



City of Rohnert Park ♦ 130 Avram Avenue ♦ Rohnert Park, California 94928

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**OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY
CITY OF ROHNERT PARK
(Successor Agency of the Former Community Development Commission of the
City of Rohnert Park)**

**SPECIAL ANNUAL MEETING AGENDA
Monday, January 29, 2018, 4:00 p.m.**

**MEETING LOCATION: CITY HALL - COUNCIL CHAMBER
130 Avram Avenue, Rohnert Park, California**

The Oversight Board welcomes your attendance, interest and participation at its public meetings. Oversight Board agendas and minutes may be viewed at the City of Rohnert Park website at: www.rpcity.org.

PUBLIC HEARINGS

The Oversight Board may discuss and/or take action on any or all of the items listed on this agenda. If you challenge decisions of the Oversight Board or the Successor Agency City of Rohnert Park in court, you may be limited to raising only those issues you or someone else raised at public hearing(s) described in this agenda, or in written correspondence delivered to the Successor Agency City of Rohnert Park, at, or prior to the public hearing(s).

PUBLIC COMMENTS

For public comment on items listed or not listed on the agenda, or on agenda items if unable to speak at the scheduled time (limited to three minutes per appearance and a 30 minute total time limit, or allocation of time based on number of speaker cards submitted)

**PLEASE FILL OUT A SPEAKER CARD PRIOR TO SPEAKING
*SEE NOTE AT THE END OF THIS AGENDA**

Copies of all staff reports and documents subject to disclosure that relate to each item of business referred to on the agenda are available for public inspection before each regularly scheduled Board meeting at City Hall, located at 130 Avram Avenue. Any writings or documents subject to disclosure that are provided to all, or a majority of all, of the members of the Board regarding any item on this agenda after the agenda has been distributed will also be made available for inspection at City Hall during regular business hours.

ANNOUNCEMENT: Please turn off all pagers, cellular telephones and all other communication devices upon entering the Rohnert Park Council Chamber. Use of these devices causes electrical interference with the sound recording and TV broadcast systems.

4:00 PM

1. **CALL TO ORDER / ROLL CALL** (Downey___ Jolley ___ Mackenzie___ Thompson ___ Zane ___ Pawson ___ Masterson ___)

2. **PLEDGE OF ALLEGIANCE**

3. **PUBLIC COMMENTS**

Persons wishing to address the Board on any Consent Calendar item or on Successor Agency City of Rohnert Park business not listed on the Agenda may do so at this time. Each speaker will be allotted 3 minutes. Those wishing to address the Oversight Board on any report item listed on the Agenda should submit a "Speaker Card" to the Clerk before announcement of agenda item.

4. **APPROVAL OF MINUTES**

A. Regular meeting of Oversight Board for Successor Agency City of Rohnert Park held on January 11, 2017, at 2:00 PM

1. Board Motion / Discussion / **Vote** (Downey___ Jolley ___ Mackenzie___ Thompson ___ Zane ___ Pawson ___ Masterson ___)

5. **MEETING ITEMS**

A. Annual Recognized Obligation Payment Schedule (ROPS) 18-19 of the Successor Agency to the Former Community Development Commission of the City of Rohnert Park

1. Staff Report

2. Consideration of Resolution for adoption: Resolution No. OSB 2018-01 A Resolution of the Oversight Board for the Successor Agency City of Rohnert Park Approving the Annual Recognized Obligation Payment Schedule For July 1, 2018 – June 30, 2019, (“ROPS 18-19”), Pursuant To Section 34177 (o) of the California Health And Safety Code

a. Board Motion / Discussion / **Roll Call Vote** (Downey___ Jolley ___ Mackenzie___ Thompson ___ Zane ___ Pawson ___ Masterson ___)

B. Refund Existing Tax Allocation Bonds

1. Staff Report

2. Consideration of Resolution for adoption: Resolution No. OSB 2018-02 A Resolution of the Oversight Board for the Successor Agency City of Rohnert Park Approving the Issuance and Sale of Tax Allocation Refunding Bonds by the Successor Agency to the Community Development Commission of the City of Rohnert Park and Authorizing Certain Other Actions In Connection Therewith

a. Board Motion / Discussion / **Roll Call Vote** (Downey___ Jolley ___ Mackenzie___ Thompson ___ Zane ___ Pawson ___ Masterson ___)

C. Election of Officers

1. Staff Report
2. Nomination and Election of Officers
3. Consideration of Resolution for adoption: Resolution No. OSB 2018-03 A Resolution of the Oversight Board to the Successor Agency City of Rohnert Park Affirming Selection of Officers
 - a. Board Motion / Discussion / **Roll Call Vote** (Downey___ Jolley ___ Mackenzie___ Thompson ___ Zane ___ Pawson ___ Masterson ___)

D. Receive Series 2007R Excess Bond Proceeds Expenditure Report

1. Staff Report

6. INFORMATIONAL ITEM

A. Transition to Countywide Oversight Board

7. NEW MATTERS FOR FUTURE CONSIDERATION

8. PUBLIC COMMENT ON NON-AGENDA ITEMS

Members of the public may address the Oversight Board on matters that are within the Oversight Board's jurisdiction and not on today's calendar. Each speaker shall have up to three minutes to make pertinent public comments unless the Oversight Board adopts a shorter period. It is strongly recommended that members of the public who wish to address the Oversight Board should fill out a "Speaker Card" provided by the Clerk, and submit the completed card to the Clerk.

9. ADJOURNMENT

DISABLED ACCOMMODATION

If you have a disability which requires an interpreter or other person to assist you while attending this Board meeting, please contact the Clerk of the Board at (707) 588-2205 at least 72 hours prior to the meeting to ensure arrangements for accommodation by the City. Please notify the Clerk's Office as soon as possible if you have a visual impairment requiring meeting materials to be produced in another format (Braille, audio-tape, etc.)

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ACTION: Moved/seconded (Thompson/Masterson) to approve minutes of the regular meeting of April 13, 2016. Motion carried by the following 6-0-1-0 roll call vote: AYES: Downey, Jolley, Masterson, Thompson, Zane, Pawson; NOES: None; ABSENT: Mackenzie; ABSTENTIONS: None.

5. MEETING ITEMS

A. Election of Officers

Chair Pawson introduced the item.

ACTION: Moved/seconded (Zane/Thompson) to elect Brian Masterson to Chair of the Oversight Board and Mary Grace Pawson to Vice Chair of the Oversight Board and adopt Resolution No. OSB 2017-01 A Resolution of the Oversight Board for the Successor Agency City of Rohnert Park Affirming Selection of Officers. Motion carried by the following 6-0-1-0 roll call vote: AYES: Downey, Jolley, Masterson, Thompson, Zane, Pawson; NOES: None; ABSENT: Mackenzie; ABSTENTIONS: None.

B. Receive Series 2007R Excess Bond Proceeds Expenditure Report

Chair Pawson announced the item. Staff member John McArthur gave the staff report for expenditures for the period of July – December 2016. Board Member Thompson asked about the Sports Center HVAC Feasibility Study Additional comments about recent Sports Center upgrades.

C. Repayment Schedule for Amounts Owed to the City of Rohnert Park by the Former Community Development Commission of the City of Rohnert Park

Chair Pawson announced the item. Staff member Betsy Howze gave the staff report.

ACTION: Moved/seconded (Downey/Jolley) to adopt Resolution No. OSB 2017-02 A Resolution of the Oversight Board for the Successor Agency City of Rohnert Park Amending the Repayment Schedule for Amounts Owed to the City of Rohnert Park by the Former Community Development Commission of the City of Rohnert Park. Motion carried by the following 6-0-1-0 roll call vote: AYES: Downey, Jolley, Masterson, Thompson, Zane, Pawson; NOES: None; ABSENT: Mackenzie; ABSTENTIONS: None.

D. Annual Recognized Obligation Payment Schedule (ROPS) 17-18 of the Successor Agency to the Former Community Development Commission of the City of Rohnert Park

Chair Pawson announced the item. Staff member Betsy Howze gave the staff report.

ACTION: Moved/seconded (Thompson/Downey) to adopt Resolution No. OSB 2017-03 A Resolution of the Oversight Board for the Successor Agency City of Rohnert Park Approving the Annual Recognized Obligation Payment Schedule For July 1, 2017 – June 30, 2018, (“ROPS 17-18”), Pursuant To Section 34177 (o) of the California Health And Safety Code. Motion carried by the following 6-0-1-0 roll call vote: AYES: Downey, Jolley, Masterson, Thompson, Zane, Pawson; NOES: None; ABSENT: Mackenzie; ABSTENTIONS: None.

6. NEW MATTERS FOR FUTURE CONSIDERATION

City Manager Jenkins updated the Board on the disposition of two properties previously owned by the Redevelopment Agency, which included an empty parcel west of the Rohnert Park and Cotati Community Library and a parcel which had a veterinary office. The sale of the properties provided

approximately \$510,000, which would be sent to Sonoma County to be distributed to the appropriate taxing entities.

7. PUBLIC COMMENT ON NON-AGENDA ITEMS

There were no comments from the public.

8. ADJOURNMENT

ACTION: Chair Pawson adjourned the meeting at 2:23 p.m.

Eydie Tacata, Clerk of the Board
Successor Agency City of Rohnert Park

Mary Grace Pawson, Chair
Oversight Board for the Successor Agency of
Rohnert Park

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Mission Statement

“We Care for Our Residents by Working Together to Build a Better Community for Today and Tomorrow.”

**CITY OF ROHNERT PARK
OVERSIGHT BOARD AGENDA REPORT**

Meeting Date: January 29, 2018
Submitted By: Betsy Howze, Finance Director
Prepared By: Betsy Howze, Finance Director
Agenda Title: **Approval of the Annual Recognized Obligation Payment Schedule (ROPS) 18-19 of the Successor Agency to the former Community Development Commission of the City of Rohnert Park**

RECOMMENDED ACTION:

Consider and adopt the attached Resolution approving the Annual ROPS 18-19 (Recognized Obligation Payment Schedule for the period July 1, 2018 to June 30, 2019) of the Successor Agency to the former Community Development Commission of the City of Rohnert Park.

BACKGROUND:

Health & Safety Code Section 34177 (o) requires successor agencies to submit the Recognized Obligation Payment Schedule (“ROPS”) to the State Department of Finance (“DOF”).

The ROPS 18-19 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, 2018, after approval by the Oversight Board.

ANALYSIS:

The attached ROPS 18-19 addresses \$5,677,134 in enforceable obligations to be paid from Redevelopment Property Tax Trust Funds (“RPTTF”). The enforceable obligations include bond debt payments, repayment of the City loan, use of bond proceeds, and the administrative cost allowance for the period July 1, 2018 to June 30, 2019.

As previously reported, with the receipt of the Notice of Completion on April 26, 2013, the Successor Agency is eligible to include previously unallowable items beginning with the ROPS 14-15B. These include 1) repayment of a loan the City made to the former Community Development Commission and 2) expenditure of the proceeds of bonds issued prior to December 31, 2010 for infrastructure projects.

The first annual City loan repayment was made in the ROPS 14-15B period, and to date we have received \$1,440,881. With an interest rate of 3%, we expect the balance to be \$1,673,834 at June 30, 2018. All loan payments received by the City are required to first reduce the principal balance, and pay off the accreted interest second. Twenty percent of any loan repayment amount must be transferred to the Low and Moderate Income Housing Asset Fund. Based on the statutory limitations on the maximum annual repayment amount, no loan repayment may be made to the City for FY 18-19.

The former Community Development Commission loaned \$10,055,725 of bond proceeds to the Public Facility Finance Fee Fund to build the Eastside Trunk Sewer Project. These funds are being repaid to the Successor Agency with developer fees as funds become available for capital improvements within the project area. We planned for \$500,000 to be repaid to the Successor Agency during the FY 2017-18 ROPS cycle, but it is uncertain at this time if that will happen. The current outstanding balance per the ROPS schedule is \$9,055,725, which may be reduced by \$500,000 if the FY 2017-18 cycle payment is made. We are including a \$500,000 request for the ROPS 18-19 cycle.

Staff recommends that the Oversight Board consider and adopt the attached Resolution approving the ROPS 18-19. 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, 2018. In accordance with AB1484, staff will also post the approved ROPS on the Successor Agency's website.

Department Head Approval Date: December 28, 2017
Oversight Board Attorney Approval Date: January 3, 2018
City Manager Approval Date: January 9, 2018

Attachments:

1. Resolution approving ROPS 18-19
2. Exhibit A to Resolution: ROPS 18-19

RESOLUTION NO. OSB 2018-01

**A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY
CITY OF ROHNERT PARK APPROVING THE ANNUAL
RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR
JULY 1, 2018 – JUNE 30, 2019 (“ROPS 18-19”), 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 City of Rohnert Park (“**Successor Agency**”), as successor agency to the Community Development Commission of the City of Rohnert Park (“**Commission**”) 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**”);

WHEREAS, Section 34177 (o) of the Health and Safety Code requires the Successor Agency, following approval by the Oversight Board, to submit to the State Department of Finance (“**DOF**”), the State Controller, and the Sonoma County Auditor-Controller-Treasurer-Tax Collector (“**County Auditor**”) for review, the Recognized Obligation Payment Schedules (“**ROPS**”) in the manner provided by the Department of Finance;

WHEREAS, pursuant to the Dissolution Law, the ROPS for the period of July 1, 2018 to June 30, 2019 (“**ROPS 18-19**”) 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, 2018, after approval by the Oversight Board;

WHEREAS, Successor Agency staff have prepared the attached ROPS, which was approved by the Successor Agency’s governing board on January 23, 2018; and

WHEREAS, Successor Agency staff have submitted the attached ROPS to the Oversight Board for review and approval, and at the same time have provided a copy of the attached ROPS to the County Administrative Officer, the County Auditor and DOF, all as required pursuant to Health and Safety Code Section 34177 (o).

**NOW, THEREFORE, THE OVERSIGHT BOARD FOR THE SUCCESSOR
AGENCY CITY OF ROHNERT PARK DOES RESOLVE AS FOLLOWS:**

Section 1. The Recognized Obligation Payment Schedule for the period of July 1, 2018 to June 30, 2019 (“**ROPS 18-19**”) in the form attached to this resolution and incorporated herein by reference, is hereby approved.

Section 2. The staff of the Successor Agency is hereby directed to submit the ROPS to DOF, the State Controller and the County Auditor-Controller-Treasurer-Tax-Collector, and post the ROPS on the Successor Agency’s website in accordance with Health and Safety Code Section

34177(1)(2)(C), and to cooperate with DOF to the extent necessary to obtain DOF's acceptance of the ROPS, correct clerical errors or omissions including, if necessary, making modifications to the ROPS determined by the City Manager to be reasonable and financially feasible to meet its legally required financial obligations.

DULY AND REGULARLY ADOPTED by the Oversight Board for the Successor Agency City of Rohnert Park this 29th day of January, 2018.

**OVERSIGHT BOARD FOR THE SUCCESSOR
AGENCY CITY OF ROHNERT PARK**

Mary Grace Pawson, Vice Chair

ATTEST:

Eydie Tacata, Clerk of the Board

Downey: ___ Jolley: ___ Mackenzie: ___ Thompson: ___ Zane: ___ Pawson: ___ Masterson: ___

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

Attachment to Resolution No. OSB 2018-01

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

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

Successor Agency:

Rohnert Park

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
A Enforceable Obligations Funded as Follows (B+C+D):	\$ -	\$ 500,000	\$ 500,000
B Bond Proceeds	-	500,000	500,000
C Reserve Balance	-	-	-
D Other Funds	-	-	-
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G):	\$ 2,205,942	\$ 2,971,192	\$ 5,177,134
F RPTTF	2,080,942	2,846,192	4,927,134
G Administrative RPTTF	125,000	125,000	250,000
H Current Period Enforceable Obligations (A+E):	\$ 2,205,942	\$ 3,471,192	\$ 5,677,134

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 18-19) - Report of Cash Balances
July 1, 2015 through June 30, 2016
(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (l), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation. For tips on how to complete the Report of Cash Balances Form, see [Cash Balance Tips Sheet](#)

A	B	C	D	E	F	G	H	I	
		Fund Sources							
		Bond Proceeds		Reserve Balance		Other	RPTTF		
	Cash Balance Information for ROPS 15-16 Actuals (07/01/15 - 06/30/16)	Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS period balances and DDR RPTTF balances retained	Prior ROPS RPTTF distributed as reserve for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	Comments	
1	Beginning Available Cash Balance (Actual 07/01/15)								
		2,384,667		146,998	4,696	18,010	(114,077)	Ending balance from 16-17 ROPS	
2	Revenue/Income (Actual 06/30/16) RPTTF amounts should tie to the ROPS 15-16 total distribution from the County Auditor-Controller during June 2015 and January 2016.							Column C: 500,000 is repayment of loan of 2007R Bond proceeds; \$13.26+69.47-2 rounding is interest earnings on bond proceeds; \$1,459 is interest earnings DS Reserve; Column G \$509,753 is proceeds from sale of land subject to revenue sharing agreement; + \$9,989 sale of land in accordance with Long Term Property Management Plan+768.39 interest earnings+ 2,652.25 correction of Terra Realty fees & \$10,009 reclassified to other funds.	
		501,539				533,172	5,298,569		
3	Expenditures for ROPS 15-16 Enforceable Obligations (Actual 06/30/16)							Column H. Trustee erred and did not request calendar year DS payment for the 1999 and 2001 bonds in January, 2016. Retained cash was paid to trustee in July, 2016	
		1,129,667		37,606		14,280	4,033,444		
4	Retention of Available Cash Balance (Actual 06/30/16) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)							Column C - Bond Reserves held by Trustee. Column G- Revenue Sharing agreement paid out in January, 2017. Column H - Trustee erred and did not request calendar year DS payment for the 1999 and 2001 bonds. Retained cash of \$1,265,526 was paid to trustee in July, 2016	
		1,756,444				509,753	1,265,526		
5	ROPS 15-16 RPTTF Balances Remaining	No entry required							
6	Ending Actual Available Cash Balance (06/30/16) C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 + 5)								
		\$ 95	\$ -	\$ 109,392	\$ 4,696	\$ 27,149	\$ (114,478)		

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Mission Statement

“We Care for Our Residents by Working Together to Build a Better Community for Today and Tomorrow.”

**CITY OF ROHNERT PARK
OVERSIGHT BOARD AGENDA REPORT**

Meeting Date: January 29, 2018

Department: Administration

Submitted By: Darrin Jenkins, City Manager

Agenda Title: **Approval of Successor Agency, City Council, and Rohnert Park Financing Authority Resolutions to Refund Existing Tax Allocation Bonds**

RECOMMENDED ACTIONS:

1. The Oversight Board adopt a resolution of the Oversight Board to the Successor Agency to the Community Development Commission of the City of Rohnert Park approving the issuance and sale of tax allocation refunding bonds by the Successor Agency to the Community Development Commission of the City of Rohnert Park and authorizing certain other actions in connection therewith, with the intention of saving \$192,000 per year.

BACKGROUND:

Redevelopment agencies were dissolved by the passage of ABx1 26 by the California Legislature. The California Supreme Court upheld the dissolution statute in December of 2011, and the dissolution occurred effective February 1, 2012. AB 1484, follow-up legislation to supplement and clarify various provisions, was passed in June of 2012. That statute added Health & Safety Code section 34177.5, subdivision (a)(1) of which includes language that permits successor agencies to refund bonds to effect savings. That section provides that a successor agency has the authority, right and power to issue bonds or incur other indebtedness to refund the bonds or other indebtedness of its former redevelopment agency or of the successor agency to provide savings to the successor agency, provided that:

(A) For the purpose of issuing bonds or incurring other indebtedness to refund the bonds or other indebtedness of its former redevelopment agency or of the successor agency to provide savings to the successor agency, provided that (A) the total interest cost to maturity on the refunding bonds or other indebtedness plus the principal amount of the refunding bonds or other indebtedness shall not exceed the total remaining interest cost to maturity on the bonds or other indebtedness to be refunded plus the remaining principal of the bonds or other indebtedness to be refunded, and (B) the principal amount of the funding bonds or other indebtedness shall not exceed the amount required to defease the refunded bonds or other indebtedness, to establish customary debt service reserves, and to pay related costs of issuance. If the foregoing conditions are satisfied, the initial principal amount of the refunding bonds or other indebtedness may be greater than the outstanding principal amount of the bonds or other indebtedness to be refunded. The successor agency may pledge to the refunding bond or other indebtedness the revenues pledged to

the bonds or other indebtedness being refunded, and that pledge, when made in connection with the issuance of such refunding bonds or other indebtedness, shall have the same lien priority as the pledge of the bonds or other obligations to be refunded, and shall be valid, binding, and enforceable in accordance with its terms.

(Health & Saf. Code, § 34177.5, subd.(a)(1).)

As provided by AB 1484, a successor agency is not able to issue bonds that would increase the overall indebtedness associated with the previous issuances, or provide additional proceeds to be expended, but it can issue bonds to refund and effectuate cost savings as proposed. By refunding certain eligible bond issues, the debt service payments will be reduced and the taxing entities will receive additional revenues. Staff has identified such an opportunity which is presented in this agenda report.

Prior to the dissolution of the Community Development Commission, the former Rohnert Park Community Development Commission issued certain prior bonds and obligations to finance redevelopment projects, detailed below (the “Bonds”):

Outstanding Prior Bonds:

2001 Tax Allocation Bonds	\$2,225,000
2003 Lease Revenue Bonds	\$2,900,000
2007 Housing Tax Allocation Bonds	\$200,000
2007R Tax Allocation Bonds	<u>\$18,070,000</u>
Total Outstanding	\$23,395,000

The current outstanding principal amount of the prior Bonds is \$23,395,000, and they bear interest rates ranging from 4.00% to 5.25%. It is anticipated that the refunding of the prior Bonds will produce an annual average reduction in bond payments of \$192,000. This same reduction in annual bond payments frees up additional property tax revenues for distribution to the affected taxing entities. The City is one of the taxing entities that will benefit by these savings. Other taxing entities include, but are not limited to, the County, schools (K-12, community colleges and County Office of Education), the County Library, and other special districts.

AB 1484 permits successor agencies to refund outstanding bonds and other obligations of a former redevelopment agency which requires the approval of the Successor Agency, Oversight Board and the California Department of Finance. Because the impact of the refunding would be to reduce the interest costs associated with the prior Bonds, it is anticipated that Department of Finance will approve the action. Successor agencies throughout the state have successfully refunded outstanding debt.

The first step in moving forward with the refunding bonds was for the Successor Agency to adopt a resolution at its January 23, 2018 meeting to undertake proceedings for the issuance and sale of the Successor Agency to the Rohnert Park Community Development Commission Tax Allocation Refunding Bonds, Series 2018A (Tax Exempt) and 2018B (Taxable) (the “Refunding Bonds”) to refund the Prior Bonds, approve the required legal documents and authorize all of the

necessary actions relating to the proposed refinancing. Subsequent to the adoption of the resolution by the Successor Agency, the Oversight Board at tonight's meeting will consider adopting the required resolution accompanied by the Successor Agency resolution and the indenture of trust, escrow agreement, bond purchase agreement, continuing disclosure certificate and the debt service savings report. Once the Oversight Board has approved their resolution, they are required to be forwarded to the California Department of Finance who has up to sixty days to approve the Oversight Board resolution.

ANALYSIS:

AB 1484 allows outstanding tax allocation bonds to be refunded subject to review and approval of the Department of Finance. Staff has determined, in consultation with its Financial Advisor, that the current bond market conditions are favorable for the issuance of the Refunding Bonds to refund existing tax allocation bonds.

The attached Debt Service Savings Analysis Report, based on market conditions as of January 8, 2018, shows the refinancing of the prior Bonds is projected to generate net present value savings of approximately \$2.5 million over the life of the indebtedness. The average annual savings are projected to be \$192,000 beginning in 2018 and continuing through the Refunding Bonds final maturity in 2037. The term of the Refunding Bonds is the same as the original term of the currently outstanding indebtedness and will not be extended. Any debt service savings as a result of the refunding will increase the amount of residual tax increment revenues that can be distributed to all taxing entities, including the City.

The dissolution law provides that such refinancings are subject to the approval of the Successor Agency, Oversight Board, and the Department of Finance. The proposed action starts this process. If these prior Bonds are refinanced, any savings accrued will increase the amount of residual property tax (previously known as tax increment) available for distribution to the taxing entities.

REFUNDING PROCESS:

It is anticipated that the refunding will take approximately 4 months to complete. The key milestones to complete the refunding are identified below:

- Successor Agency approving resolution to refund the Prior Bonds and approving legal documents (*Approved on January 23, 2018*)
- Oversight Board's approval of Successor Agency action to issue the Refunding Bonds and make determination of savings (*Tonight's Action*)
- Submission of resolutions of both the Successor Agency and Oversight Board and all the related documents to the Department of Finance (January 30, 2018)
- Secure underlying credit ratings and debt service reserve fund surety (March 2018)
- Receive Department of Finance's Approval (March 2018)
- Successor Agency approval of the Preliminary Official Statement and remaining financing documents (March 2018)
- Negotiated sale of Refunding Bonds (April 2018)
- Bond Closing (May 2018)

FISCAL IMPACT:

The fiscal impact of the issuance of the Refunding Bonds will result in the average annual reduction in bond payments of approximately \$192,000. This same reduction in annual bond payments frees up additional property tax revenues for distribution to affected taxing entities. This will result in an average annual increase of \$40,000 in property tax revenues to the City starting in 2018 and continuing through the final maturity in 2037, as a result of the refunding. These are estimated savings based on current market conditions as of January 8, 2018 and are subject to change.

Finance Director Approval Date:	January 12, 2018
Oversight Board Attorney Approval Date:	January 17, 2018
City Manager Approval Date:	January 19, 2018

Attachments *(list in packet assembly order):*

1. Resolution of the Oversight Board
2. Indenture of Trust
3. Escrow Agreement
4. Bond Purchase Agreement
5. Continuing Disclosure Certificate
6. Debt Service Savings Analysis Report

RESOLUTION NO. OSB 2018-02

RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY CITY OF ROHNERT PARK APPROVING THE ISSUANCE AND SALE OF TAX ALLOCATION REFUNDING BONDS BY THE SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF ROHNERT PARK AND AUTHORIZING CERTAIN OTHER ACTIONS IN CONNECTION THEREWITH

WHEREAS, the Community Development Commission of the City of Rohnert Park (the “Prior Agency”) was a public body, corporate and politic, duly created, established and authorized to transact business and exercise its powers under and pursuant to the provisions of the Community Redevelopment Law (Part 1 of Division 24 of the Health and Safety Code of the State of California) (the “Law”), and the powers of the Prior Agency included the power to issue bonds for any of its corporate purposes;

WHEREAS, the Redevelopment Plan for the Rohnert Park Redevelopment Project was adopted and approved, and subsequently amended, in compliance with all requirements of the Law, and all requirements of law for and precedent to the adoption and approval of the Redevelopment Plan, as amended, have been duly complied with;

WHEREAS, the Prior Agency has previously incurred the obligations listed on Exhibit A hereto (collectively, the “Prior Obligations”);

WHEREAS, on June 28, 2011, the California Legislature adopted ABx1 26 (the “Dissolution Act”) and ABx1 27 (the “Opt-in Bill”);

WHEREAS, the California Supreme Court subsequently upheld the provisions of the Dissolution Act and invalidated the Opt-in Bill, resulting in the dissolution of the redevelopment component of the Prior Agency as of February 1, 2012;

WHEREAS, the redevelopment powers, assets and obligations of the Prior Agency were transferred on February 1, 2012, to the Successor Agency to the Community Development Commission of the City of Rohnert Park (the “Successor Agency”);

WHEREAS, on or about June 27, 2012, AB 1484 was adopted as a trailer bill in connection with the 2012-13 State of California Budget;

WHEREAS, California Health and Safety Code Section 34177.5(a)(1) authorizes successor agencies to refund outstanding bonds or other indebtedness provided that: (i) the total interest cost to maturity on the refunding bonds or other indebtedness, plus the principal amount of the refunding bonds or other indebtedness, does not exceed the total remaining interest cost to maturity on the bonds or other indebtedness to be refunded, plus the remaining principal of the bonds or other indebtedness to be refunded; and (ii) the principal amount of the refunding bonds or other indebtedness does not exceed the amount required to defease the bonds or other indebtedness to be refunded, to establish customary debt service reserves and to pay related costs of issuance;

WHEREAS, California Health and Safety Code Section 34177.5(a)(2) authorizes successor agencies to issue bonds or other indebtedness to finance debt service spikes, including balloon maturities, provided that: (i) the existing indebtedness is not accelerated, except to the extent

necessary to achieve substantially level debt service; and (ii) the principal amount of the bonds or other indebtedness shall not exceed the amount required to finance the debt service spikes, including establishing customary debt service reserves and paying related costs of issuance;

WHEREAS, the Oversight Board for the Successor Agency City of Rohnert Park (the “Oversight Board”) now desires to authorize and approve the issuance of tax allocation refunding bonds (the “2018 Bonds”) in an aggregate principal amount sufficient to refund all or a portion of the Prior Obligations pursuant to AB 1484, and to irrevocably set aside a portion of the proceeds of such 2018 Bonds in a separate segregated trust fund which will be used to refund the outstanding Prior Obligations being refunded, to pay costs in connection with the issuance of the 2018 Bonds and to make certain other deposits as required by the Indenture (as defined below);

WHEREAS, the 2018 Bonds shall be secured by a pledge of property tax revenues authorized by California Health and Safety Code Section 34177.5(a) and (g), pursuant to the provisions of Article 11 of Chapter 3 of Part 1 of Division 2 of Title 5 of the California Government Code (the “Bond Law”); and

WHEREAS, the Oversight Board desires to approve all matters relating to the issuance and sale of the 2018 Bonds as required by Sections 34177.5 (f) and 34180 of the Health and Safety Code of the State of California.

BE IT RESOLVED by the Oversight Board for the Successor Agency City of Rohnert Park that it does hereby find, determine, resolve and order as follows:

Section 1. Each of the foregoing recitals is true and correct.

Section 2. The issuance by the Successor Agency to the Community Development Commission of the City of Rohnert Park of the 2018 Bonds in an aggregate principal amount sufficient to refund all or a portion of the Prior Obligations for the purposes of achieving debt service savings and/or financing debt service spikes and paying any associated costs or fees in connection with such refunding, and the pledge of property tax revenues to the 2018 Bonds pursuant to the Indenture approved by Section 2 of the Successor Agency Resolution (as authorized by California Health and Safety Code Section 34177.5(a) and (g)) is hereby approved. The 2018 Bonds may be issued as a single issue, or from time to time in separate series, each of which may be issued on a taxable or tax-exempt basis, as the Successor Agency shall determine. The approval of the issuance of the 2018 Bonds by the Successor Agency and the Oversight Board shall constitute the approval of each and every separate series of 2018 Bonds and the sale of the 2018 Bonds at a public or private sale.

The outstanding principal amount of the Prior Obligations that will be refunded is \$23,395,000, and they bear interest rates ranging from 4.00% to 5.25%. It is anticipated that the refunding of the Prior Obligations will produce significant reductions (well over \$100,000) in debt service payments, although actual reductions in debt service may differ from current projections based on market conditions when the 2018 Bonds are sold. Any debt service savings will result in the receipt by the City of increased property tax revenues. This same reduction in annual debt service payments on the Prior Obligations frees up additional property tax revenues for distribution to other affected taxing entities, such as the County of Sonoma, schools (K-12, community colleges and the County Office of Education), the County Library and other special districts.

Section 3. The Successor Agency is authorized and directed to prepare, approve and execute such other documents, including, as necessary, a Bond Purchase Agreement, a private placement memorandum, an Official Statement, a Continuing Disclosure Agreement, Escrow Agreements for the Prior Obligations and any additional agreements as may be required to carry out the purposes hereof without the need for any further approval from the Oversight Board.

Section 4. The Chair of the Oversight Board and the other officers and members of staff having responsibility for the affairs of the Oversight Board are hereby authorized and directed to execute such documents and certificates as they determine are necessary or appropriate to assist the Successor Agency in the issuance of the 2018 Bonds.

Section 5. Pursuant to the provisions of California Health and Safety Code Section 34177.5(f), the Successor Agency is expressly authorized to recover its related costs in connection with the transaction approved hereby, irrespective of whether the 2018 Bonds are issued.

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

DULY AND REGULARLY ADOPTED this 29th day of January, 2018.

**OVERSIGHT BOARD FOR THE SUCCESSOR
AGENCY CITY OF ROHNERT PARK**

Mary Grace Pawson, Vice Chair

ATTEST:

Eydie Tacata, Clerk of the Board

Downey: ____ Jolley: ____ Mackenzie: ____ Thompson: ____ Zane: ____ Pawson: ____ Masterson: ____

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

EXHIBIT A

PRIOR OBLIGATIONS

1. Payments due with respect to the Community Development Commission of the City of Rohnert Park, Rohnert Park Redevelopment Project, Tax Allocation Bonds, Series 2001 pursuant to the Rohnert Park Senior Center Loan Agreement by and between the Prior Agency and the Rohnert Park Financing Authority, dated as of June 1, 2001
2. Ninety percent (90%) of the payments due with respect to the Rohnert Park Financing Authority Lease Revenue Refunding Bonds, Series 2003 pursuant to the Second Amendment to Reimbursement Agreement, dated as of July 1, 2003, by and between the City of Rohnert Park and the Community Development Commission of the City of Rohnert Park
3. Community Development Commission of the City of Rohnert Park, Rohnert Park Redevelopment Project, Housing Tax Allocation Bonds, Series 2007H
4. Community Development Commission of the City of Rohnert Park, Rohnert Park Redevelopment Project, Tax Allocation Bonds, Series 2007R

Attachment 2 to Item 5B Staff Report

[Cover page only - [CLICK HERE](#) to go to the full text of the document]

INDENTURE OF TRUST

Dated as of [May 1, 2018]

by and between the

**SUCCESSOR AGENCY TO THE COMMUNITY
DEVELOPMENT COMMISSION OF THE CITY OF ROHNERT PARK**

and

**MUFG UNION BANK, N.A.,
as Trustee**

Relating to

**[\$Series 2018A Bond Amount]
SUCCESSOR AGENCY TO THE
COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF ROHNERT PARK
TAX ALLOCATION REFUNDING BONDS, SERIES 2018A**

**[\$Series 2018B Bond Amount]
SUCCESSOR AGENCY TO THE
COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF ROHNERT PARK
TAX ALLOCATION REFUNDING BONDS, SERIES 2018B (FEDERALLY TAXABLE)**

Attachment 3 to Item 5B Staff Report

[Cover page only - [CLICK HERE](#) to go to the full text of the document]

PRIOR BONDS ESCROW AGREEMENT (SERIES 2001 BONDS)

THIS PRIOR BONDS ESCROW AGREEMENT (SERIES 2001 BONDS), dated as of [May 1], 2018 (the “Agreement”), by and between the Successor Agency to the Community Development Commission of the City of Rohnert Park (the “Successor Agency”) and MUFG Union Bank, N.A., acting in its capacity as escrow agent (the “Escrow Bank”) and as the Prior Bonds Trustee (as defined below), is entered into in accordance with an Indenture of Trust, dated as of May 1, 1991, as amended and supplemented by a First Supplemental Indenture of Trust, dated as of January 1, 1999, and a Second Supplemental Indenture of Trust, dated as of September 1, 2001 (collectively, the “Prior Indenture”), each by and between the Community Development Commission of the City of Rohnert Park (the “Former Agency”) and MUFG Union Bank, N.A., as successor trustee thereunder (the “Prior Bonds Trustee”), to refund all of the outstanding Prior Bonds (as such term is defined below).

RECITALS

Attachment 4 to Item 5B Staff Report

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SUCCESSOR AGENCY TO THE
COMMUNITY DEVELOPMENT COMMISSION
OF THE CITY OF ROHNERT PARK

\$ _____
TAX ALLOCATION REFUNDING BONDS,
SERIES 2018A

\$ _____
TAX ALLOCATION REFUNDING BONDS,
SERIES 2018B (FEDERALLY TAXABLE)

BOND PURCHASE AGREEMENT

_____, 2018

Successor Agency to the Community Development
Commission of the City of Rohnert Park
130 Avram Avenue
Rohnert Park, California 94927

Ladies and Gentlemen:

Stifel, Nicolaus & Company, Incorporated (the “**Underwriter**”) offers to enter into this Bond Purchase Agreement (the “**Bond Purchase Agreement**”) with the Successor Agency to the Community Development Commission of the City of Rohnert Park (the “**Successor Agency**”), which will be binding upon the Successor Agency and the Underwriter upon the acceptance hereof by the Successor Agency. This offer is made subject to its acceptance by the Successor Agency by execution of this Bond Purchase Agreement and its delivery to the Underwriter on or before 5:00 P.M., California time, on the date hereof.

The Successor Agency acknowledges and agrees that: (i) the purchase and sale of the Bonds (as hereinafter defined) pursuant to this Bond Purchase Agreement is an arm’s-length commercial transaction between the Successor Agency and the Underwriter; (ii) in connection therewith and with the discussions, undertakings and procedures leading up to the consummation of such transaction, the Underwriter is and has been acting solely as principal and is not acting

Attachment 5 to Item 5B Staff Report

[Cover page only - [CLICK HERE](#) to go to the full text of the document]

Stradling Yocca Carlson & Rauth
Draft of 1/16/18

CONTINUING DISCLOSURE AGREEMENT

This Continuing Disclosure Agreement (the “Disclosure Agreement”), dated as of May 1, 2018, is executed and delivered by the Successor Agency to the Community Development Commission of the City of Rohnert Park (the “Successor Agency”) [and Willdan Financial Services, as dissemination agent (the “Dissemination Agent”)] in connection with the issuance of the \$_____ Successor Agency to the Community Development Commission of the City of Rohnert Park, Rohnert Park Redevelopment Tax Allocation Refunding Bonds Series 2018A and Series 2018B (Federally Taxable) (collectively, the “Bonds”). The Bonds are being issued pursuant to provisions of an Indenture of Trust, dated as of May 1, 2018, (the “Indenture”), by and between the Successor Agency and MUFG Union Bank, N.A., as trustee (the “Trustee”). The Successor Agency [and the Dissemination Agent covenant and agree] as follows:

SECTION 1. Purpose of the Disclosure Agreement. This Disclosure Agreement is being executed and delivered by the Successor Agency and the Dissemination Agent for the benefit of the Beneficial Owners of the Bonds and in order to assist the Participating Underwriter in complying with S.E.C. Rule 15c2-12(b)(5).

SECTION 2. Definitions. In addition to the definitions set forth in the Indenture, which apply to any capitalized term used in this Disclosure Agreement unless otherwise defined in this Section, the following capitalized terms shall have the following meanings:

“Annual Report” shall mean any Annual Report or any addendum thereto provided by the Successor Agency pursuant to, and as described in, Sections 3 and 4 of this Disclosure Agreement.

“Beneficial Owner” shall mean any person which: (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Bonds (including persons holding Bonds through nominees, depositories or other intermediaries); or (b) is treated as the owner of any Bonds for federal income tax purposes.

Attachment 6 to Item 5B Staff Report

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Debt Service Savings Analysis

Successor Agency to the Community Development Commission of the City of Rohnert Park
Tax Allocation Refunding Bonds, Series 2018A
Tax Allocation Refunding Bonds, Series 2018B (Federally Taxable)
Tax-Exempt Current Refunding of 2001 TABs, 2003 LRBs, and 2007R TABs;
Taxable Current Refunding of 2007H TABs

	2001 TABs Refunding	2007R TABs Refunding	2003 LRBs Refunding	2007H TABs Refunding	Total
	'A-' Underlying ⁽¹⁾⁽²⁾	'A-' Underlying ⁽¹⁾⁽²⁾	'A-' Underlying ⁽¹⁾⁽²⁾	'A-' Underlying ⁽¹⁾⁽²⁾	'A-' Underlying ⁽¹⁾⁽²⁾
Refunding Bond Amount	\$2,275,000.00	\$17,305,000.00	\$2,755,000.00	\$205,000.00	\$22,540,000.00
Par Refunded	2,225,000.00	\$18,070,000.00	\$3,225,000.00	\$200,000.00	\$23,720,000.00
Final Maturity	8/1/2020	8/1/2037	8/1/2025	8/1/2018	8/1/2037
Average Coupon of Refunded Bonds	5.25%	4.93%	4.75%	4.00%	4.92%
Average Coupon of Refunding Bonds	4.55%	4.15%	4.95%	2.07%	4.19%
True Interest Cost (effective rate)	3.48%	3.43%	2.61%	5.74%	3.38%
Net Present Value Savings (\$)	1,600.76	2,368,736.34	201,847.09	(3,532.42)	2,568,651.77
Present Value Savings (%)	0.07%	13.11%	6.26%	-1.77%	10.83%
Nominal Savings (\$)	(1,698.19)	3,254,963.57	594,824.86	(2,037.30)	3,846,052.94
Average Annual Savings (\$)	(566.06)	162,748.18	74,353.11	(2,037.30)	192,302.65
Taxing Entities Share of Average Annual Savings:					
COUNTY GENERAL FUND	(\$ 59)	\$ 180.88	\$96.36	(\$ 7.30)	\$ 176.92

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Mission Statement

“We Care for Our Residents by Working Together to Build a Better Community for Today and Tomorrow.”

**CITY OF ROHNERT PARK
OVERSIGHT BOARD AGENDA REPORT**

Meeting Date: January 29, 2018
Submitted By: Darrin Jenkins, City Manager
Prepared By: Ellen Beardsley, Administrative Assistant
Agenda Title: **Election of Officers**

RECOMMENDED ACTIONS:

- (1) Elect one member of the Oversight Board of the Successor Agency City of Rohnert Park (“Board”) to serve as Chair for a one-year term effective the next regularly scheduled or special meeting
- (2) Elect one member to serve as Vice Chair of the Board for a one-year term
- (3) Consider and adopt attached Resolution affirming the selection of Board officers

BACKGROUND:

On April 11, 2012, the Board elected Shirlee Zane as Chair and Jake Mackenzie as Vice Chair of the Board.

At its meeting in April 2013, the Board elected Shirlee Zane as Chair and Jake Mackenzie as Vice Chair to serve their second consecutive term.

On April 9, 2014, the Board elected Marilyn Ponton as Chair and Michael Thompson as Vice Chair to serve their first term, and on April 8, 2015, both were elected to serve their second terms.

Due to the resignation of Chair Ponton, a special meeting was held on September 24, 2015, and Jake Mackenzie was elected as Chair of the Oversight Board.

At its regular meeting on April 13, 2016, the Board elected Mary Grace Pawson to serve as Chair, and Jake Mackenzie was elected as Vice Chair. At the same meeting, the Board approved Resolution No. OSB 2016-03 which amended *Article II, Section 5 of the Bylaws* to permit the Board to elect any Board Member as Chair and Vice Chair regardless of the number of years they have served as officers.

“The Chair and Vice Chair shall be elected from among the members of the Board at the first regular meeting of the Board. Thereafter, the Chair and Vice Chair shall be elected from among the members of the Board at each annual meeting. Each officer shall hold office until the next annual meeting of the Board following his/her election and until his/her successor is elected and in office. Any such officer shall not be prohibited from succeeding himself or herself.”

On January 11, 2017, the Board convened and elected Brian Masterson to serve as Chair and Mary Grace Pawson to serve as Vice-Chair.

Today's special meeting is designated as the Board's annual meeting at which election of officers is to take place. According to the Amended Bylaws, all Board Members are eligible to be elected to the office of Chair or Vice-Chair.

DISCUSSION:

A majority of the total membership of the Board (four members) constitutes a quorum for the transaction of business. Four affirmative votes are required to approve any action taken by the Board. It is recommended that the Chair open and close nominations to the Board for the election of Chair. Votes will be cast for the nominee(s) by roll call vote. The nominee receiving at least four affirmative votes will be elected as Chair. The same process would be facilitated by the Chair for the election of a Vice Chair.

City Manager Approval Date: 1/16/2018

City Attorney Approval Date: n/a

Board Attorney Approval Date: n/a

Attachment(s): Resolution No. OSB 2018-03

RESOLUTION NO. OSB 2018-03

**A RESOLUTION OF THE OVERSIGHT BOARD FOR THE
SUCCESSOR AGENCY CITY OF ROHNERT PARK
AFFIRMING SELECTION OF OFFICERS**

WHEREAS, the Oversight Board for the Successor Agency City of Rohnert Park (the “Board”) organized itself pursuant to Chapter 4 (commencing with Section 34179) of Part 1.85 of Division 24 of the Health and Safety Code;

WHEREAS, at the Board’s initial meeting on April 11, 2012, the Board members were sworn in as public officials, and by a majority vote of the Board, Shirlee Zane was elected Chair and Jake Mackenzie elected Vice Chair of the Board;

WHEREAS, on June 22, 2012, the Board adopted Bylaws for the Oversight Board for the Successor Agency City of Rohnert Park which established that at each annual meeting the Chair and Vice Chair shall be elected from among the members of the Board;

WHEREAS, an annual meeting of the Oversight Board was held on January 29, 2018, and the Chair and Vice Chair of the Oversight Board were elected.

NOW, THEREFORE, THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY CITY OF ROHNERT PARK DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The officers of the Board, elected in accordance with the Bylaws, are as follows:

Chair: _____

Vice Chair: _____

Section 2. This Resolution shall be effective the next regularly scheduled or special meeting.

DULY AND REGULARLY ADOPTED this 29th day of January, 2018.

**OVERSIGHT BOARD FOR THE SUCCESSOR
AGENCY CITY OF ROHNERT PARK**

Mary Grace Pawson, Vice Chair

ATTEST:

Eydie Tacata, Clerk of the Board

Downey: ____ Jolley: ____ Mackenzie: ____ Thompson: ____ Zane: ____ Pawson: ____ Masterson: ____

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

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Mission Statement

“We Care for Our Residents by Working Together to Build a Better Community for Today and Tomorrow.”

**CITY OF ROHNERT PARK
OVERSIGHT BOARD AGENDA REPORT**

Meeting Date: January 29, 2018
Department: Public Works and Community Services
Submitted By: John McArthur, Director of Public Works & Community Services
Prepared By: Terrie Zwillinger, Project Coordinator
Agenda Title: **Receive Series 2007R Excess Bond Proceeds Expenditure Report**

RECOMMENDED ACTION:

Staff recommends that the Oversight Board receive the attached report of 2007R Excess Bond proceeds expenditures for July 2017 through December 2017.

BACKGROUND:

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

- 1) On February 11, 2014, the City Council approved \$5.7 million in bond proceeds for multiple facility improvement projects within the former Redevelopment Area (RDA). On April 9, 2014, the project list was approved by the OSB and later approved by the State Department of Finance.
- 2) On February 10, 2015, City Council approved an additional \$627,546 in uncommitted bond proceeds from the 1999 Tax Allocation Bonds (TABs) that will be used as contingency funds for projects that have already been approved.

On May 22, 2007, the former Community Development Commission 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 fees. 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. As these funds are repaid, they retain their identity of bond proceeds and are therefore available to be used for the same purpose as when issued, which is for capital projects within the former redevelopment area.

For FY 2015/16 and FY16-17 sufficient funds were available in the Public Facility Finance Fee fund to repay \$500,000 each year of the funds advanced for the sewer project to the Successor Agency for a total of \$1,000,000. The FY 17-18 budget planned for a \$500,000 repayment as well, but it is unknown at this time if sufficient funds will be available to make the payment. Staff will continue to plan for the annual repayment and make adjustments as necessary based on available funds.

ANALYSIS:

The total amount of bond proceeds allocated to the bond project list is \$16,383,271. Since approving the Excess Bond Proceeds Agreement (Agreement), several of the public facility improvement projects have been initiated.

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 2017 through December 2017 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.

STRATEGIC PLAN ALIGNMENT:

This item follows Strategic Plan Item D.2 by improving infrastructure. The semi-annual report is a requirement of the 2007R Excess Bond Fund Agreement.

OPTIONS CONSIDERED

This report is required per the 2007R Excess Bond Proceeds agreements.

Department Head Approval Date: 1/3/18

Finance Director Approval Date: 1/2/18

City Attorney Approval Date: N/A

City Manager Approval Date: 1/4/18

Attachments (*list in packet assembly order*):

1. **2007R Excess Bond Proceeds Semi-Annual Report BOND 1 and 2**
2. **2007R Excess Bond Proceeds Semi-Annual Report BOND 3**

BOND 1 and 2 Project List

Project Name	Types of Expenses	Project Budget		Previous Expenditures	July-Dec 2017 Total	Remaining Balance
		BOND Proceeds	Other Funding Source			
Benicia Pool Renovation Project No. 2014-06 - CLOSED						
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
	Sub-total	\$1,421,011	\$60,771	\$1,481,781	\$0	\$0
Sports Center Locker Room Retrofit Project No. 2013-05- CLOSED						
Remodel of both women's and men's locker rooms including replacement of lockers, fixtures, floors, and upgraded showers	Design	\$4,412	\$73,966	\$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
	Sub-total	\$755,188	\$73,966	\$829,154	\$0	\$0
Public Safety Main HVAC Replacement Project No. 2014-02- CLOSED						
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	
	Sub-total	\$511,215	\$473,939	\$985,154	\$0	\$0
A-Park Restroom Renovation Project No. 2015-04 - CLOSED						
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	\$268,012	\$2,122	\$0
	Sub-total	\$300,079	\$0	\$297,957	\$2,122	\$0
PAC HVAC Replacement (4 units) Project No. 2015-05						
Replacement of 4 HVAC units	Design	\$84,200	\$0	\$83,214	\$0	\$986
	Construction Management	\$0	\$0	\$0	\$0	\$0
	Construction	\$433,724	\$70,000	\$6,137	\$1,316	\$496,271
	Sub-total	\$517,924	\$70,000	\$89,351	\$1,316	\$497,257
Community Center Roof Replacement Project No. 2015-06- CLOSED						
Replacement of roof	Design	\$21,220	\$0	\$20,890	\$330	\$0
	Construction Management	\$0	\$0	\$0	\$0	\$0
	Construction	\$336,782	\$0	\$322,616	\$14,166	\$0
	Sub-total	\$358,002	\$0	\$343,506	\$14,496	\$0

BOND 1 and 2 Project List

Project Name	Types of Expenses	Project Budget		Previous Expenditures	July-Dec 2017 Total	Remaining Balance
		BOND Proceeds	Other Funding Source			
Senior Center Roof Replacement Project No. 2014-05						
Replacement of roof	Design	\$27,300	\$0	\$15,920	\$0	\$11,380
	Construction Management	\$0	\$0	\$0	\$0	\$0
	Construction	\$208,119	\$28,462	\$27,994	\$0	\$208,587
	Sub-total	\$235,419	\$28,462	\$43,914	\$0	\$219,967
Senior Center Restroom Renovation Project No. 2015-07						
Renovation of restroom, including new fixtures, flooring, ADA upgrades	Design	\$25,200	\$0	\$0	\$0	\$25,200
	Construction Management	\$4,663	\$0	\$0	\$0	\$4,663
	Construction	\$79,000	\$0	\$0	\$0	\$79,000
	Sub-total	\$108,863	\$0	\$0	\$0	\$108,863
PAC Roof Replacement Project No. 2015-08						
Replacement of roof	Design	\$19,650	\$0	\$10,495	\$5,443	\$3,712
	Construction Management	\$0	\$0	\$0	\$0	\$0
	Construction	\$1,418,634	\$30,000	\$2,437	\$852,049	\$594,148
	Sub-total	\$1,438,284	\$30,000	\$12,932	\$857,492	\$597,860
Library Parking Lot Paving and Landscaping Project No. 2015-09						
Overlay of library parking and associated landscaping	Construction	\$163,196	\$0	\$4,649	\$97,900	\$60,647
	Sub-total	\$163,196	\$0	\$4,649	\$97,900	\$60,647
Community Center Parking Lot Overlay Project No. 2014-07						
Overlay of parking lot	Construction	\$513,354	\$0	\$513,354	\$0	\$0
	Sub-total	\$513,354	\$0	\$513,354	\$0	\$0
TOTAL		\$6,322,535	\$737,138	\$4,601,753	\$973,325	\$1,484,594

BOND 3 Project List

Project Name	Types of Expenses	Project Budget		Previous Expenditures	July-Dec 2017 Total	Remaining Balance
		BOND Proceeds	Other Funding Source			
Sports Center HVAC Feasibility Study- CLOSED						
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
	Sub-total	\$28,079	\$0	\$28,079	\$0	\$0
Animal Shelter HVAC Replacement Project						
Replacement of two HVAC Units	Design	\$8,250	\$0	\$0	\$0	\$8,250
	Construction Management	\$0	\$0	\$0	\$0	\$0
	Construction	\$66,750	\$0	\$24,195	\$1,287	\$41,268
	Sub-total	\$75,000	\$0	\$24,195	\$1,287	\$49,518
Animal Shelter Siding Project						
Replacement of the siding at the Animal Shelter	Design	\$899	\$0	\$899	\$0	\$0
	Construction Management	\$0	\$0	\$0	\$0	\$0
	Construction	\$39,101	\$0	\$0	\$0	\$39,101
	Sub-total	\$40,000	\$0	\$899	\$0	\$39,101
Senior Center West Parking Lot Paving Project						
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	\$149,715	\$0	\$3,832	\$131,389	\$14,494
	Sub-total	\$150,901	\$0	\$5,018	\$131,389	\$14,494
Sports Center Exterior Coating and Siding						
Replacement of the siding on the west side of the Sports Center building	Design	\$1,499	\$0	\$899	\$600	\$0
	Construction Management	\$44,261	\$0	\$0	\$0	\$44,261
	Construction	\$54,240	\$0	\$53,640	\$600	\$0
	Sub-total	\$100,000	\$0	\$54,539	\$1,200	\$44,261
PAC HVAC Replacement Project						
Replacement of 5 HVAC Units at the PAC	Design	\$0	\$0	\$0	\$0	\$0
	Construction Management	\$0	\$0	\$0	\$0	\$0
	Construction	\$400,451	\$0	\$0	\$14,735	\$385,716
	Sub-total	\$400,451	\$0	\$0	\$14,735	\$385,716

BOND 3 Project List

Project Name	Types of Expenses	Project Budget		Previous Expenditures	July-Dec 2017 Total	Remaining Balance
		BOND Proceeds	Other Funding Source			
<i>Alicia Park ADA Path of Travel - CLOSED</i>						
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
	Sub-total	\$104,608	\$0	\$104,608	\$0	\$0
<i>Senior Center HVAC Replacement Project</i>						
Replacement of 8 HVAC units at the Senior Center	Design	\$0	\$0	\$0	\$0	\$0
	Construction Management	\$0	\$0	\$0	\$0	\$0
	Construction	\$100,765	\$0	\$8,808	\$0	\$91,957
	Sub-total	\$100,765	\$0	\$8,808	\$0	\$91,957
<i>Other Identified but not-funded Projects</i>						
Various Additional Projects total \$9,055,921: \$196.00 currently available \$9,055,725 not yet received	Design	\$0	\$0	\$0	\$0	\$0
	Construction Management	\$0	\$0	\$0	\$0	\$0
	Construction	\$9,005,921	\$0	\$0	\$0	\$9,005,921
	Sub-total	\$9,055,921	\$0	\$0	\$0	\$9,055,921
TOTAL		\$10,055,725	\$0	\$226,146	\$148,611	\$9,680,968



Mission Statement

“We Care for Our Residents by Working Together to Build a Better Community for Today and Tomorrow.”

**CITY OF ROHNERT PARK
OVERSIGHT BOARD AGENDA REPORT**

Meeting Date: January 29, 2018
 Agenda Title: **INFORMATIONAL ITEM: TRANSITION TO COUNTYWIDE
OVERSIGHT BOARD**

The original legislation dissolving redevelopment agencies created an oversight board for each successor agency. It was anticipated that the work of winding up the affairs of each successor agency would be substantially completed by July 1, 2016, and, at that time, a separate oversight board for each successor agency would no longer be necessary (or efficient). A countywide oversight board overseeing the activity of each successor agency in the county was scheduled to come into existence on July 1, 2016.

In 2015, the Legislature recognized that this schedule was overly-ambitious and changed the date from July 1, 2016 to July 1, 2018.

On July 1, 2018, there will be only one oversight board in Sonoma County:

1. The board will be staffed by the county auditor-controller unless the auditor-controller selects another county entity or a city within the county to staff the board.
2. The office/entity/city staffing the board may recover its costs from the Redevelopment Property Tax Trust Fund.
3. The Board is comprised of the following members:
 - a. One member appointed by the board of supervisors
 - b. One member appointed by the city selection committee.
 - c. One member appointed by the independent special district committee
 - d. One member appointed by the county superintendent of education
 - e. One member appointed by the Chancellor of the California Community Colleges
 - f. One member of the public appointed by the board of supervisors
 - g. One member appointed by the recognized employee organization representing the largest number of successor agency employees in the county

The Governor may make appointments that are not filled by July 15, 2018.

[Health & Safety Code 34179(j)]