPS) that enumerates the enforceable obligations and administrative budget of the Successor Agency for each six-month period commencing with January 1, 2012, and annually for each one-year period commencing with July 1, 2016, until all enforceable obligations of the former Redevelopment Agency (RDA) are fully completed and paid; and

Whereas, under HSC, each annual ROPS and administrative budget must be approved by the duly constituted Oversight Board for the Successor Agency to enable the Successor Agency to continue to make payments on enforceable obligations; and

Whereas, the Oversight Board reviewed the ROPS and administrative budget for the period ending June 30, 2019, during its meeting on January 29, 2018; and

Whereas, the ROPS includes line item 120, which is related to the costs incurred by the Sonoma County Housing Authority to administer the housing assets and obligations that transferred to it as the Housing Successor Agency for the former Sonoma County Community Redevelopment Agency, which costs are authorized as an enforceable obligation pursuant to the enactment of AB 471 on February 18, 2014, to provide housing authorities that were designated as housing successor agencies with at least \$150,000 annually for each of the five years beginning July 1, 2014 through July 1, 2018; and

Whereas, pursuant to HSC §34177.3(b), the Successor Agency may create enforceable obligations to conduct the work of winding down the former RDA, including hiring staff, acquiring necessary professional administrative services; and

Whereas, pursuant to HSC §34171(b), the Successor Agency may exclude from the administrative cost allowance costs associated with maintenance of assets prior to disposition; and

Whereas, pursuant to HSC §34178(a), the Successor Agency may enter into agreements with the County that formed the former RDA upon obtaining the approval of the Oversight Board; and

Whereas, the Successor Agency filed litigation challenging the disqualification of certain items included in its ROPS by the Department of Finance, which resulted in a Court of Appeal decision and a later settlement with the Department of Finance, under which settlement, the previously disqualified items may be listed without Department of Finance objection by the Successor Agency, beginning with the ROPS covering January to June 2016, and will be treated by the Department of Finance as valid enforceable obligations.

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

1. The foregoing recitals are true and correct.
2. The Oversight Board hereby approves the ROPS and administrative budget for the period from July 1, 2018 to June 30, 2019, in the form presented to the Oversight Board and attached hereto as Exhibit A.
3. The Oversight Board's approval of the ROPS attached hereto as Exhibit A reflects the Oversight Board's prior findings, resolutions, and determinations set forth in its Resolutions of March 26, 2012, May 4, 2012, August 20, 2012, February 25, 2013 and September 27, 2013, February 26, 2014, September 19, 2014, February 11, 2015, September 24, 2015, January 20, 2016, and January 26, 2017 with respect to the specific enforceable obligations set forth on the ROPS, and the Oversight Board specifically finds and determines, based upon the information presented to it, that the continuation of all enforceable obligations on the ROPS is in the best interests of both the taxing entities and the holders of such enforceable obligations.
4. The 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.

The above and foregoing Resolution was duly and regularly passed and adopted at a meeting by the Oversight Board for the Successor Agency to the Sonoma County Community Redevelopment Agency on the 29<sup>th</sup> day of January, 2018 by the following vote:

Downey:	Gorin:	Gouin:	Hopkins:
Riley:	Roberts:	Woodside:	
<i>Ayes:</i>	<i>Noes:</i>	<i>Absent:</i>	<i>Abstain:</i>

**WHEREUPON**, the Chair declared the above and foregoing Resolution duly adopted and

**So Ordered.**

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Name: \_\_\_\_\_  
Chair, Oversight Board