

Successor Agency to Contra Costa County Redevelopment Agency



Countywide Oversight Board

Monday, September 24, 2018 – 9:30 am
Department of Conservation and Development
Zoning Administrator Meeting Room
30 Muir Road, Martinez, CA 94553

Federal Glover, Board of Supervisors
Peter Murray, Mayor's Conference
Susan Morgan - Special Districts
John Hild - CCC Superintendent of Schools
Vicki Gordon - Contra Costa Community College District
Jack Weir - Member of the Public
Kristen Lackey, Local 21 - Former RDA Employee

1. Call to Order/Roll Call/Pledge of Allegiance
2. Administer the Oath of Office to Oversight Board Members and Oversight Board Introduction
3. Receive Summary of the Countywide Oversight Board and Adopt Bylaws for the Countywide Oversight Board
4. Appoint Oversight Board Chair and Vice Chair
5. Designate the Secretary to the Countywide Oversight Board

6. Public Comment (3 Minutes/speaker) for any topic NOT on the agenda and within the purview of the Oversight Board.

Time is allotted under Public Comment for those persons who wish to speak for up to three minutes on any item NOT on the agenda. Persons who wish to speak on matters on the agenda will be heard for up to three minutes when the Chair calls for comments. After persons have spoken on an agenda item, the hearing can be closed by the Chair and the matter is subject to discussion and action by the Oversight Board. Persons wishing to speak are requested to fill out a speaker card.

7. Consent items

No Consent Items.

All matters listed under Consent Items are considered by the Oversight Board to be routine and will be enacted by one motion. There will be no separate discussion of these items unless

requested by a member of the Oversight Board or a member of the public prior to the time the Oversight Board votes on the motion to approve the Consent Items.

8. Items for Discussion and/or Action

- a. Adopt Resolution 2018-01 Approving the Pleasant Hill Successor Agency Amended Recognized Obligation Payment Schedule (ROPS) for January 1- June 30, 2019 (Amended ROPS 18-19B)
- b. Adopt Resolution 2018-02 Approving the San Pablo Successor Agency Last and Final Recognized Obligation Payment Schedule (ROPS)
- c. Adopt Resolution 2018-03 Approving the Richmond Successor Agency Amended Recognized Obligation Payment Schedule (ROPS) for January 1- June 30, 2019 (Amended ROPS 18-19B)

8. Future Agenda Items

9. Adjourn to the January 2019 meeting

The Oversight Board will provide reasonable accommodations for persons with disabilities planning to attend the meeting who contact Anna Battagello at least 72 hours before the meeting, at (925) 674-7884.

Materials distributed for the meeting are available for viewing at:

- Department of Conservation and Development, 30 Muir Road, Martinez, CA 94553
- Successor Agency to the Contra Costa County Redevelopment Agency Website

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Oath of Office
Countywide Oversight Board
Contra Costa County

"I, _____, do solemnly swear (or affirm) that I will support and defend the Constitution of the United States and the Constitution of the State of California against all enemies, foreign and domestic; that I will bear true faith and allegiance to the Constitution of the United States and the Constitution of the State of California; that I take this obligation freely, without any mental reservation or purpose of evasion; and that I will well and faithfully discharge the duties upon which I am about to enter."

Name

Date

Signature

Witness

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CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION & DEVELOPMENT
30 Muir Road
Martinez, CA 94553
Telephone: (925) 674-7878

TO: Countywide Oversight Board

FROM: Maureen Toms, Oversight Board Secretary

DATE: September 24, 2018

SUBJECT: Receive a Summary of the Countywide Oversight Board and Adopt Bylaws

AGENDA ITEM: 3

Recommendation

Administer the Oath of Office and Receive Report

Background

The California state legislature enacted Assembly Bill x1 26 to dissolve redevelopment agencies formed under the Community Redevelopment Law (Health and Safety Code Section 33000 et seq.); and on February 1, 2012, the redevelopment agencies in 17 jurisdictions in Contra Costa County were dissolved. Each of these jurisdictions declared that they would act as Successor Agency for their dissolved Redevelopment Agencies. Oversight Boards for each of these 17 Successor Agencies were established in accordance with the Dissolution Act.

Beginning July 1, 2018, there will be only one oversight board in Contra Costa County. The purpose of this County Oversight Board is to oversee all redevelopment successor agencies in the County. This new oversight board will be staffed by the Contra Costa County Department of Conservation (DCD). The Countywide oversight board is appointed as follows:

(1) One member may be appointed by the county board of supervisors. *The Board of Supervisors selected Supervisor Federal Glover, District 5.*

(2) One member may be appointed by the city selection committee established pursuant to Section 50270 of the Government Code. *The Mayor's Conference selected Peter Murray, Pinole Councilmember. Laura Hoffmiester, Concord Council member was selected as the alternate.*

(3) One member may be appointed by the independent special district selection committee established pursuant to Section 56332 of the Government Code, for the types of special districts that are eligible to receive property tax revenues pursuant to Health and Safety Code Section 34188. *The committee selected Susan Morgan from the Iron House Sanitary District Board. Raemona Williams from the Rodeo-Hercules Fire Protection District was selected as the alternate for this seat.*

(4) One member may be appointed by the county superintendent of education to represent schools if the superintendent is elected. If the county superintendent of education is appointed, then the appointment made pursuant to this paragraph shall be made by the county board of education. *John Hild was selected for this seat.*

(5) One member may be appointed by the Chancellor of the California Community Colleges to represent community college districts in the county. *Board member Vicki Gordon was selected to the Community College seat.*

(6) One member of the public may be appointed by the county board of supervisors. *The Board of Supervisors selected Jack Weir to the public-member seat and William Swenson as an alternate.*

(7) One member may be appointed by the recognized employee organization representing the largest number of successor agency employees in the county. *Kristen Lackey was selected to the employee seat.*

The Countywide Oversight Board will meet AT LEAST once a year, in late January to meet the Department of Finance February 1 deadline to submit the annual Recognized Obligation Payment Schedule (ROPS). Other deadlines in for the Department of Finance include any mid-year revisions to the ROPS, which are due by October 1. Sale of property, not included in the Long Range Property Management Plan (LRPMP) (or requiring consideration by the Oversight Board) and refinancing debt also require consideration by the Oversight Board, however those meetings need to occur on the individual jurisdiction's timeline.

The Countywide Oversight Board makes decisions on annual ROPS, mid-year revisions, some property sales and debt refinancing submitted by Successor Agencies within Contra Costa County. There are 17 Successor Agencies in the County, including: Antioch, Brentwood, Clayton, Concord, Danville, El Cerrito, Hercules, Lafayette, Oakley, Pinole, Pittsburg, Pleasant Hill, Richmond, San Pablo, San Ramon, Walnut Creek, and Contra Costa County. Oversight Board decisions are made by resolution, which are then submitted to the State Department of Finance for consideration.

The Recognized Obligation Payment Schedule (ROPS) is the annual request for payments the Successor Agency needs to pay throughout the fiscal year. The ROPS is subject to the Oversight Board approval, then approval from the Department of Finance (DOF). The DOF may reject or modify an item on the ROPS and the Successor Agency must submit a Meet and Confer request in order to appeal the determination. The Oversight Board is not involved in the DOF review or

the Meet and Confer stage. This period is handled directly between Successor Agency staff and the Department of Finance.

Once the Department of Finance approves the ROPS, they notify the County Auditor Controllers throughout the State. County Auditor Controllers make their distributions to Successor Agencies and taxing entities on June 1 for the “A period” of the fiscal year and January 2 for the “B period” of the fiscal year. The distribution to the Successor Agency only included the amount approved in the ROPS for the six-month period. The calculation in on the distribution includes the amount of tax increment revenue generation from the former redevelopment project area, minus administrative costs, pass through payments to various taxing entities that were negotiated when the project area (or amendment) was approved, then ROPS payments, then the residual balance is distributed by distribution formula to all the taxing entities. As the ROPS amounts go down over time, the residual payments increase. See Attachment A for a recap of the FY 17-18 residual allocation to affected taxing entities.

The Bylaws for the Countywide Oversight Board are attached for consideration.

Questions can be directed to Maureen Toms at Maureen.toms@dcd.cccounty.us or 925-674-7878.

Attachments

Attachment A– FY 17-18 Residual Allocations to ATEs

Attachment B– Bylaws

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Attachment A

Contra Costa County
Residual Allocation to ATEs
FY 2017-18

Fund	Org	Vendor	District	940100 ANTIOCH	940200 BRENTWOOD	940300 CLAYTON	940400 CONCORD	940500 DANVILLE	940600 EL CERRITO	940700 HERCULES	940800 LAFAYETTE	940900 OAKLEY
1003	0005	-	County General	561,055.30	304,933.99	590,502.85	1,214,137.97	132,367.88	588,245.08	-	281,551.82	180,536.23
SPECIAL DISTRICTS												
1206	0008	-	County Library	67,537.06	44,700.43	71,025.60	125,619.81	16,347.86	60,419.72	-	41,563.77	29,627.41
2020	7300	-	CCC Fire Protection	697,220.51	-	598,950.71	1,062,116.62	-	-	-	350,982.03	-
2401	7394	-	Service Area L-100	-	291.28	-	-	-	-	-	-	-
2489	7489	-	Service Area M-17 Montalvin	-	-	-	-	-	-	-	-	-
2505	7505	-	Flood Control CCC Water	7,921.79	5,246.86	8,333.66	14,738.59	1,917.87	7,089.65	-	4,876.89	3,477.52
2520	7520	-	Flood Control Zone 3B	-	-	-	59,230.07	7,738.61	-	-	19,677.80	-
2521	7521	-	Flood Cont Z1 Marsh Crk	-	49,863.40	-	-	-	-	-	-	7,891.50
2527	7527	-	Flood Control Zone 7	-	-	-	-	-	-	-	-	-
2530	7530	-	Flood Control Zone 8	-	-	-	-	-	-	-	-	-
2531	7531	-	Flood Control Zone 8A	-	-	-	-	-	-	-	-	-
2554	7554	-	Flood Cont Drainage 10	-	-	-	-	16,864.77	-	-	-	-
2563	7563	-	Flood Cont Drainage 127	-	-	-	-	-	-	-	-	-
2656	7656	-	S/A PI 6	-	344.06	-	-	-	-	-	-	-
2702	7702	-	S/A Lib-2 El Sobrante	-	-	-	-	-	-	-	-	-
2825	7825	-	Co Co Co Water Agency	1,610.04	119.47	1,696.80	3,003.07	390.86	1,444.77	-	993.63	631.22
3005	7830	00698	San Ramon Valley Fire	-	-	-	-	191,383.83	-	-	-	-
3011	7800	-	Rodeo-Hercules Fire	-	-	-	-	-	-	-	-	-
3060	7160	-	East Contra Costa Fire	-	195,384.80	-	-	-	-	-	-	77,865.12
3102	8000	12820	Co Co Resource Cons	730.34	485.58	770.45	1,362.41	177.24	-	-	450.83	320.91
3301	8020	01923	CCC Mosquito Abate Dst1	7,060.63	47,597.07	7,420.46	13,122.45	1,707.09	6,312.52	-	4,342.82	22,762.92
3406	8036	-	Central CC Sanitary	-	-	-	14,436.93	21,229.43	-	-	53,921.56	-
3411	8041	03812	Ironhouse Sanitary	-	-	-	-	-	-	-	-	15,991.38
3414	8044	-	Rodeo Sanitary	-	-	-	-	-	-	-	-	-
3416	8046	04253	West Sanitary	-	-	-	-	-	-	-	-	-
3418	8048	06231	Siege Sanitary	-	-	-	-	-	40,623.02	-	-	-
3480	8073	-	Delta Diablo Z1 W Pittsburg	-	-	-	-	-	-	-	-	-
3481	8074	-	Delta Diablo Z2 Pittsburg	-	-	-	-	-	-	-	-	-
3482	8075	-	Delta Diablo Z3 Antioch	99,485.95	-	-	-	-	-	-	-	-
3515	8080	09132	Los Medanos Healthcare	1,564.89	-	-	-	-	-	-	-	-
3520	8082	00542	Mt Diablo Healthcare	-	-	-	14,815.00	-	-	-	-	-
3525	8085	04600	West CCC Healthcare	-	-	-	-	-	61,900.82	-	-	-
3601	8091	-	Alamo-Lafayette Cemetery	-	-	-	-	666.60	-	-	1,696.27	-

Attachment A

Contra Costa County
Residual Allocation to ATEs
FY 2017-18

Fund	Org	Vendor	District	940100 ANTIOCH	940200 BRENTWOOD	940300 CLAYTON	940400 CONCORD	940500 DANVILLE	940600 EL CERRITO	940700 HERCULES	940800 LAFAYETTE	940900 OAKLEY
3603	8093	-	B B K Union Cemetery	-	12,177.65	-	-	-	-	-	-	-
3700	8100	-	Ambrose Rec & Park	-	-	-	-	-	-	-	-	-
3735	8135	-	Pleasant Hill Rec & Park	-	-	-	-	-	-	-	-	-
3803	8160	00113	Co Co Co Water	21,445.98	454.63	21,987.07	39,885.71	16,424.60	60,703.45	-	-	8,270.28
4001	8401	00283	East Bay Muni Utility	-	-	-	-	-	-	-	41,659.28	-
4002	8402	06181	EBMUD Special District 1	-	-	-	-	-	37,776.82	-	-	-
4007	8407	03872	A-C Transit Spec Dist 1	-	-	-	-	-	223,237.67	-	-	-
4009	8409	06945	BART	28,581.33	18,913.40	30,053.59	53,156.26	6,917.48	25,566.43	-	17,587.56	12,536.91
4010	8410	09164	Bay Area Air Poll Cont	8,329.84	5,512.33	8,760.27	15,494.07	2,016.29	7,452.59	-	5,126.74	3,654.27
4026	8446	13303	East Bay Regional Park	135,846.29	10.35	142,890.24	252,638.17	32,889.01	121,554.13	-	83,618.52	17,180.29
4180	8620	00849	East Co Co Irrigation	-	108,327.32	-	-	-	-	-	-	35.46
4230	8661	04048	Richmond Sewer 1	-	-	-	-	-	-	-	-	-
4231	8756	12731	Brentwood Rec & Park	-	92,013.62	-	-	-	-	-	-	-
4240	8660	10821	Pleasant Hill Lgt Dist 1	-	-	-	-	-	-	-	-	-
4241	7241	08405	Walnut Creek/Svc Area R-8	-	-	-	-	-	-	-	-	-
4248	8668	10839	Clayton Light Mtce 1	-	-	4,566.04	-	-	-	-	-	-
4263	8673	07863	Lafayette Core Area Mtc	-	-	-	-	-	-	-	41,068.45	-
4264	8674	07863	Lafayette St Lt Mtce Z1	-	-	-	-	-	-	-	437.68	-
4280	8690	17293	Antioch Parking Mtce 1A	608.53	-	-	-	-	-	-	-	-
4294	8379	00555	Oakley Police Services	-	-	-	-	-	-	-	-	18,806.01
CITIES				1,077,943.18	581,442.25	896,454.89	1,669,619.16	316,671.54	654,081.59	-	668,003.83	219,051.20
4201	8631	10839	City of Clayton	-	-	287,822.03	-	-	-	-	-	-
4202	8632	01985	City of Concord	-	-	-	880,298.59	-	-	-	-	-
4203	8633	12731	City of Brentwood	-	402,474.44	-	-	-	-	-	-	-
4204	8634	04256	City of San Pablo	-	-	-	-	-	-	-	-	-
4205	8635	02120	City of El Cerrito	-	-	-	-	-	1,035,772.97	-	-	-
4206	8636	08405	City of Walnut Creek	-	-	-	-	-	-	-	-	-
4207	8637	10821	City of Pleasant Hill	-	-	-	-	-	-	-	-	-
4209	8639	17293	City of Antioch	507,630.11	-	-	-	-	-	-	-	-
4210	8640	05534	City of Pittsburg	-	-	-	-	-	-	-	-	-
4212	8642	04007	City of Pinole	-	-	-	-	-	-	-	-	-
4213	8643	04048	Richmond Tax District 1	-	-	-	-	-	-	-	-	-
4214	8644	07863	City of Lafayette	-	-	-	-	-	-	-	155,540.66	-
4216	8665	10184	Town of Danville	-	-	-	-	84,741.00	-	-	-	-

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Contra Costa County
Residual Allocation to ATEs
FY 2017-18

Fund	Org	Vendor	District	940100	940200	940300	940400	940500	940600	940700	940800	940900
ANTIOCH	BRENTWOOD	CLAYTON	CONCORD	DANVILLE	EL CERRITO	HERCULES	LAFAYETTE	OAKLEY				
507,630.11	402,474.44	287,822.03	880,298.59	84,741.00	1,035,772.97	-	155,540.66	119,705.71				

K-12 SCHOOLS

5001	9001	-	Acalanes Union Hi Gen	-	-	-	-	357,447.95	-	-	-	-
5101	9051	-	Canyon Elementary Gen	-	-	-	-	334.92	-	-	-	-
5201	9101	-	Lafayette Elementary Gen	-	-	-	-	370,706.14	-	-	-	-
5301	9151	-	Moraga Elementary Gen	-	-	-	-	10,062.50	-	-	-	-
5401	9201	-	Oirinda Elementary Gen	-	-	-	-	12,194.41	-	-	-	-
5501	9251	-	Walnut Creek Elem Gen	-	-	-	-	112,267.16	-	-	-	-
6001	9301	-	Liberty Union Hi Gen	-	-	-	-	-	-	-	-	202,537.31
6101	9351	-	Brentwood Elem Gen	-	-	-	-	-	-	-	-	29,930.23
6201	9401	-	Byron Elementary Gen	-	-	-	-	-	-	-	-	17,535.14
6301	9451	-	Knightsen Elementary Gen	-	-	-	-	-	-	-	-	12,511.06
6401	9501	-	Oakley Elementary Gen	-	-	-	-	-	-	-	-	194,344.63
7101	9701	-	Antioch Unified Gen	1,184,506.54	-	-	-	-	-	-	-	146,142.73
7201	9721	-	John Swett Unified Gen	-	-	-	-	-	-	-	-	-
7501	9751	-	Mt Diablo Unified Gen	-	-	1,465,784.16	2,590,659.88	-	-	-	-	-
7601	9801	-	Pittsburg Unified Gen	-	-	-	-	-	-	-	-	-
7701	9851	-	West Contra Costa Unified Gen	-	-	-	-	1,334,329.11	-	-	-	-
7801	9901	-	San Ramon Valley Unified Gen	-	-	-	-	323,034.52	-	-	-	-
COMMUNITY COLLEGES				1,184,506.54	964,533.89	1,465,784.16	2,590,659.88	323,034.52	1,334,329.11	-	863,013.08	603,001.10

COMMUNITY COLLEGES

4020	8429	05350	Chabot-Las Positas Comm College	-	-	-	-	-	-	-	-	-
7901	9951	-	Co Co Comm College Gen	208,112.14	136,634.77	219,079.89	394,227.35	50,544.78	186,289.94	-	128,094.01	90,013.13
				208,112.14	136,634.77	219,079.89	394,227.35	50,544.78	186,289.94	-	128,094.01	90,013.13

COUNTY OFFICE OF EDUCATION

6901	9601	-	County Schools Gen	81,879.91	53,746.46	45,657.89	80,699.37	19,846.49	53,424.63	-	50,388.93	35,409.23
ERAF				494,109.68	456,735.20	603,280.84	1,211,784.85	140,426.15	702,315.40	-	333,455.22	271,570.19
6999	9699	-	K-12 ERAF	73,571.38	68,174.65	89,827.79	180,431.21	20,909.02	104,572.42	-	49,651.05	40,436.03
7999	9899	-	Community College ERAF	567,681.06	524,909.85	693,108.63	1,392,216.06	161,335.17	806,887.82	-	383,106.27	312,006.22

Attachment A

Contra Costa County
Residual Allocation to ATEs
FY 2017-18

Fund	Org	Vendor	District	940100	940200	940300	940400	940500	940600	940700	940800	940900
TOTAL				ANTIOCH	BRENTWOOD	CLAYTON	CONCORD	DANVILLE	EL CERRITO	HERCULES	LAFAYETTE	OAKLEY
				4,188,808.24	2,968,675.65	4,198,410.34	8,221,858.38	1,088,541.38	4,659,031.14	-	2,529,698.60	1,559,722.82
				507,630.11	402,474.44	287,822.03	880,298.59	84,741.00	1,035,772.97	-	155,540.66	119,705.71
			Residual Balance to Cities	561,055.30	304,933.99	590,502.85	1,214,137.97	132,367.88	588,245.08	-	281,551.82	180,536.23
			Residual Balance to Counties	1,077,943.18	581,442.25	896,454.89	1,669,619.16	316,671.54	654,081.59	-	668,003.83	219,051.20
			Residual Balance to Special Districts	1,184,506.54	964,533.89	1,465,784.16	2,590,659.88	323,034.52	1,334,329.11	-	863,013.08	603,001.10
			Residual Balance to K-12 Schools	208,112.14	136,634.77	219,079.89	394,227.35	50,544.78	186,289.94	-	128,094.01	90,013.13
			Residual Balance to Comm. Colleges	81,879.91	53,746.46	45,657.89	80,699.37	19,846.49	53,424.63	-	50,388.93	35,409.23
			County Office of Education	567,681.06	524,909.85	693,108.63	1,392,216.06	161,335.17	806,887.82	-	383,106.27	312,006.22
			ERAF	4,188,808.24	2,968,675.65	4,198,410.34	8,221,858.38	1,088,541.38	4,659,031.14	-	2,529,698.60	1,559,722.82
				-	-	-	-	-	-	-	-	-

check(should be 0)

Attachment A

Contra Costa County
Residual Allocation to ATEs
FY 2017-18

Fund	Org	Vendor	District	941000 PINOLE	941100 PITTSBURG	941200 PLEASANT HILL	941300 RICHMOND	941400 SAN PABLO	941500 SAN RAMON	941600 WALNUT CREEK	941700 CTRA. COSTA COUNTY	TOTAL
1003	0005	-	County General	1,137,665.61	101,898.43	160,597.34	1,342,144.95	1,023,296.15	412,868.83	167,305.17	1,697,542.50	9,896,650.10
SPECIAL DISTRICTS												
1206	0008	-	County Library	117,559.04	15,166.29	23,292.87	-	105,117.35	48,446.82	17,180.00	158,666.55	942,270.58
2020	7300	-	CCC Fire Protection	-	157,170.23	196,862.13	-	1,623,148.12	-	145,196.39	1,350,173.68	6,181,820.42
2401	7394	-	Service Area L-100	-	-	-	-	-	-	-	95,456.36	95,747.64
2489	7489	-	Service Area M-17 Montalvin	-	-	-	-	-	-	-	9,304.20	9,304.20
2505	7505	-	Flood Control CCC Water	13,793.99	1,791.28	2,732.93	16,190.27	12,337.79	5,683.40	2,015.77	18,619.56	126,767.82
2520	7520	-	Flood Control Zone 3B	-	-	11,027.43	-	-	17,962.51	8,133.67	37,004.29	160,774.38
2521	7521	-	Flood Cont Z1 Marsh Crk	-	-	-	-	-	-	-	-	57,754.90
2527	7527	-	Flood Control Zone 7	-	-	-	1,715.32	28,486.57	-	-	10,588.40	40,790.29
2530	7530	-	Flood Control Zone 8	-	-	-	-	-	-	-	3,357.92	3,357.92
2531	7531	-	Flood Control Zone 8A	-	-	-	-	-	-	-	5,431.93	5,431.93
2554	7554	-	Flood Cont Drainage 10	-	-	-	-	-	-	-	-	16,864.77
2563	7563	-	Flood Cont Drainage 127	-	-	-	92.67	5,436.92	-	-	-	5,529.59
2656	7656	-	S/A Pl 6	-	-	-	-	-	-	-	124,062.56	124,406.62
2702	7702	-	S/A Lib-2 El Sobrante	-	-	-	0.19	-	-	-	-	0.19
2825	7825	-	Co Co Water Agency	2,809.47	362.65	556.75	3,296.89	2,514.16	1,158.04	410.71	3,792.45	24,790.98
3005	7830	00698	San Ramon Valley Fire	-	-	-	-	-	391,675.06	-	-	583,058.89
3011	7800	-	Rodeo-Hercules Fire	-	-	-	-	-	-	-	180,700.76	180,700.76
3060	7160	-	East Contra Costa Fire	-	-	-	-	-	-	-	-	273,249.92
3102	8000	12820	Co Co Resource Cons	-	164.33	252.65	0.09	-	525.48	186.30	1,388.65	6,815.26
3301	8020	01923	CCC Mosquito Abate Dst1	12,282.94	1,585.27	2,433.35	14,417.95	10,984.84	5,058.01	1,794.98	16,576.83	175,460.13
3406	8036	-	Central CC Sanitary	-	-	30,208.90	-	-	46,571.17	22,289.63	101,406.97	290,064.59
3411	8041	03812	Ironhouse Sanitary	-	-	-	-	-	-	-	-	15,991.38
3414	8044	-	Rodeo Sanitary	-	-	-	-	-	-	-	83,099.37	83,099.37
3416	8046	04253	West Sanitary	39,942.80	-	-	6,886.45	140,110.37	-	-	29,720.25	216,659.87
3418	8048	06231	Stege Sanitary	-	-	-	996.28	-	-	-	-	41,619.30
3480	8073	-	Delta Diablo Z1 W Pittsburg	-	1,901.29	-	-	-	-	-	170,137.65	172,038.94
3481	8074	-	Delta Diablo Z2 Pittsburg	-	24,980.10	-	-	-	-	-	-	24,980.10
3482	8075	-	Delta Diablo Z3 Antioch	-	-	-	-	-	-	-	-	99,485.95
3515	8080	09132	Los Medanos Healthcare	-	18,549.43	-	-	-	-	-	-	56,899.61
3520	8082	00542	Mt Diablo Healthcare	-	-	1,908.49	-	-	-	-	-	21,358.01
3525	8085	04600	West CCC Healthcare	120,440.75	-	-	141,343.71	107,731.90	-	-	52,258.09	483,675.27
3601	8091	-	Alamo-Lafayette Cemetery	-	-	-	-	-	-	701.16	338.79	3,402.82

Attachment A

Contra Costa County
Residual Allocation to ATEs
FY 2017-18

Fund	Org	Vendor	District	941000 PINOLE	941100 PITTSBURG	941200 PLEASANT HILL	941300 RICHMOND	941400 SAN PABLO	941500 SAN RAMON	941600 WALNUT CREEK	941700 CTRA. COSTA COUNTY	TOTAL
3603	8093	-	B B K Union Cemetery	-	-	-	-	-	-	-	-	12,177.65
3700	8100	-	Ambrose Rec & Park	-	3,545.70	-	-	-	-	-	114,618.21	118,163.91
3735	8135	-	Pleasant Hill Rec & Park	-	-	89,672.77	-	-	-	-	161,654.70	251,327.47
3803	8160	00113	Co Co Co Water	-	3,808.95	6,843.95	-	-	-	-	34,185.09	136,881.66
4001	8401	00283	East Bay Muni Utility	118,053.02	-	-	138,511.56	105,647.24	48,667.38	17,260.56	51,246.19	598,173.28
4002	8402	06181	EBMUD Special District 1	-	-	-	926.32	-	-	-	-	38,703.14
4007	8407	03872	A-C Transit Spec Dist 1	26,294.75	-	-	510,288.85	389,856.06	-	-	77,399.30	1,227,076.63
4009	8409	06945	BART	49,743.48	6,417.86	9,856.32	58,361.75	44,496.07	20,491.51	7,269.71	67,139.01	457,088.67
4010	8410	09164	Bay Area Air Poll Cont	14,499.31	1,870.43	2,873.05	17,012.24	12,970.94	5,975.60	2,119.03	19,570.10	133,237.10
4026	8446	13303	East Bay Regional Park	236,507.36	30,511.32	46,860.97	277,492.68	211,551.68	97,448.37	34,563.22	319,209.18	2,040,771.78
4180	8620	00849	East Co Co Irrigation	-	-	-	-	-	-	-	-	108,362.78
4230	8661	04048	Richmond Sewer 1	-	-	-	28,654.52	-	-	-	-	28,654.52
4231	8756	12731	Brentwood Rec & Park	-	-	-	-	-	-	-	-	92,013.62
4240	8660	10821	Pleasant Hill Lgt Dist 1	-	-	12,594.50	-	-	-	-	-	12,594.50
4241	7241	08405	Walnut Creek/Svc Area R-8	-	-	-	-	-	-	3,358.31	2,030.56	5,388.87
4248	8668	10839	Clayton Light Mlce 1	-	-	-	-	-	-	-	-	4,566.04
4263	8673	07863	Lafayette Core Area Mlc	-	-	-	-	-	-	-	-	41,068.45
4264	8674	07863	Lafayette SLI Mlce Z1	-	-	-	-	-	-	-	-	437.68
4280	8690	17293	Antioch Parking Mlce 1A	-	-	-	-	-	-	-	-	608.53
4294	8379	00555	Oakley Police Services	-	-	-	-	-	-	-	-	18,806.01
CITIES				751,926.91	267,825.13	437,977.06	1,216,187.74	2,800,390.01	689,663.35	262,479.44	3,340,557.41	15,850,274.69
4201	8631	10839	City of Clayton	-	-	-	-	-	-	-	-	287,822.03
4202	8632	01985	City of Concord	-	-	-	-	-	-	-	-	880,298.59
4203	8633	12731	City of Brentwood	-	-	-	-	-	-	-	-	402,474.44
4204	8634	04256	City of San Pablo	-	-	-	-	793,666.04	-	-	-	793,666.04
4205	8635	02120	City of El Cerrito	-	-	-	-	-	-	-	-	1,035,772.97
4206	8636	08405	City of Walnut Creek	-	-	-	-	-	-	108,871.64	-	108,871.64
4207	8637	10821	City of Pleasant Hill	-	-	-	-	-	-	-	-	82,063.52
4209	8639	17293	City of Antioch	-	-	-	-	-	-	-	-	507,630.11
4210	8640	05534	City of Pittsburg	-	-	-	-	-	-	-	-	172,133.73
4212	8642	04007	City of Pinole	1,441,128.55	172,133.73	-	-	-	-	-	-	1,441,128.55
4213	8643	04048	Richmond Tax District 1	-	-	-	2,985,102.69	-	-	-	-	2,985,102.69
4214	8644	07863	City of Lafayette	-	-	-	-	-	-	-	-	155,540.66
4216	8665	10184	Town of Danville	-	-	-	-	-	-	-	-	84,741.00

Attachment A

Contra Costa County
Residual Allocation to ATEs
FY 2017-18

Fund	Org	Vendor	District	941000 PINOLE	941100 PITTSBURG	941200 PLEASANT HILL	941300 RICHMOND	941400 SAN PABLO	941500 SAN RAMON	941600 WALNUT CREEK	941700 CTRA. COSTA COUNTY	TOTAL
4217	8666	13299	City of San Ramon	-	-	-	-	-	209,438.97	-	-	209,438.97
4219	8698	00555	City of Oakland	-	-	-	-	-	-	-	-	119,705.71
4227	8657	04048	Richmond Tax District 3	-	-	144,858.22	-	-	-	-	-	144,858.22
				1,441,128.55	172,133.73	82,063.52	3,129,960.91	793,666.04	209,438.97	108,871.64	-	9,411,248.87

K-12 SCHOOLS

5001	9001	-	Acalanes Union Hi Gen	-	-	-	-	-	-	147,742.22	312,686.93	817,877.10
5101	9051	-	Canyon Elementary Gen	-	-	-	-	-	-	138.42	292.91	766.25
5201	9101	-	Lafayette Elementary Gen	-	-	-	-	-	-	22,900.47	48,466.85	442,073.46
5301	9151	-	Moraga Elementary Gen	-	-	-	-	-	-	14,282.89	30,228.51	54,573.90
5401	9201	-	Orinda Elementary Gen	-	-	-	-	-	-	17,310.60	36,636.37	66,141.38
5501	9251	-	Walnut Creek Elem Gen	-	-	-	-	-	-	120,520.99	255,073.17	487,861.32
6001	9301	-	Liberty Union Hi Gen	-	-	-	-	-	-	-	-	633,424.66
6101	9351	-	Brentwood Elem Gen	-	-	-	-	-	-	-	-	389,260.64
6201	9401	-	Byron Elementary Gen	-	-	-	-	-	-	-	-	31,374.68
6301	9451	-	Knightsen Elementary Gen	-	-	-	-	-	-	-	-	57,981.74
6401	9501	-	Oakley Elementary Gen	-	-	-	-	-	-	-	-	309,350.54
7101	9701	-	Antioch Unified Gen	-	10,893.58	-	-	-	-	-	-	1,341,542.85
7201	9721	-	John Swett Unified Gen	-	-	-	-	-	-	-	-	290,687.53
7501	9751	-	Mt Diablo Unified Gen	-	71,082.25	480,049.73	-	-	-	-	290,687.53	290,687.53
7601	9801	-	Pittsburg Unified Gen	-	191,125.43	-	-	-	-	-	48,149.57	6,021,451.34
7701	9851	-	West Contra Costa Unified Gen	2,598,272.77	-	-	3,045,864.99	2,322,275.00	-	-	562,627.27	239,275.00
7801	9901	-	San Ramon Valley Unified Gen	-	-	-	-	-	964,808.00	-	-	9863,369.14
				2,598,272.77	273,101.26	480,049.73	3,045,864.99	2,322,275.00	964,808.00	322,895.59	2,998,724.43	1,287,842.52

COMMUNITY COLLEGES

4020	8429	05350	Chabot-Las Positas Comm College	-	-	-	-	-	-	-	-	-
7901	9951	-	Co Co Comm College Gen	362,753.32	46,773.17	73,069.97	425,244.09	324,218.41	150,685.56	52,944.61	492,051.98	3,340,737.12
				362,753.32	46,773.17	73,069.97	425,244.09	324,218.41	150,685.56	52,944.61	492,051.98	3,340,737.12

COUNTY OFFICE OF EDUCATION

6901	9601	-	County Schools Gen	104,030.75	16,440.06	14,953.63	121,955.99	92,982.26	59,275.84	20,827.17	145,187.25	996,705.86
				1,126,154.55	117,090.23	234,963.88	1,530,857.87	631,317.11	373,769.23	173,418.92	1,409,225.58	9,810,474.90
6999	9699	-	K-12 ERAF	167,680.92	17,434.38	34,985.41	227,940.45	94,000.82	55,653.96	25,821.49	209,829.19	1,460,920.17
7999	9899	-	Community College ERAF	1,293,835.47	134,524.61	269,949.29	1,758,798.32	725,317.93	429,423.19	199,240.41	1,619,054.77	11,271,395.07

Attachment A

Contra Costa County
Residual Allocation to ATEs
FY 2017-18

Fund	Org	Vendor	District	941000	941100	941200	941300	941400	941500	941600	941700	TOTAL
				PINOLE	PITTSBURG	PLEASANT HILL	RICHMOND	SAN PABLO	SAN RAMON	WALNUT CREEK	CTRA. COSTA COUNTY	
				7,689,613.38	1,012,696.39	1,518,660.54	11,040,156.99	8,082,145.80	2,916,163.74	1,134,564.03	10,293,118.34	73,101,865.76
			Residual Balance to Cities	1,441,128.55	172,133.73	82,063.52	3,129,960.91	793,666.04	209,438.97	108,871.64	-	9,411,248.87
			Residual Balance to Counties	1,137,665.61	101,898.43	160,597.34	1,342,144.95	1,023,296.15	412,868.83	167,305.17	1,697,542.50	9,896,650.10
			Residual Balance to Special Districts	751,926.91	267,825.13	437,977.06	1,216,187.74	2,800,390.01	689,663.35	262,479.44	3,340,557.41	15,850,274.69
			Residual Balance to K-12 Schools	2,598,272.77	273,101.26	480,049.73	3,045,864.99	2,322,275.00	964,808.00	322,895.59	2,998,724.43	22,334,854.05
			Residual Balance to Comm. Colleges	362,753.32	46,773.17	73,069.97	425,244.09	324,218.41	150,685.56	52,944.61	492,051.98	3,340,737.12
			County Office of Education	104,030.75	16,440.06	14,953.63	121,955.99	92,982.26	59,275.84	20,827.17	145,187.25	996,705.86
			ERAF	1,293,835.47	134,524.61	269,949.29	1,758,798.32	725,317.93	429,423.19	199,240.41	1,619,054.77	11,271,395.07
				7,689,613.38	1,012,696.39	1,518,660.54	11,040,156.99	8,082,145.80	2,916,163.74	1,134,564.03	10,293,118.34	73,101,865.76
			check (should be 0)	-	-	-	-	-	-	-	-	-

BYLAWS OF THE
COUNTYWIDE OVERSIGHT BOARD
TO THE
SUCCESSOR AGENCIES OF THE REDEVELOPMENT AGENCIES
WITHIN CONTRA COSTA COUNTY

ARTICLE I

Name

This board shall be known as the Countywide Oversight Board to the Successor Agencies of the Redevelopment Agencies within Contra Costa County (hereinafter referred to as the “Countywide Oversight Board” or “Board”).

ARTICLE II

Purpose/Powers

The Countywide Oversight Board is vested with all rights, powers, duties, privileges, and immunities described in Chapter 4 of Part 1.85 of Division 24 of the Health and Safety Code (commencing with Section 34179) in connection with the winding down of the affairs of the former Redevelopment Agencies in Contra Costa County

ARTICLE III

Membership

A. Members

The Countywide Oversight Board shall consist of seven (7) members, as follows:

1. One member appointed by the County Board of Supervisors.
2. One member appointed by the city selection committee established pursuant to Section 50270 of the Government Code.
3. One member appointed by the independent special district selection committee pursuant to Section 56332 of the Government Code, for the types of special districts that are eligible to receive property tax revenues pursuant to Section 34188.
4. One member appointed by the County Superintendent of Education to represent schools.
5. One member appointed by the Chancellor of the California Community Colleges to represent the Contra Costa Community College District.

6. One member of the public appointed by the County Board of Supervisors.
7. One member appointed by the recognized employee organization representing the largest number of successor agency employees in the county.

B. Term

Each member of the Countywide Oversight Board shall serve at the pleasure of the entity that appointed such member.

C. Compensation

County Oversight Board members shall serve without compensation and without reimbursement for expenses.

D. Vacancies

A vacancy on the Board exists upon the death or resignation of a member, or upon the removal of a member by the entity that appointed the member. Should a vacancy occur for any reason, the entity that appointed the former member will appoint a replacement member. Such appointments are to take place within 60 days of the effective date of the vacancy. The Governor may appoint an individual to fill any Countywide Oversight Board member position that remains vacant for more than 60 days.

ARTICLE IV
Duration

The Countywide Oversight Board shall cease to exist when all successor agencies subject to its oversight have been formally dissolved pursuant to Section 34187 of the Health and Safety Code.

ARTICLE V
Officers and Duties

A. Officers

The officers of the Countywide Oversight Board shall be Chairperson and Vice Chairperson.

The Chairperson of the Oversight Board shall preside at all meetings of the Oversight Board.

The Vice-Chairperson shall perform the duties of the Chairperson in the absence or incapacity of the Chairperson.

B. Term

Each officer shall be selected for a one-year term by a majority vote of the total membership of the Board.

C. Staff

The County Auditor-Controller, or another county entity selected by the County Auditor-Controller, shall serve as staff to the Countywide Oversight Board. Staff shall keep the records of the Board and shall keep a record of Board proceedings, including preparing and keeping meeting minutes.

ARTICLE VI
Meetings

A. Meetings

Regular meetings of the Countywide Oversight Board will be held two times per year, in January and September.

The Chairperson may call additional special meetings as may be required to conduct Board business.

The Countywide Oversight Board is a local entity for purposes of the Ralph M. Brown Act, the California Public Records Act, and the Political Reform Act of 1974. All Board meetings will be noticed and advertised in accordance with the Ralph M. Brown Act, Government Code Section 54950 et seq.

All notices required by law for proposed actions by the Countywide Oversight Board shall also be posted on the County's internet website.

All actions taken by the Countywide Oversight Board shall be adopted by resolution.

B. Quorum

A majority of the total membership of the Countywide Oversight Board shall constitute a quorum for the transaction of Board business. A majority vote of the total membership of the Countywide Oversight Board is required for the Board to take action.

C. Minutes

Minutes of Countywide Oversight Board meetings shall be prepared in writing by Board staff. Copies of the minutes of each Countywide Oversight Board meeting shall be made available to each Board member and considered for adoption at the next scheduled Board meeting. Approved action minutes shall be filed in the official file of the minutes of the Countywide Oversight Board.

ARTICLE VII
Representation Before Public Bodies

Any official representation on behalf of the Countywide Oversight Board before the Successor Agencies, the Contra Costa County Auditor-Controller, the State Controller, the State Department of Finance, or any other public body, shall be made by the Chairperson.

ARTICLE VIII
Amendments

These Bylaws may be amended upon an affirmative vote by a majority of the total membership of the Countywide Oversight Board, but no such amendment shall be adopted unless at least seven (7) days written notice thereof has previously been given to all members of the Countywide Oversight Board. Notice of the amendment shall identify the section or sections of these Bylaws proposed to be amended. All Successor Agencies shall be notified of any amendments to these Bylaws.



CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION & DEVELOPMENT
30 Muir Road
Martinez, CA 94553
Telephone: (925) 674-7878

TO: Countywide Oversight Board
FROM: Maureen Toms, Oversight Board Secretary
DATE: September 24, 2018
SUBJECT: Appointment of Chair and Vice Chair
AGENDA ITEM: 4

Recommendation

Select Chair and Vice Chair of the Countywide Oversight Board and determine if the term should be one or two years.

Background

n/a

Attachments

n/a

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CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION & DEVELOPMENT
30 Muir Road
Martinez, CA 94553
Telephone: (925) 674-7878

TO: Countywide Oversight Board

FROM: Maureen Toms, Oversight Board Secretary

DATE: September 24, 2018

SUBJECT: Designate Maureen Toms as Secretary to the Countywide Oversight Board

AGENDA ITEM: 5

Recommendation

Designate Maureen Toms as Secretary to the Countywide Oversight Board

Background

The Countywide Oversight Board is staffed by the County Auditor Controller or other designated by the Auditor Controller. The Department of Conservation and Development will be taking on the role of staffing the Countywide Oversight Board. Maureen Toms, staff to the Contra Costa County Oversight Board from 2012-2018, has been assigned to staff the new Countywide Oversight Board in a similar role. The Secretary to the Countywide Oversight Board will work with Successor Agencies in assembling the meeting packets, record action minutes of meetings, post agendas, and sign resolutions on behalf of the Oversight Board, similar to the role of a clerk.

ATTACHMENTS

n/a

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**PLEASANT HILL REDEVELOPMENT
SUCCESSOR AGENCY STAFF REPORT
TO THE CONTRA COSTA COUNTY
CONSOLIDATED OVERSIGHT BOARD**

Meeting Date: September 24, 201

TO: CONTRA COSTA COUNTY CONSOLIDATED OVERSIGHT BOARD MEMBERS

SUBJECT: RESOLUTION APPROVING PLEASANT HILL SUCCESSOR AGENCY AMENDED RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR JANUARY 1, 2019 THROUGH JUNE 30, 2019 (AMENDED ROPS 18-19B)

SYNOPSIS

The City of Pleasant Hill Redevelopment Successor Agency (Successor Agency) prepared a Recognized Obligation Payment Schedule (ROPS) for the July 1, 2018 through June 30, 2019 period (ROPS 18-19), which was approved by the Oversight Board for the City of Pleasant Hill Redevelopment Successor Agency (Oversight Board) and the California Department of Finance (DOF). It is necessary to amend the ROPS as permitted by law in order to receive additional revenues to pay down approved enforceable obligations. Staff recommends adoption of the attached resolution approving the Amended ROPS 18-19B for the period January 1, 2019 through June 30, 2019.

DISCUSSION

Background

The City of Pleasant Hill became the Successor Agency to the former Pleasant Hill Redevelopment Agency (Agency) following the dissolution of redevelopment in California effective February 1, 2012 through Assembly Bill x1 26. The Successor Agency is responsible for winding down and paying off the debts of the former Agency. The ongoing financial operations of the Successor Agency are subject to the approval of the Oversight Board. The actions of the Oversight Board are subject to the approval of DOF.

The Successor Agency is required to prepare a ROPS for each 12-month period of its operations, broken down into two periods from July through December (ROPS A), and January through June (ROPS B). The ROPS is submitted to the Oversight Board for approval. The ROPS lists all projected financial obligations of the former Agency due over the 12-month period and the amount of property tax increment revenue (now called

**OVERSIGHT BOARD STAFF REPORT
PLEASANT HILL AMENDED ROPS 18-19B**

September 24, 2018

Page 2

“Redevelopment Property Tax Trust Funds” or “RPTTF” revenue) needed to pay those obligations.

The Pleasant Hill Successor Agency has a total outstanding obligation of approximately \$56 million as of the ROPS 18-19. DOF approved \$6,429,956 in ROPS 18-19 payments due between July 1, 2018 and June 30, 2019. Obligations consist of bonds and related fees, developer agreements, loans owed to the Low and Moderate Income Housing Asset Fund, and deferred payments owed to affected taxing agencies with litigation settlement agreements entered into prior to dissolution.

The Successor Agency is permitted to amend the amounts requested for approved enforceable obligations in the ROPS B period if necessary to make required payments. Staff has determined it is necessary to amend the ROPS 18-19B to make a payment on one enforceable obligation, ROPS Item 3, which is a payment owed to a third party under a Promissory Note.

Analysis

Recognized Obligation Payment Schedule

The proposed Amended ROPS 18-19B, for January 1, 2019 through June 30, 2019, attached as Exhibit A to the accompanying Oversight Board resolution, consists of two components:

- The Summary section (page 1) summarizes the payment amounts already authorized in the ROPS B period, the requested adjustments, and amended total.
- The ROPS Detail section (page 2) contains the complete list of enforceable obligation payments that were already authorized during the ROPS B period, the requested adjustments by ROPS item, and the amended totals.

Summary Page

DOF originally approved costs for the ROPS 18-19B period totaling \$2,987,709 (Line E), of which \$2,862,709 (Line F) would be paid against its individual enforceable obligations and \$125,000 (Line G) would be for administrative costs.

Successor Agency staff has determined it is necessary to request an additional \$21,000 in RPTTF funding (Line F) to make a required payment on one ROPS Item, as described in the next section. The amended total RPTTF funding requested is \$3,008,709.

The Successor Agency has no Bond Proceeds (Line B), Reserve Balances (Line C), or Other Funding sources (Line D) available to pay its obligations. All obligations are therefore requested to be paid with RPTTF revenues generated in the former Redevelopment Project Areas.

OVERSIGHT BOARD STAFF REPORT
PLEASANT HILL AMENDED ROPS 18-19B

September 24, 2018

Page 3

ROPS Detail Page

The ROPS Detail page lists the Successor Agency’s remaining enforceable obligations as approved by the Oversight Board and DOF. Staff is requesting \$21,000 of additional funding for one item, Item 3. This obligation must be paid as part of a Promissory Note owed to DPH Note Partnership (“Note”), which is related to a Disposition and Development Agreement entered into prior to dissolution.

The Note requires a payment each fiscal year that varies based on project site assessed values, actual tax collections, and other factors. The payment is made in two installments each year. When the ROPS is prepared in January for the upcoming fiscal year, the Note payment is estimated based on projected growth in assessed values, tax collections, and County administrative charges. The payment amount must be recalculated and “trued-up” each year after actual assessed values, tax collections, and other factors are known.

The ROPS 18-19B payment includes any remaining balance owed on the Note for fiscal year 2017-18, plus an installment payment owed for the first half of fiscal year 2018-19. The payment calculation was updated in August 2018 based on actual Fiscal Year 2018-19 assessed values, and actual Fiscal Year 2017-18 tax collections and County administrative charges. The updated calculation determined that a \$170,407 payment is owed for the ROPS 18-19B period. More detailed calculations are provided as attachments to this staff report.

DOF originally approved a \$150,000 payment for the Note in the ROPS 18-19B period (ROPS Item 3) based on the Successor Agency’s January 2018 estimates. As shown in Table 1, the difference between the updated calculation and the original estimate is \$20,407. The Successor Agency is requesting an additional \$21,000 to meet this payment obligation, increasing the approved RPTTF amount from \$150,000 to \$171,000. Any difference between the approved and actual payment amount will be reconciled through a Prior Period Adjustment.

Amended ROPS 18-19B		Table 1	
Pleasant Hill Successor Agency			
ROPS Item	Original Estimate	Amount Owed	Difference
Item 3: Downtown Note	\$ 150,000	\$ 170,407	\$ 20,407

No other ROPS Items require an adjustment at this time.

OVERSIGHT BOARD STAFF REPORT
PLEASANT HILL AMENDED ROPS 18-19B

September 24, 2018

Page 4

RECOMMENDED ACTION

Successor Agency staff recommends that the Oversight Board adopt a resolution approving the Amended ROPS 18-19B of the City of Pleasant Hill Redevelopment Successor Agency for January 1, 2019 through June 30, 2019.

ALTERNATIVES TO RECOMMENDED ACTION

Alternatives include not approving the proposed ROPS or revising the identified line items or funding amounts.

Prepared by: Andrew Murray, Assistant City Manager, Executive Director of the Redevelopment Successor Agency

Attachments:

1. Detailed Payment Calculations for ROPS 18-19B Item 3
 - a. 2017-18 Payment True-Up Calculation (August 2018)
 - b. 2018-19 Payment Preliminary Calculation (August 2018)

2. Resolution of the Oversight Board for the City of Pleasant Hill Redevelopment Successor Agency Approving an Amended Recognized Obligation Payment Schedule of the City of Pleasant Hill Redevelopment Successor Agency for the Period January 1, 2019 through June 30, 2019

Exhibit A Pleasant Hill Redevelopment Successor Agency Amended Recognized Obligation Payment Schedule January 1, 2019 through June 30, 2019 (Amended ROPS 18-19B)

**Pleasant Hill Redevelopment Agency
Pleasant Hill Downtown Project
Developer Reimbursement
Base Information
Fiscal Year 2017-18 (August 2018 True-Up)**

Instructions: Update all numbers every year

Phase I Total Assessed Value	105,158,051.00
Phase I Supplemental Revenue	200.00
Phase II Total Assessed Value	17,474,675.00
Phase II Supplemental Revenue	2,386.20
Phase III Total Assessed Value	20,910,000.00
Phase III Supplemental Revenue	-
Total Unitary Tax Commons	28,423.14
Total Unitary Tax Commons 1A	1,148.96
Total Tax Increment from Commons	3,706,137.86
Total Tax Increment from Commons 1A	126,521.40
Total Tax Increment from All Project Areas	5,959,508.99
Total Litigation Settlement Payments	755,100.32
County Reported Tax Charges (Commons and Commons 1A)	30,147.00
Administrative Charges on ROPS (Total for RDA)	47,320.00
Debt Service on CFD Bonds	459,099.95
Trustee and Disclosure Fees for CFD Bonds	2,294.25

**Pleasant Hill Redevelopment Agency
Pleasant Hill Downtown Project
Developer Reimbursement
Revenues and Prorating
Fiscal Year 2017-18 (August 2018 True-Up)**

Step 1 Pro-rating for Litigation Settlements (By Revenues)

Total Tax Increment from Commons	\$	3,706,137.86
Total Tax Increment from Commons 1A		126,521.40
Total Unitary Revenues		29,572.10
<hr/>		
Total Tax Increment Revenues		3,862,231.36
Total Gross TI Phase I		1,014,096.26
Phase I Portion of Litigation Settlement Payments		26.3%
Total Gross TI Phase II		172,195.83
Less 1997-98 Tax Increment		4.5%
Total Gross TI Phase III		207,449.93
Phase III Portion of Litigation Settlement Payments		5.4%

Step 1B Litigation Settlement Allocations

Total Litigation Settlement Payments	\$	755,100.32
Phase I Share	26.3%	198,264.77
Phase II Share	4.5%	33,665.80
Phase III Share	5.4%	40,558.29

Step 2 Pro-rating of Unitary Revenues (By Land Area)

Total Unitary Tax Commons	\$	28,423.14
Phase I Share by Land Area	20.7%	5,885.75
Phase II Share by Land Area	2.4%	690.68
Phase III Share by Land Area	2.6%	750.73

Step 3 **Pro-rating Administrative Charges and Fees**

3a	County Reported Tax Charges (Commons and Commons 1A)		\$	30,147.00
	Phase I Pro-rated Share of Commons and Commons 1A	26.26%		7,915.62
	Phase II Pro-rated Share of Commons and Commons 1A	4.46%		1,344.09
	Phase III Pro-rated Share of Commons and Commons 1A	5.37%		1,619.27
3b	Total Increment for All Project Areas		\$	5,959,508.99
	Phase I Pro-rated Share of All Project Areas			17.02%
	Phase II Pro-rated Share of All Project Areas			2.89%
	Phase III Pro-rated Share of All Project Areas			3.48%
	ROPS Reported Dissolution Fees (Entire RDA)		\$	47,320.00
	Phase I Pro-rated Dissolution Fees			8,052.18
	Phase II Pro-rated Dissolution Fees			1,367.28
	Phase I Pro-rated Dissolution Fees			1,647.20
3a+3b	Charges and Fees Phase I			15,967.80
	Charges and Fees Phase II			2,711.37
	Charges and Fees Phase III			3,266.47

Step 4 **Tax Increment Revenues**

4a	Phase I Total Assessed Value		\$	105,158,051.00
	- Base Year 1973-74			(4,357,000.00)
	Subtotal Assessed Value			100,801,051.00
	x 1% Property Tax Levy	1%		1,008,010.51
	+ Unitary Revenue			5,885.75
	+ Supplemental Revenue			200.00
	Total Tax Revenue Phase I			1,014,096.26
4b	Phase II Total Assessed Value		\$	17,474,675.00
	- Base Year 1973-74			(562,780.00)
	Subtotal Assessed Value			16,911,895.00
	x 1% Property Tax Levy	1%		169,118.95
	+ Unitary Revenue			690.68
	+ Supplemental Revenue			2,386.20
	Total Tax Revenue Phase II			172,195.83
4c	Phase III Total Assessed Value		\$	20,910,000.00
	- Base Year 1973-74			(240,080.00)
	Subtotal Assessed Value			20,669,920.00
	x 1% Property Tax Levy	1%		206,699.20
	+ Unitary Revenue			750.73
	+ Supplemental Revenue			-
	Total Tax Revenue Phase III			207,449.93

**Pleasant Hill Redevelopment Agency
Pleasant Hill Downtown Project
Developer Reimbursement
Payment Calculations
Fiscal Year 2017-18 (August 2018 True-Up)**

Step 5 Subtotal Payments by Phase

5a	Phase I Tax Increment Revenues		1,014,096.26
	Less 20% Housing Set Aside	20.0%	(202,819.25)
	Less Estimated Administrative Charges		(15,967.80)
	Less Prorated Litigation Settlement Payments		(198,264.77)
	Less 1997-98 Tax Increment		(68,521.00)
	Subtotal Phase I	\$	528,523.44
5b	Phase II Tax Increment Revenues		172,195.83
	Less 20% Housing Set Aside	20.0%	(34,439.17)
	Less Estimated Administrative Charges		(2,711.37)
	Less Prorated Litigation Settlement Payments		(33,665.80)
	Less 1997-98 Tax Increment		(2,664.00)
	Subtotal Phase II	\$	98,715.49
5c	Phase III Tax Increment Revenues		207,449.93
	Less 20% Housing Set Aside	20.0%	(41,489.99)
	Less Estimated Administrative Charges		(3,266.47)
	Less Prorated Litigation Settlement Payments		(40,558.29)
	Less 1997-98 Tax Increment		(5,112.00)
	Subtotal Phase III	\$	117,023.18

Step 6 Final Payment Calculation

Phase I Subtotal		528,523.44
Phase II Subtotal		98,715.49
Phase III Subtotal		117,023.18
Total Payment Due	\$	744,262.11
Less CFD Debt Service and Fees Made on Behalf of Developer		(461,394.20)
Total Net Payment to Developer	\$	282,867.91
<i>January 2018 Payment (First Half, rounded to nearest dollar)</i>	\$	141,434.00
<i>July 2018 Payment (Second Half, rounded to nearest dollar)</i>	\$	141,434.00

Step 7 Enhanced Improvement Obligations

Old Methodology Pass Through Calculation for Phase I		
Phase I Tax Increment Revenues		1,014,096.26
Less 20% Housing Set Aside	20.0%	(202,819.25)
Less Estimated Administrative Charges		(15,967.80)
Less Litigation Settlement Payments		(549,416.18)
Less 1997-98 Tax Increment		(68,521.00)
Old Methodology Subtotal Phase I	\$	177,372.03
New Methodology Subtotal Phase I	\$	528,523.44
Difference and Total Dedicated to Enhanced Improvements	\$	351,151.41

**Pleasant Hill Redevelopment Agency
Pleasant Hill Downtown Project
Developer Reimbursement
Base Information
Fiscal Year 2018-19 (Preliminary Estimate, August 2018)**

Instructions: Update all numbers every year

Phase I Total Assessed Value	107,261,201.00
Phase I Supplemental Revenue	
Phase II Total Assessed Value	18,239,762.00
Phase II Supplemental Revenue	
Phase III Total Assessed Value	22,960,000.00
Phase III Supplemental Revenue	
Total Unitary Tax Commons	29,560.07
Total Unitary Tax Commons 1A	1,194.92
Total Tax Increment from Commons	3,854,383.37
Total Tax Increment from Commons 1A	131,582.26
Total Tax Increment from All Project Areas	6,197,889.35
Total Litigation Settlement Payments	797,573.11
County Reported Tax Charges (Commons and Commons 1A)	30,147.00
Administrative Charges on ROPS (Total for RDA)	47,320.00
Debt Service on CFD Bonds	462,106.30
Trustee and Disclosure Fees for CFD Bonds	2,500.00

**Pleasant Hill Redevelopment Agency
Pleasant Hill Downtown Project
Developer Reimbursement
Revenues and Prorating
Fiscal Year 2018-19 (Preliminary Estimate, August 2018)**

Step 1 Pro-rating for Litigation Settlements (By Revenues)

Total Tax Increment from Commons	\$	3,854,383.37
Total Tax Increment from Commons 1A		131,582.26
Total Unitary Revenues		30,754.98
<hr/>		
Total Tax Increment Revenues		4,016,720.61
Total Gross TI Phase I		1,035,163.20
Phase I Portion of Litigation Settlement Payments		25.8%
Total Gross TI Phase II		177,488.12
Less 1997-98 Tax Increment		4.4%
Total Gross TI Phase III		227,979.96
Phase III Portion of Litigation Settlement Payments		5.7%

Step 1B Litigation Settlement Allocations

Total Litigation Settlement Payments	\$	797,573.11
Phase I Share	25.8%	205,545.37
Phase II Share	4.4%	35,242.62
Phase III Share	5.7%	45,268.44

Step 2 Pro-rating of Unitary Revenues (By Land Area)

Total Unitary Tax Commons	\$	29,560.07
Phase I Share by Land Area	20.7%	6,121.19
Phase II Share by Land Area	2.4%	718.30
Phase III Share by Land Area	2.6%	780.76

Step 3 **Pro-rating Administrative Charges and Fees**

3a	County Reported Tax Charges (Commons and Commons 1A)		\$	30,147.00
	Phase I Pro-rated Share of Commons and Commons 1A	25.77%		7,769.29
	Phase II Pro-rated Share of Commons and Commons 1A	4.42%		1,332.12
	Phase III Pro-rated Share of Commons and Commons 1A	5.68%		1,711.08
3b	Total Increment for All Project Areas		\$	6,197,889.35
	Phase I Pro-rated Share of All Project Areas			16.70%
	Phase II Pro-rated Share of All Project Areas			2.86%
	Phase III Pro-rated Share of All Project Areas			3.68%
	ROPS Reported Dissolution Fees (Entire RDA)		\$	47,320.00
	Phase I Pro-rated Dissolution Fees			7,903.32
	Phase II Pro-rated Dissolution Fees			1,355.10
	Phase I Pro-rated Dissolution Fees			1,740.59
3a+3b	Charges and Fees Phase I			15,672.61
	Charges and Fees Phase II			2,687.21
	Charges and Fees Phase III			3,451.67

Step 4 **Tax Increment Revenues**

4a	Phase I Total Assessed Value		\$	107,261,201.00
	- Base Year 1973-74			(4,357,000.00)
	Subtotal Assessed Value			102,904,201.00
	x 1% Property Tax Levy	1%		1,029,042.01
	+ Unitary Revenue			6,121.19
	+ Supplemental Revenue			-
	Total Tax Revenue Phase I			1,035,163.20
4b	Phase II Total Assessed Value		\$	18,239,762.00
	- Base Year 1973-74			(562,780.00)
	Subtotal Assessed Value			17,676,982.00
	x 1% Property Tax Levy	1%		176,769.82
	+ Unitary Revenue			718.30
	+ Supplemental Revenue			-
	Total Tax Revenue Phase II			177,488.12
4c	Phase III Total Assessed Value		\$	22,960,000.00
	- Base Year 1973-74			(240,080.00)
	Subtotal Assessed Value			22,719,920.00
	x 1% Property Tax Levy	1%		227,199.20
	+ Unitary Revenue			780.76
	+ Supplemental Revenue			-
	Total Tax Revenue Phase III			227,979.96

**Pleasant Hill Redevelopment Agency
Pleasant Hill Downtown Project
Developer Reimbursement
Payment Calculations
Fiscal Year 2018-19 (Preliminary Estimate, August 2018)**

Step 5 Subtotal Payments by Phase

5a	Phase I Tax Increment Revenues		1,035,163.20
	Less 20% Housing Set Aside	20.0%	(207,032.64)
	Less Estimated Administrative Charges		(15,672.61)
	Less Prorated Litigation Settlement Payments		(205,545.37)
	Less 1997-98 Tax Increment		(68,521.00)
	Subtotal Phase I	\$	538,391.57
5b	Phase II Tax Increment Revenues		177,488.12
	Less 20% Housing Set Aside	20.0%	(35,497.62)
	Less Estimated Administrative Charges		(2,687.21)
	Less Prorated Litigation Settlement Payments		(35,242.62)
	Less 1997-98 Tax Increment		(2,664.00)
	Subtotal Phase II	\$	101,396.67
5c	Phase III Tax Increment Revenues		227,979.96
	Less 20% Housing Set Aside	20.0%	(45,595.99)
	Less Estimated Administrative Charges		(3,451.67)
	Less Prorated Litigation Settlement Payments		(45,268.44)
	Less 1997-98 Tax Increment		(5,112.00)
	Subtotal Phase III	\$	128,551.86

Step 6 Final Payment Calculation

Phase I Subtotal		538,391.57
Phase II Subtotal		101,396.67
Phase III Subtotal		128,551.86
Total Payment Due	\$	768,340.10
Less CFD Debt Service and Fees Made on Behalf of Developer		(464,606.30)
Total Net Payment to Developer	\$	303,733.80
<i>January 2019 Payment (First Half, rounded to nearest dollar)</i>	\$	151,867.00
<i>July 2019 Payment (Second Half, rounded to nearest dollar)</i>	\$	151,867.00

Step 7 Enhanced Improvement Obligations

Old Methodology Pass Through Calculation for Phase I		
Phase I Tax Increment Revenues		1,035,163.20
Less 20% Housing Set Aside	20.0%	(207,032.64)
Less Estimated Administrative Charges		(15,672.61)
Less Litigation Settlement Payments		(573,094.82)
Less 1997-98 Tax Increment		(68,521.00)
Old Methodology Subtotal Phase I	\$	170,842.12
New Methodology Subtotal Phase I	\$	538,391.57
Difference and Total Dedicated to Enhanced Improvements	\$	367,549.45

RESOLUTION NO. 2018-1

A RESOLUTION OF THE COUNTYWIDE OVERSIGHT BOARD
CONTRA COSTA COUNTY
APPROVING AN AMENDED RECOGNIZED OBLIGATION PAYMENT SCHEDULE
OF THE CITY OF PLEASANT HILL REDEVELOPMENT SUCCESSOR AGENCY
FOR THE PERIOD JANUARY 1, 2019 THROUGH JUNE 30, 2019

WHEREAS, Section 34177(1)(2) of the California Health and Safety Code requires the Successor Agency to the Redevelopment Agency of the City of Pleasant Hill (“Successor Agency”) to submit to the Contra Costa County Consolidated Oversight Board (“Board”) for approval a Recognized Obligation Payment Schedule (“ROPS”); and

WHEREAS, Section 34177(1)(2) also requires that the Successor Agency submit, at the same time as to the Board, a copy of the ROPS to the County Administrative Officer (“CAO”), the Contra Costa County Auditor-Controller (“CAC”), and the State Department of Finance (“DOF”); and

WHEREAS, in order for the ROPS to be deemed valid, and therefore eligible for payment, it must be approved by the Board and a copy of the approved ROPS must be submitted to the CAC, the State Controller’s Office, and DOF, and posted on the Successor Agency’s website; and

WHEREAS, the prior Oversight Board to the City of Pleasant Hill Successor Agency approved a ROPS for the period of July 1, 2018 through June 30, 2019 by adoption of Resolution 18-27 on January 18, 2018, which was subsequently approved by DOF on May 17, 2018; and

WHEREAS, Section 34177(o)(1)(E) states that once per ROPS period, the Successor Agency may submit one amendment to the ROPS approved by DOF if the Board makes a finding that a revision is necessary for the payment of approved enforceable obligations during the second half of the ROPS period from January 1, 2019 through June 30, 2019 (“Amended ROPS 18-19B”); and

WHEREAS, Successor Agency staff has prepared the attached Amended ROPS 18-19B and submitted it to the Board for review and approval, and at the same time has provided a copy of the ROPS to the CAO, the CAC, and the DOF; and

WHEREAS, the Board desires to approve the Amended ROPS 18-19B in order to pay approved enforceable obligations for the period of January 1, 2019 through June 30, 2019.

**NOW, THEREFORE, THE COUNTYWIDE OVERSIGHT BOARD
CONTRA COSTA COUNTY
DOES HEREBY RESOLVE AS FOLLOWS:**

1. The Amended ROPS 18-19B, in the form attached to this resolution as Exhibit A and incorporated herein by reference, is hereby approved.

2. The staff of the Successor Agency is hereby directed to submit the Amended ROPS 18-19B to the CAC, the State Controller's Office, and DOF, and post it on the Successor Agency's website in accordance with State 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, including, if necessary, making modifications to the ROPS determined by the Executive Director of the Redevelopment Successor Agency to be reasonable and financially feasible to meet its legally required financial obligations.

ADOPTED by the Countywide Oversight Board, Contra Costa County, at a meeting of the Board held on the 24th day of September, 2018 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

Oversight Board Secretary

EXHIBIT A

**Pleasant Hill Redevelopment Successor Agency
Amended Recognized Obligation Payment Schedule
January 1, 2019 through June 30, 2019
(Amended ROPS 18-19B)**

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

Filed for the January 1, 2019 through June 30, 2019 Period

Successor Agency: Pleasant Hill
County: Contra Costa

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	ROPS 18-19B Authorized Amounts	ROPS 18-19B Requested Adjustments	ROPS 18-19B Amended Total
A Enforceable Obligations Funded as Follows (B+C+D):	\$ -	\$ -	\$ -
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	-	-	-
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G):	\$ 2,987,709	\$ 21,000	\$ 3,008,709
F RPTTF	2,862,709	21,000	2,883,709
G Administrative RPTTF	125,000	-	125,000
H Current Period Enforceable Obligations (A+E):	\$ 2,987,709	\$ 21,000	\$ 3,008,709

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

Pleasant Hill Amended Recognized Obligation Payment Schedule (ROPS 18-19B) - ROPS Detail

January 1, 2019 through June 30, 2019

(Report Amounts in Whole Dollars)

Item #	Project Name/Debt Obligation	Obligation Type	Total Outstanding Balance	AUTHORIZED AMOUNTS					Total	REQUESTED ADJUSTMENTS					Total	Notes
				Fund Sources						Fund Sources						
				Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		
			\$ 55,698,796	\$ -	\$ -	\$ -	\$ 2,862,709	\$ 125,000	\$ 2,987,709	\$ -	\$ -	\$ -	\$ 21,000	\$ -	\$ 21,000	
1	Pleasant Hill RDA Tax Allocation Refunding Bonds	Bonds Issued On or Before	\$ 2,537,629	\$ -	\$ -	\$ -	\$ 37,681	\$ -	\$ 37,681	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
2	Pleasant Hill Downtown CFD#1 Bonds	Bonds Issued After 12/31/10	\$ 6,875,042	\$ -	\$ -	\$ -	\$ 108,932	\$ -	\$ 108,932	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
3	Downtown Pleasant Hill	OPA/DDA/Construction	\$ 8,400,000	\$ -	\$ -	\$ -	\$ 150,000	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ 21,000	\$ -	\$ 21,000	Payment amount was estimated at the time the ROPS 18-19 was prepared. Requesting increase for updated payment amount based on actual assessed values and other factors.
4	Kohl's @ Crossroads Shopping Center	OPA/DDA/Construction	\$ 2,800,000	\$ -	\$ -	\$ -	\$ 90,000	\$ -	\$ 90,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
5	Friedmans @ Crossroads Shopping Center	OPA/DDA/Construction	\$ 19,070,000	\$ -	\$ -	\$ -	\$ 195,000	\$ -	\$ 195,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
7	Grayson Creek Apartments	OPA/DDA/Construction	\$ 3,290,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
10	L/M Hsg Loan for 2009-10 SERAF	SERAF/ERAF	\$ 1,906,348	\$ -	\$ -	\$ -	\$ 636,776	\$ -	\$ 636,776	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
13	Payment of Housing Set-aside Deferral	LMIHF Loans	\$ 638,957	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
24	Administrative Allowance	Admin Costs	\$ 6,750,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
25	TARB Trustee Fee	Fees	\$ 8,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
26	TARB Disclosure Fee	Fees	\$ 12,500	\$ -	\$ -	\$ -	\$ 2,500	\$ -	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
28	CFD Bonds Disclosure Fee	Fees	\$ 40,000	\$ -	\$ -	\$ -	\$ 2,500	\$ -	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
29	CA Statewide Communities Development Authority	Fees	\$ 32,000	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
30	Deferred Taxing Agency Payments	Miscellaneous	\$ 3,338,320	\$ -	\$ -	\$ -	\$ 1,638,320	\$ -	\$ 1,638,320	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	



CONTRA COSTA COUNTYWIDE OVERSIGHT BOARD REPORT

DATE: SEPTEMBER 17, 2018

TO: CONTRA COSTA COUNTYWIDE OVERSIGHT BOARD

FROM: SAN PABLO SUCCESSOR AGENCY

SUBJECT: RESOLUTION OF THE COUNTYWIDE OVERSIGHT BOARD FOR THE COUNTY OF CONTRA COSTA APPROVING A LAST AND FINAL RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) FOR THE SAN PABLO SUCCESSOR AGENCY

RECOMMENDATION

Adopt resolution approving a Last and Final Recognized Obligation Payment Schedule (ROPS) for the San Pablo Successor Agency.

BACKGROUND

The San Pablo Successor Agency is responsible for winding down the activities of the former Redevelopment Agency of the City of San Pablo (the “former Redevelopment Agency”) pursuant to the requirements of Part 1.85 of Division 24 of the California Health and Safety Code (Health and Safety Code Section 34170 et seq.; the “Dissolution Act”). As part of its responsibilities, the San Pablo Successor Agency must prepare and submit a ROPS every fiscal year.

As of July 1, 2018, the Countywide Oversight Board for the County of Contra Costa (the “Contra Costa Countywide Oversight Board”) is the responsible oversight board for all successor agencies in the County, including the San Pablo Successor Agency.

In accordance with Section 34191.6 of the Dissolution Act, beginning January 1, 2016, successor agencies may submit a Last and Final ROPS for approval by the oversight board and the Department of Finance if all of the following conditions are met:

- (1) The remaining debt of the successor agency is limited to administrative costs and payments pursuant to enforceable obligations with defined payment schedules including, but not limited to, debt service, loan agreements, and contracts;
- (2) All remaining obligations have been previously listed on a ROPS and approved for payment by the Department of Finance pursuant to subdivision (m) or (o) of Section 34177 of the Dissolution Act; and
- (3) The successor agency is not a party to outstanding or unresolved litigation.

The Last and Final ROPS shall list the remaining enforceable obligations of the successor agency in the following order:

- (a) Enforceable obligations to be funded from the Redevelopment Property Tax Trust Fund;
- (b) Enforceable obligations to be funded from bond proceeds or enforceable obligations required to be funded from other legally or contractually dedicated or restricted funding sources; and
- (c) Loans or deferrals authorized for repayment pursuant to subparagraph (G) of paragraph (1) or subdivision (d) of Section 34171 or 34191.4 of the Dissolution Act.

The Last and Final ROPS shall also include the total outstanding obligation and a schedule of remaining payments for each enforceable obligation listed.

Upon approval by the oversight board and the Department of Finance, the Last and Final ROPS shall establish the maximum amount of Redevelopment Property Tax Trust Funds to be distributed to the successor agency for each remaining fiscal year until all obligations have been paid and no further ROPS need to be prepared.

The San Pablo Successor Agency has prepared a Last and Final ROPS for approval by the Contra Costa Countywide Oversight Board and the Department of Finance, together with a proposed resolution of the Contra Costa Countywide Oversight Board approving the Last and Final ROPS. The proposed resolution with the San Pablo Last and Final ROPS is attached to this staff report as Exhibit A.

Summary of San Pablo Successor Agency Last and Final ROPS

The San Pablo Successor Agency Last and Final ROPS would be applicable from Fiscal Year 2019-20 through Fiscal Year 2030-31. It includes only enforceable obligations to be funded from RPTTF in the total amount of \$70,063,173. The enforceable obligations to be paid are limited to bonded indebtedness, trustee fees in connection with the bonds, a SERAF loan from the County for Fiscal Year 2010-11 and administrative costs. All of the enforceable obligations listed have been previously listed on a ROPS and approved for payment by the Department of Finance.

Administrative Cost Allowance

Pursuant to Section 34171(b) of the Dissolution Act, the San Pablo Successor Agency is to receive an administrative cost allowance (“ACA”) for the staff costs of administering the wind down of the former Redevelopment Agency. The ACA is the greater of \$250,000 or 3%, but not to exceed 50%, of the property tax revenues allocated to the San Pablo Successor Agency in the preceding fiscal year to pay approved enforceable obligations (after first deducting from said allocated property tax revenues the amount of the ACA for the preceding fiscal year and any loan repayments to the City of San Pablo during said preceding fiscal year).

The San Pablo Successor Agency Last and Final ROPS provides an ACA each fiscal year of \$250,000, the minimum amount. These funds will be the sole source of payment for the administrative costs of the San Pablo Successor Agency. City staff serves as the staff for the San Pablo Successor Agency.

The ACA will be used by the San Pablo Successor Agency to pay its costs associated with monitoring and reporting requirements pertaining to the bonds, as well as costs associated with ongoing responsibilities related to the wind down of the former Redevelopment Agency, including the monitoring and closeout of previous development projects, the monitoring and collection of outstanding loans made by the former Redevelopment Agency, questions associated with the ongoing effect of the Redevelopment Plans, and similar activities.

Last and Final ROPS Approval Procedure

Following the Contra Costa Countywide Oversight Board's approval of the Last and Final ROPS, the San Pablo Successor Agency must submit it to the Department of Finance for approval. Concurrently with submission to the Department of Finance, the Last and Final ROPS must also be submitted to the County Administrative Officer and the County Auditor-Controller, and must be posted on the San Pablo Successor Agency's website. The Last and Final ROPS will not be effective until reviewed and approved by the Department of Finance. The Department of Finance has 100 days to review the Last and Final ROPS after its submission.

Attachments:

Exhibit A Contra Costa Countywide Oversight Board Resolution 2018-2, with attached San Pablo Successor Agency Last and Final ROPS

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RESOLUTION 2018-2

RESOLUTION OF THE COUNTYWIDE OVERSIGHT BOARD FOR THE COUNTY OF CONTRA COSTA APPROVING A LAST AND FINAL RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE SAN PABLO SUCCESSOR AGENCY

WHEREAS, pursuant to Part 1.85 of Division 24 of the California Health and Safety Code (Health and Safety Code Section 34170 *et seq.*; the “Dissolution Act”), all redevelopment agencies in the State of California, including the Redevelopment Agency of the City of San Pablo (the “Redevelopment Agency”), were dissolved as of February 1, 2012; and

WHEREAS, pursuant to the Dissolution Act, the San Pablo Successor Agency became the successor agency to the former Redevelopment 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 Redevelopment Agency were transferred to the San Pablo Successor Agency on February 1, 2012; and

WHEREAS, the San Pablo Successor Agency is responsible for winding down the activities of the former Redevelopment Agency; and

WHEREAS, as of July 1, 2018, the Countywide Oversight Board for the County of Contra Costa (the “Contra Costa Countywide Oversight Board”) is the responsible oversight board for all successor agencies in the County, including the San Pablo Successor Agency; and

WHEREAS, the Dissolution Act requires the San Pablo Successor Agency to prepare a Recognized Obligation Payment Schedule (“ROPS”) for each fiscal year, which lists the outstanding obligations of the former Redevelopment Agency, states the amounts of required payments on those obligations, and states the source of funds for the payments; and

WHEREAS, Section 34191.6 of the Dissolution Act authorizes the San Pablo Successor Agency to submit a Last and Final ROPS which will eliminate the need to submit a ROPS every fiscal year; and

WHEREAS, in accordance with Section 34191.6 of the Dissolution Act, the San Pablo Successor Agency has prepared a Last and Final ROPS and has submitted it to the Contra Costa Countywide Oversight Board for approval; and

WHEREAS, following approval by the Contra Costa Countywide Oversight Board, the Last and Final ROPS must be reviewed and approved by the State Department of Finance;

NOW, THEREFORE, the Countywide Oversight Board for the County of Contra Costa does hereby resolve as follows:

Section 1. Recitals. The Recitals set forth above are true and correct and incorporated herein.

Section 2. Approval of San Pablo Successor Agency Last and Final ROPS. The Contra Costa Countywide Oversight Board hereby approves the San Pablo Successor Agency Last and Final ROPS in the form attached to this resolution.

Section 3. Transmittal. The Contra Costa Countywide Oversight Board hereby authorizes and directs the San Pablo Successor Agency to transmit the Last and Final ROPS to the State Department of Finance, the County Administrative Officer and the Contra Costa County Auditor-Controller, and to post it on the San Pablo Successor Agency's website.

PASSED AND ADOPTED this 24th day of September, 2018, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Oversight Board Secretary

Last and Final Recognized Obligation Payment Schedule (ROPS) - Summary
Filed for the July 1, 2019 through June 30, 2031 Period

Successor Agency:	San Pablo
County:	Contra Costa
Initial ROPS Period	ROPS 19-20A
Final ROPS Period	ROPS 30-31B

Requested Funding for Enforceable Obligations	Total Outstanding Obligation
A Enforceable Obligations Funded as Follows (B+C):	\$ -
B Bond Proceeds	-
C Other Funds	-
D Redevelopment Property Tax Trust Fund (RPTTF) (E+F):	\$ 70,063,173
E RPTTF	67,063,173
F Administrative RPTTF	3,000,000
G Total Outstanding Enforceable Obligations (A+D):	\$ 70,063,173

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 agency.

Name	Title
/s/ _____	
Signature	Date

San Pablo Last and Final Recognized Obligation Payment Schedule (ROPS) - ROPS Detail
July 1, 2019 through June 30, 2031

A Period July - December					
ROPS Period	Fund Sources				Six-Month Total
	Bond Proceeds	Other Funds	RPTTF	Admin RPTTF	
	\$ -	\$ -	\$ 10,039,125	\$ 1,500,000	\$ 11,539,125
ROPS 18-19A	-	-	-	-	\$ -
ROPS 19-20A	-	-	4,168,500	125,000	\$ 4,293,500
ROPS 20-21A	-	-	1,035,250	125,000	\$ 1,160,250
ROPS 21-22A	-	-	928,875	125,000	\$ 1,053,875
ROPS 22-23A	-	-	817,000	125,000	\$ 942,000
ROPS 23-24A	-	-	700,125	125,000	\$ 825,125
ROPS 24-25A	-	-	603,750	125,000	\$ 728,750
ROPS 25-26A	-	-	522,250	125,000	\$ 647,250
ROPS 26-27A	-	-	436,625	125,000	\$ 561,625
ROPS 27-28A	-	-	348,125	125,000	\$ 473,125
ROPS 28-29A	-	-	255,000	125,000	\$ 380,000
ROPS 29-30A	-	-	157,125	125,000	\$ 282,125
ROPS 30-31A	-	-	66,500	125,000	\$ 191,500
ROPS 31-32A	-	-	-	-	\$ -
ROPS 32-33A	-	-	-	-	\$ -
ROPS 33-34A	-	-	-	-	\$ -
ROPS 34-35A	-	-	-	-	\$ -
ROPS 35-36A	-	-	-	-	\$ -
ROPS 36-37A	-	-	-	-	\$ -
ROPS 37-38A	-	-	-	-	\$ -
ROPS 38-39A	-	-	-	-	\$ -
ROPS 39-40A	-	-	-	-	\$ -
ROPS 40-41A	-	-	-	-	\$ -
ROPS 41-42A	-	-	-	-	\$ -
ROPS 42-43A	-	-	-	-	\$ -
ROPS 43-44A	-	-	-	-	\$ -
ROPS 44-45A	-	-	-	-	\$ -
ROPS 45-46A	-	-	-	-	\$ -

B Period January - June						
ROPS Period	Fund Sources				Six-Month Total	Twelve-Month Total
	Bond Proceeds	Other Funds	RPTTF	Admin RPTTF		
	\$ -	\$ -	\$ 57,024,048	\$ 1,500,000	\$ 58,524,048	\$ 70,063,173
ROPS 18-19B	-	-	-	-	\$ -	\$ -
ROPS 19-20B	-	-	5,299,993	125,000	\$ 5,424,993	\$ 9,718,493
ROPS 20-21B	-	-	5,913,680	125,000	\$ 6,038,680	\$ 7,198,930
ROPS 21-22B	-	-	5,415,875	125,000	\$ 5,540,875	\$ 6,594,750
ROPS 22-23B	-	-	5,504,000	125,000	\$ 5,629,000	\$ 6,571,000
ROPS 23-24B	-	-	5,407,125	125,000	\$ 5,532,125	\$ 6,357,250
ROPS 24-25B	-	-	4,615,750	125,000	\$ 4,740,750	\$ 5,469,500
ROPS 25-26B	-	-	4,699,250	125,000	\$ 4,824,250	\$ 5,471,500
ROPS 26-27B	-	-	4,448,625	125,000	\$ 4,573,625	\$ 5,135,250
ROPS 27-28B	-	-	4,545,125	125,000	\$ 4,670,125	\$ 5,143,250
ROPS 28-29B	-	-	4,642,000	125,000	\$ 4,767,000	\$ 5,147,000
ROPS 29-30B	-	-	3,794,125	125,000	\$ 3,919,125	\$ 4,201,250
ROPS 30-31B	-	-	2,738,500	125,000	\$ 2,863,500	\$ 3,055,000
ROPS 31-32B	-	-	-	-	\$ -	\$ -
ROPS 32-33B	-	-	-	-	\$ -	\$ -
ROPS 33-34B	-	-	-	-	\$ -	\$ -
ROPS 34-35B	-	-	-	-	\$ -	\$ -
ROPS 35-36B	-	-	-	-	\$ -	\$ -
ROPS 36-37B	-	-	-	-	\$ -	\$ -
ROPS 37-38B	-	-	-	-	\$ -	\$ -
ROPS 38-39B	-	-	-	-	\$ -	\$ -
ROPS 39-40B	-	-	-	-	\$ -	\$ -
ROPS 40-41B	-	-	-	-	\$ -	\$ -
ROPS 41-42B	-	-	-	-	\$ -	\$ -
ROPS 42-43B	-	-	-	-	\$ -	\$ -
ROPS 43-44B	-	-	-	-	\$ -	\$ -
ROPS 44-45B	-	-	-	-	\$ -	\$ -
ROPS 45-46B	-	-	-	-	\$ -	\$ -



AGENDA REPORT 8C

SUCCESSOR AGENCY TO THE RICHMOND COMMUNITY REDEVELOPMENT AGENCY

DATE: September 11, 2018

TO: Chairperson Butt and Members of the Successor Agency Board

FROM: Bill Lindsay, City Manager
Belinda Warner, Finance Director

SUBJECT: APPROVAL OF AN AMENDMENT TO THE FY 2018-2019 RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 18-19) TO ADDRESS INCREASED CONSTRUCTION COSTS FOR CONSTRUCTION OF THE WALL AVENUE STORM DRAIN IMPROVEMENT PROJECT.

STATEMENT OF THE ISSUE:

The Successor Agency to the Richmond Community Redevelopment Agency is required to approve any amendments to the Recognized Obligation Payment Schedule ("ROPS") pursuant to California Health and Safety Code Section 34177(1).

RECOMMENDED ACTION:

ADOPT a resolution approving the Successor Agency to the Richmond Community Redevelopment Agency's amendment to the Recognized Obligation Payment Schedule to address increased construction costs for construction of the Wall Avenue storm drain improvement project, pursuant to California Health and Safety Code Section 34177(1).

FINANCIAL IMPACT OF RECOMMENDATION:

Adoption of the amendment to the Recognized Obligation Payment Schedule is necessary for the Successor Agency to increase funding for ROPS-approved former Richmond Community Redevelopment Agency obligations. Additional funding is needed to address increased construction costs for construction of the Wall Avenue storm drain improvement project.

DISCUSSION:

On January 16, 2018 the Successor Agency to the Richmond Community Redevelopment Agency approved the FY 2018-2019 ROPS. Line item No. 123 “Miraflores Baxter Creek” had \$850,000 allocated for work associated with Baxter Creek. The Baxter Creek project sits within the Miraflores development site and is part of the 4.5 acre Miraflores Sustainable Community Greenbelt project. The Miraflores Baxter Creek project includes the daylighting of Baxter Creek and restoration of the floodplain, creating an urban forest and open space and habitat in a highly urbanized watershed. The Wall Avenue storm drain improvement project is immediately adjacent to and is an integral part of the Miraflores Baxter Creek project; it directly supports the Miraflores Baxter Creek project.

The Wall Avenue storm drain improvement project had an engineer’s cost estimate of \$850,000. R.V. Stich is the contractor for the Miraflores Baxter Creek project and submitted the lowest responsible, responsive bid for the Wall Avenue storm drain improvement project work. However, R.V. Stich’s bid exceeded the engineer’s cost estimate for the storm drain improvement project by \$164,000 and staff is therefore requesting an amendment to allocate an additional \$164,000 to line item No. 123 “Miraflores Baxter Creek”.

The amendment to ROPS 2018-2019 is consistent with the final determinations of DOF to date, and is required to be submitted to DOF by October 1, 2018. Upon the Successor Agency Board’s approval, staff will submit the amendment to ROPS 18-19 to the County Oversight Board for their consideration and approval. Upon receiving the Oversight Board’s approval, staff will submit the amended ROPS 18-19 to the County Auditor-Controller, the State Controller, and the DOF.

DOCUMENTS ATTACHED:

Attachment 1 – Resolution 2018-3

Attachment 2 – Exhibit A to Resolution (Amended ROPS 2018-2019)

RESOLUTION NO. 2018-3

A RESOLUTION OF THE COUNTYWIDE OVERSIGHT BOARD
CONTRA COSTA COUNTY
APPROVING AN AMENDED RECOGNIZED OBLIGATION PAYMENT SCHEDULE
OF THE SUCCESSOR AGENCY TO THE RICHMOND COMMUNITY REDEVELOPMENT
AGENCY BOARD
FOR THE PERIOD JANUARY 1, 2019 THROUGH JUNE 30, 2019

WHEREAS, Section 34177(1)(2) of the California Health and Safety Code requires the Successor Agency to the Richmond Community Redevelopment Agency (“Successor Agency”) to submit to the Contra Costa County Consolidated Oversight Board (“Board”) for approval a Recognized Obligation Payment Schedule (“ROPS”); and

WHEREAS, Section 34177(1)(2) also requires that the Successor Agency submit, at the same time as to the Board, a copy of the ROPS to the County Administrative Officer (“CAO”), the Contra Costa County Auditor-Controller (“CAC”), and the State Department of Finance (“DOF”); and

WHEREAS, in order for the ROPS to be deemed valid, and therefore eligible for payment, it must be approved by the Board and a copy of the approved ROPS must be submitted to the CAC, the State Controller’s Office, and DOF, and posted on the Successor Agency’s website; and

WHEREAS, the prior Oversight Board to the Successor Agency to the Richmond Community Redevelopment Agency the approved ROPS for the period of July 1, 2018 through June 30, 2019 by adoption of Resolution 18-27 on January 18, 2018, which was subsequently approved by DOF on April 4, 2018; and

WHEREAS, Section 34177(o)(1)(E) states that once per ROPS period, the Successor Agency may submit one amendment to the ROPS approved by DOF if the Board makes a finding that a revision is necessary for the payment of approved enforceable obligations during the second half of the ROPS period from January 1, 2019 through June 30, 2019 (“Amended ROPS 18-19B”); and

WHEREAS, Successor Agency staff has prepared the attached Amended ROPS 18-19B and submitted it to the Board for review and approval, and at the same time has provided a copy of the ROPS to the CAO, the CAC, and the DOF; and

WHEREAS, the Board desires to approve the Amended ROPS 18-19B in order to pay approved enforceable obligations for the period of January 1, 2019 through June 30, 2019.

**NOW, THEREFORE, THE COUNTYWIDE OVERSIGHT BOARD
CONTRA COSTA COUNTY
DOES HEREBY RESOLVE AS FOLLOWS:**

1. The Amended ROPS 18-19B, in the form attached to this resolution as Exhibit A and incorporated herein by reference, is hereby approved.

2. The staff of the Successor Agency is hereby directed to submit the Amended ROPS 18-19B to the CAC, the State Controller's Office, and DOF, and post it on the Successor Agency's website in accordance with State 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, including, if necessary, making modifications to the ROPS determined by the Executive Director of the Redevelopment Successor Agency to be reasonable and financially feasible to meet its legally required financial obligations.

ADOPTED by the Countywide Oversight Board, Contra Costa County, at a meeting of the Board held on the 24th day of September, 2018 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Oversight Board Secretary

EXHIBIT A

**Successor Agency to the Richmond Community Redevelopment Agency Successor Agency
Amended Recognized Obligation Payment Schedule
January 1, 2019 through June 30, 2019
(Amended ROPS 18-19B)**

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

Filed for the January 1, 2019 through June 30, 2019 Period

Successor Agency: Richmond
County: Contra Costa

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)

		ROPS 18-19B Authorized Amounts	ROPS 18-19B Requested Adjustments	ROPS 18-19B Amended Total
A	Enforceable Obligations Funded as Follows (B+C+D):	\$ 4,954,352	\$ 164,000	\$ 5,118,352
B	Bond Proceeds	46,917	-	46,917
C	Reserve Balance	1,130,112	-	1,130,112
D	Other Funds	3,777,323	164,000	3,941,323
E	Redevelopment Property Tax Trust Fund (RPTTF) (F+G):	\$ 5,797,798	-	\$ 5,797,798
F	RPTTF	5,606,505	-	5,606,505
G	Administrative RPTTF	191,293	-	191,293
H	Current Period Enforceable Obligations (A+E):	\$ 10,752,150	\$ 164,000	\$ 10,916,150

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/_____
 Signature Date

